

**MANISTEE CITY COUNCIL
WORK SESSION
MINUTES OF DECEMBER 11, 2018**

The Manistee City Council met in a work session on Tuesday, December 11, 2018 at 7:00 p.m., Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan 49660.

MEMBERS PRESENT: Dale Cooper, Lynda Beaton, Roger Zielinski, Robert Goodspeed, Michael Szymanski, James Grabowski, and Erin Pontiac

ALSO PRESENT: City Manager – Thad Taylor, City Clerk – Heather Pefley, Finance Director – Edward Bradford, DPW Director – Jeff Mikula, Public Safety Director – Tim Kozal, Planning & Zoning Director – Rob Carson, Boards & Commissions, and Public

City Manager Thad Taylor introduced Project Rising Tide Fellow Lissette Reyes. Lissette gave a brief overview of her background and thanked everyone for welcoming her.

Public Comments.

Stacie Bytwork - Chamber of Commerce / commented on the proposed Hollander Development; housing is a huge barrier in our community; asked Council to work with developers.

James Smith, 353 First Street / commented on the Community Pool; generosity of the Paine family is commendable although questioned the obligation of the City to subsidize; would like Council to consider asking tax payers for Headlee override to fund.

Laura Heintzelman, 1843 Lakeshore Road, Manistee Community Foundation / remarked on two issues 1) Paine Community Pool is an important asset to our community; swim lessons for our children; draws people to our area with the swim program 2) pleased to see potential housing solution on the agenda; an ongoing community challenge.

Jeff Dontz, 405 E. Kott Road / commented on the proposed Hollander Development; changes need to be made to increase population; jobs are available in the community and people need places to live.

Discussion on Proposed Hollander Development and Pilot. City Manager Thad Taylor led the discussion on the proposed Hollander Development. A presentation was made by Joe Hollander on a proposed affordable housing development on the former Washington School property. He reviewed the plans for the 50-unit development which is to include 1 & 2 bedroom units. He discussed various components of his plans including financing options, government assistance and approvals that will be needed. Proposing a Pilot with an essential services fee to the City.

CONSENSUS: Council is interested in hearing more and would like this added to the January 2, 2019 agenda.

Discussion on Intergovernmental Community Pool Agreement. City Manager Thad Taylor asked Council for direction on the Intergovernmental Community Pool Agreement that is set to expire in 2019. He asked if Council is interested in a successor agreement; same agreement extended or with modifications.

CONSENSUS: Council asked for the following items to be researched and brought back for review:

- Breakdown of users of pool
- Equitable formula
- Other contributors – fee reduction
- City Attorney to review and make sure this agreement follows municipal spending rules
- Paine Pool Board Minutes
- Neighboring Communities with similar pool agreements

Annual RRC Board and Commission Discussion to Identify and Prioritize Redevelopment Sites. Planning and Zoning Director Rob Carson led the annual joint meeting along with Tamara Buswinka for the City Council, Planning Commission, HDC, BRA, DDA, and ZBA for the review of sites to be featured for redevelopment on Zoom Prospector through the State of Michigan RRC Program. The annual joint meeting is required by the State of Michigan for Redevelopment Ready Communities.

Members Present:

Brownfield Redevelopment Authority: M. McBride, J. Stege, R.K. Pomranky

Downtown Development Authority: S. Wild, T. Eftaxiadis; B. Lind

Historic District Commission: R. Albee

Planning Commission: M. McBride, R. Slawinski, R. Thomas

Zoning Board of Appeals: G. Zaring, M. McBride

Reviewed 2017 Sites - SOLD

302 First Street – New owner December 2017

21 Cypress Street, (Mobile Station) – New owner

401 River Street, (City Drug) – Manistee Beverage Company

55 Division Street (FOE Eagles) – Christian Faith Church

120 Cypress Street (West Michigan Bank) – Little Caesar’s

77 Hancock Street (Paintball Extreme) – The Tabernacle

Reviewed 2018 Potential Development Sites:

Address (Common name)	Notes
28, 30 & 32 Arthur Street (Blarney Castle)	Listed on Web Page – for sale
212 Arthur Street (State Police Post)	State may have released property for sale
Cherry Road (Vacant – 55 Acres)	Listed on Web Page – for sale
160, 170 & 172 Memorial Drive (Oleson’s)	Save A Lot opened in 2018
51 Ninth Street (Old Century Boat)	Owner has property for sale
200 River Street (Seng’s)	Owner has property for sale
254 River Street (Iron Works)	Listed on Web Page – for sale
283 & 285 River Street, (American Cleaners)	Listed on Web Page – Featured site Developers Day
319 & 321 River Street	Listed on Web Page – Featured site Developers Day
375 River Street (Bank Building)	Owner has property for sale
400 River Street (former Glik’s)	Listed on Web Page – for sale
435 & 437 River Street (Manistee Variety)	Owner has property for sale
440 River Street (Boathouse)	Property in foreclosure (sale in November??)
451 & 453 River Street (Jones)	Owner has property for sale
141-149 Washington Street (Hotel Northern)	<i>Owners working on a development plan</i>
443 Water Street (Amor’s)	Listed on Web Page – Featured site Developers Day
480 Water Street (Johnson’s)	Listed on Web Page – for sale

Nominations were requested for Potential Development Sites. The following nominations were received:

- Ed Bradford – BRA Administrator
 - Old Consumers Energy Property
- DDA
 - Gas station 31 & River
 - 355 River Street – Jackpine
 - 61 Filer Street
 - 346 River Street
 - House of Flavors
 - 100 Washington Street
 - Tamarack & 12th Street – not in DDA / Barry Lind nomination
- Planning Commission
 - 347/349/411 River Street
- City Council
 - Building at 1st & Cedar
 - Old Salty Dog – Main Street

A list will be made and distributed with all nominated sites added so all sites can be ranked.

Adjourned at approximately 8:22 p.m.

Heather Pefley CMC | CMMC | MiCPT
City Clerk