

MANISTEE CITY COUNCIL

WORK SESSION AGENDA

Tuesday, August 12, 2014 - 7:00 p.m. - Council Chambers, City Hall

REVISED

I. Call to Order.

II. Work Session Items.

a.) PUBLIC COMMENTS ON WORK SESSION RELATED ITEMS.

b.) DISCUSSION ON RIVER PARC / NORTH CHANNEL OUTLET DEVELOPMENT PLAN. – Finance Director Ed Bradford, Brownfield Consultant T Eftaxiadis

c.) DISCUSSION ON WATER AND SEWER RATES. – City Manager Mitch Deisch, Finance Director Ed Bradford, DPW Director Jeff Mikula

* **Postponed to future work session agenda.**

* DISCUSSION ON BOARD AND COMMISSION APPLICATION PROCESS. – City Clerk Michelle Wright

* DISCUSSION ON DEER HERD MANAGEMENT. – Public Safety Director David Bachman

* DISCUSSION ON DPW RECYCLING CENTER. – City Manager Mitch Deisch, DPW Director Jeff Mikula

III. Adjourn.

MDD:cl

SOUTH WASHINGTON AREA REDEVELOPMENT PROJECT
Brownfield Redevelopment Scope and Financing Summary
August 5, 2014

Parcel Location or Tax ID:	51-51-211-100-05 River Parc Place (Parcel 1) 51-51-211-100-02 North Channel Outlet (Parcel 2) 51-51-211-100-03 North Channel Outlet (Parcel 3) 51-51-211-100-01 North Channel Outlet (Parcel 4) 51-51-211-105-01 City Lot 6 th Avenue (Parcel 5) 51-51-101-350-01 Veterans Memorial (Parcel 6))
Former Use:	Furniture Manufacturing & Retail (1880s to 2010s)
Zoning:	Central Business District (C-3)
Special District:	DDA, Historic District, Main Street
Brownfield Status:	Parcels 1, 2, 3 and 4 are “Facilities”; Parcels 5 and 6 are “Contiguous” and “Contributing”
Proposed Uses:	<u>River Parc Place (Parcel 1)</u> : 16 to 18 Residential Condominium Units (four levels), and Two Commercial Spaces (1st level) <u>North Channel Outlet (Parcels 2, 3, and 4)</u> : 2 to 3 Commercial Spaces (1st level), 8 Rental Apartments (2nd level), and 6 Residential Condominium or Rental Units (3rd level), Open and Enclosed Parking, and General Common Spaces
Total Redevelopment Area:	River Parc Place: 22,000 sf North Channel Outlet: 21,000 sf
Total Investment:	River Parc Place: \$2,300,000 (approx.) North Channel Outlet: \$2,400,000 (approx.) Public Infrastructure Improvements: \$ 2,584,000
Construction Start:	Fall 2014
Construction Completion:	Mid 2016
Base Taxable Value (2014):	\$343,400
Projected Taxable Value:	\$2,200,000
Brownfield 30 Year TIF Capture:	RPP (with 7 yrs. NEZ Abatement): \$2,012,600 NCO (with 10 yrs. OPRA Abatement): \$1,276,700

TIF Reimbursable Activities/Costs: Private Developer: \$563,500
Interior/Exterior Building Structures Demolition;
Building Stabilization (NCO)
Removal of Interior Contaminated Soils/Material;
Capping of Contaminated Soils;
Abatement of Asbestos and LBP;

Public Developer: 2,584,000
Sanitary Sewer Replacement;
Wastewater Pump Station Upgrades;
Water Main Extension;
Short Stabilization Structures;
Phase I River Walk;
Memorial Drive Resurfacing;
Washington-5th Avenue Area Streetscape
Veterans Memorial Parking Improvements

SCHEDULE / ACTIONS

- CMBRA BRA Plan Approval: August 5, 2014
- MSDDA Action: TBD
- City Council BRA Plan Adoption: TBD
- Act 381 Work Plan Submittal (State): TBD
- Development & Reimbursement Agreement: TBD

CONCURRENT REDEVELOPMENT FINANCING ACTIVITIES:

- MEDC Blight Elimination Grant Application Process; RPP and NCO Buildings(Developer/City)
- MSHDA Rental Rehabilitation Grant Application Process; 2nd Floor of NCO Building (Developer/City)
- OPRA Property Tax Abatement Process; NCO Building (Developer/City/State)
- NEZ Property Tax Abatement Process; RPP Building (Developer/City/State)
- MEDC Job Creation Grant Application Process; Commercial Component of NCO Building (Developer/State)

CONCURRENT REDEVELOPMENT PERMITTING ACTIVITIES:

- Historic District Commission Approvals
- Planning Commission Approvals