Annual Joint Meeting

City Council
Brownfield Redevelopment Authority
Downtown Development Authority
Historic District Commission
Planning Commission
Zoning Board of Appeals

December 13, 2016

The annual joint meeting for the City Council, BRA, DDA, Historic District Commission, Planning Commission and Zoning Board of Appeals was held during the City Council Worksession on Tuesday, October 13, 2016 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan. The annual joint meeting is a requirement of the Redevelopment Ready Communities Program.

PRESENT

City Council: Lynda Beaton, Dale Cooper, Chip Goodspeed, James Smith*, Mark Wittlieff* Roger Zielinski

Brownfield Redevelopment Authority: Meagan Kempf and Jeffery Stege

Downtown Development Authority: Brandon Ball, Barry Lind, Todd Mohr, James Smith* and Tyler Leppanen (Director)

Historic District Commission: Aaron Bennett*

Planning Commission: Aaron Bennett*, Maureen Barry, Robert Slawinski, Mark Wittlieff* and Roger Yoder

Zoning Board of Appeals: Mark Hoffman and Glenn Zaring

Others: Tony Lentych (Executive Director Traverse City Housing Commission) Ed Bradford (Finance Director), Thad Taylor (City Manager), Denise Blakeslee (Planning & Zoning Administrator), and others

Housing Needs/PILOTS/Other Programs for Development

During the Worksession held earlier Tony Lentych, Executive Director Traverse City Housing Commission discussed housing needs in Northern Michigan and PILOT Incentives. Finance Director Ed Bradford discussed the DDA TIFF, Brownfield Incentives and current PILOT's in the City.

Identifying Redevelopment Sites

Ms. Blakeslee explained one of the components of the Redevelopment Ready Communities Program is the requirement for an annual meeting between City Council and the Boards and Commissions that work with development projects. This also provides an opportunity to develop and maintain a list of high priority sites for redevelopment. In June 2015 top sites were identified and four property owners

agreed to have their properties marketed. *Included in the 2015 & 2016 Opportunity Michigan Deal Book

- *400 River Street, ISO Grand Rapids Real Estate LLC - Property under purchase agreement, developer working on necessary permits
- *401 River Street, ISO Grand Rapids Real Estate LLC - Several offers that did not work out, property still for sale
- *21 Cypress Street/Lot, Blarney Castle Oil Co - Property still for sale
- Hotel Chippewa Property/Arens Investment Co LLC - Property sold, permits in place for development

The remaining top sites from 2015 property owners did not respond to the request or approvals were not received to market/include their properties in the program and were removed from consideration. Staff gave an update on those properties.

- Arthur Street, Joslin Cove Condominiums - Developer restarting project
- 91 Arthur Street, Lafata (Little Caesars) - Building for Lease
- 200 Arthur Street, Roadway Inn - Motel reopened
- 305 River Street, Former GT Tire - New business opened Memory Lane Detailing
- 270 River Street, Port City Christian Fellowship
- Ashland Street, Consumers - Did not obtain approval to list

Recently two property owners have expressed interest in developing their properties that did not respond to the request to market/include their properties in 2015. Copies of the parcel information were given to the members for their consideration in selecting the top sites.

- 200 River Street, Seng's
- 254 River Street, Iron Works

Staff updated the members on the activity on several of the other sites that were on the list for consideration in 2015 but were not selected as top sites:

- 303 First Street, Former First Street Tavern -New business opened Black Dog
- 259 River Street, Milwaukee House - Property sold at tax sale/new owner
- 1501 Main Street, Liquid Dust - Property sold to Reith Riley/expanded shipping
- 518 First Street, former Rengo Tire - Owner utilizing building as a warehouse
- 400 Sibben Street, Candy Mountain - Eagles/Willis New owners 2/5/16
- 259 Fifth Street, Manistee Cottage Garden - New owner/business opened Gloria's Floral Garden

Staff and the Planning Commission compiled a list of development sites for discussion that were sent prior to the meeting to provide everyone the opportunity to review the sites and assist with the selection process. Some of the parcels were contiguous and could be "bundled" into one site for discussion purposes. The list was split into properties with structures and vacant properties.

The DDA held a meeting and went through a scoring process to rank properties (1-7 below) as their top choices; three of the sites are currently in the program. Their selected properties are all within the DDA District.

1. 283 & 285 River St, Miller (Retail/ Cleaners) & 289 River Street, Riley's Bait and Tackle - Bundle both properties into one packet; evaluate condition of buildings/prime location market for a variety of commercial uses.
2. 141-149 Washington Street (Hotel Northern) - Renovate façade of building – Convert into residential units / Or Mixed use with commercial storefronts and residential units
3. 400 River Street (former Glick's) - *Already in program*
4. 21 Cypress Street - *Already in program*
5. Oleson's – Senior Center and Developer currently working on development plans
6. 401 River Street - *Already in program*
7. 55 Division Street, F.O.E. Eagles - Property for sale / Market site for redevelopment/large off street parking. Would be a great location for an eating and drinking establishment utilizing existing kitchen, bar, and banquet facility.

Consensus was for staff to contact four additional property owners in addition to the sites selected by the DDA to see if they would be interested in including their properties.

- 28 Arthur Street, Blarney Castle (gas station), 30 Arthur Street, Blarney Castle (Swidorski Oil), and 32 Arthur Street, Blarney Castle (Car Wash) - Bundle properties into one packet / By combining with adjoining property there is an opportunity to create large property for redevelopment. Remove existing structures and build new commercial structure may include second floor residential. Reconfigure curb cuts for safe entry/exit to property. Potential for future expansion with properties to the south. Encourage parking behind the building with green space in front of building.
- 120 Cypress Street, West Michigan Bank - Not currently listed for sale / Prime location, market for a variety of commercial uses.
- 200 River Street, Seng's - Top site from 2015 - Owner recently expressed interest in developing / Develop as a PUD with a mixture of residential and commercial uses, possibly a hotel with conference center. Maintain a view corridor as you look down River Street to Manistee Lake that is a visual draw to the property.
- 254 River Street, Iron Works Building - Top site from 2015 - Owner recently expressed interest in developing/ Mixed Use Development including residential and commercial uses. Create an indoor mall with multiple shops and eating opportunities. Utilize warehouse building as entertainment/conference area that can be used year round (open doors in summer) Develop outdoor area as an open market in the summer months that could be rented for weddings parties etc.

A list of vacant properties had also been developed that has been helpful when staff receives inquiries.

- Fifth Avenue, Sand Products- Not currently listed for sale
- Adams Street, Sand Products - Property for sale
- N. of Monroe Street, St Mary's Church - Not currently listed for sale
- Ford/Short/Third Ave., Kalimar (Washington School) - Property for sale
- Cherry St./Merkey Road ,HHH investing Co. - Property for sale
- Ramsdell Street, Knott - Property for sale

- NW Corner Tamarack/Twelfth, St. Paul's Church -Property for sale
- NE Corner Tamarack/Twelfth, St. Paul's Church - Property for sale
- US 31 South, Chemical Bank (Radio Hill) - *Renewal of Mining permit in process/ offer on property – waiting for SUP request for February meeting.*
- US 31 South, Seng Properties LLC - Previously listed for sale
- Cleveland Street, Blarney Castle - *Owner removed building in 2016 /* Property for sale
- Industrial Park Lots 12 & 13, City of Manistee - Planning Commission approved marketing property for sale
- 25 Arthur Street, Consumers - Not currently listed for sale

Staff will contact the property owners to see if they would like to participate in the program. If participation is approved by property owners they will be added to the web page and their information will be forwarded to RRC/MEDC.

The meeting concluded around 9:20 pm.

Denise J. Blakeslee, Planning & Zoning Administrator