

**MANISTEE CITY COUNCIL
WORK SESSION
MINUTES OF FEBRUARY 11, 2020**

The Manistee City Council met in a work session on Tuesday, February 11, 2020 at 7:00 pm, Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan 49660.

MEMBERS PRESENT: Dale Cooper, Roger Zielinski, Jermaine Cipcic, Michael Szymanski, James Grabowski and Erin Pontiac

MEMBERS ABSENT: Lynda Beaton

ALSO PRESENT: City Manager, Department Directors, Public, and Media

Public Comments:

Dick Albee, representing Manistee County Racial Justice and Diversity Initiative group presented a resolution that the group is requesting adoption by City Council.

Lee Trucks, 453 Second St., spoke as Chair of the Historic District Commission urging Council adopt the presented resolution as an economic boost to the City of Manistee.

Joy Smith, 164 Harrison St. – spoke in favor of the resolution presented.

Linda Albee, 365 Lighthouse Way – spoke in support of the resolution.

Jean Butterfield, 2264 Merkey Rd. – explained that the Manistee County Racial Justice and Diversity Initiative group is also working on other projects such as welcome signs and urged support of the resolution.

Shirley Madden, 5422 Lakeshore Rd. – spoke in favor of the resolution presented.

Chris Schultz, 500 Second St. – expressed concern with the resolution presented.

Michelle Hanson, 387 Eleventh St. – asked Council to include the unborn in those represented by the resolution.

Joint Discussion with Housing Commission on Rad Conversion Plans. – City of Manistee Housing Commission. Housing Director Clinton McKinven-Copus led the discussion on the RAD Conversion Plans to go from Section 9 funding to Section 8 funding. McKinven-Copus introduced the other members of the project team: Lyndsey McIntyre, Naomi Bern, Jonathon Nesberg and Melissa Warden.

Discussion included:

- Decreased funding causing disrepair issues to all units
- Phase I to rehab in place both Century Terrace and Harborview
- Costs to be \$56,000 - \$60,000 per unit for 167 total units
- Increased energy efficiency
- Completion date of May 2022, with 15 month construction period
- Requesting City letter of support and PILOT of 2% plus 8% Municipal Services Agreement
- Project will be financed with low income housing tax credits
- Project will be a joint venture between Housing Commission and Commonwealth Development Corp.
- Housing Commission will retain long term ownership of properties

DPW Director Mikula asked if there are any tools or programs available to leverage the proposed project to apply for street/sewer upgrade funding.

City Manager Taylor explained that there are three upcoming City Council meetings in which to work on the Housing Commissions' requests in order to follow the tax credit application timelines.

CONSENSUS: Council directed City staff to draft a PILOT Ordinance and letter of support for the Housing Commission RAD Conversion Plan.

Discussion on City Of Manistee Blight. – Ad Hoc Blight Committee. Public Safety Director Kozal led the discussion on the report from the Ad Hoc Blight Committee.

Discussion included:

- Building permit oversight
- Blighted downtown buildings
- Funding
- Contributing factors to blight
- Commercial vs residential enforcement
- SAFEbuilt as a possible blight tool in the future
- Annual city-wide trash pickup
- Fines
- Amending current blight ordinance
- Open Forum
- Burned out structures
- Community pride
- Annual Day of Giving
- Priorities established: 1. Blight officer, 2. Amend blight ordinance, 3. Establish fines, 4. City-wide trash pickup, 5. Establish standing blight committee, 6. Address downtown buildings

Cipcic asked if blight of rental properties could be addressed through the Spicer rental inspection program. Shawn Middleton of Spicer explained that blight is often mentioned to property owners, but is often ignored. Inspections only address safety issues at this time.

Szymanski thanked the members of the Blight Committee for their efforts.

CONSENSUS: Council directed staff to look into the necessary steps to establish a standing Blight Committee and explore the possibility of addressing blight issues as part of the rental inspection program.

Discussion on Racial Justice, Inclusion and Diversity. – Manistee County Racial Justice and Diversity Initiative. Council is supportive of a resolution that would also include people with special needs, the aging and youth, as well as including the term tolerance.

CONSENSUS: Council directed staff to work with a representative of the Manistee County Racial Justice and Diversity Initiative group to draft a resolution.

OTHER:

Grabowski inquired how the Housing Commission is addressing its scattered sites.

Zielinski reported that Beaton is ill and was sorry to be absent from the meeting.

Zielinski thanked everyone in attendance and for providing their input.

Adjourned at 9:12 pm.

Respectfully submitted,

Lora Y Laurain
Deputy Clerk