

Charter Township of Filer DDA

Electronic: Special Meeting

Joint Meeting with the Township Board and Planning Commission to discuss the proposal by Integrated Architecture for conceptual planning and developer services for the 20 acre Township owned property.

Proposed Minutes

January 6, 2021
6pm

Filer Township Hall
2505 Filer City Road, Manistee, MI 49660
231-723-3138

<i>Chair 2022</i>	<i>Vice-Chair 2022</i>	<i>Treasurer 2022</i>	<i>Member 2020</i>	<i>Supervisor</i>	<i>2022</i>	<i>Member 2020</i>	<i>Member 2021</i>	<i>Member 2021</i>	<i>Director</i>
<i>Robert Yates Business</i>	<i>Tom Chycinski Resident in district</i>	<i>Kathy Gutowski Citizen at Large</i>	<i>Business</i>	<i>Terry Walker Supervisor</i>	<i>Patty Preuss Business</i>	<i>Vacant Business</i>	<i>Al Frye Citizen At Large</i>	<i>Todd Newenhouse Business</i>	<i>Tamara Buswinka</i>

Call to Order/Pledge of Allegiance

The meeting was called to order by Chairperson Yates at 6p.m.

Roll Call

Members Present: Walker, Gutowski, Yates, Preuss, Chycinski

Members Excused Absence: Newenhouse, Frye

Members Unexcused Absence:

Others Present: Tamara Buswinka, DDA Director and Mathew Johnson; Filer Planning Commission; Filer Township Board of Trustees

New Business

Yates stated that he has two major concerns and questions: 1) In consideration of the many utilities and other challenging environmental features are on the property, how much of the property is actually usable and if there is very little usable property how can we be sure that the conceptual plan prepared is truly implementable or will it be a plan that has little traction and a short shelf life? 2) Because the DDA is currently in their budgeting process, we are unsure about the impact of Covid on the TIF capture; and further, the DDA has committed to paying down the smaller of the sewer loans, therefore, the DDA needs some time to determine their fiscal position. Yates stated that he wants the DDA to have the opportunity to make a data driven and analytical decision and will need time to understand all the factors that are affecting the DDA budget before committing to paying for a portion of the project.

Note: During the jointing meeting Yates spoke during the convened sessions of the Township Board and Planning Commission; to read his comments look at the minutes of those boards.

Chycinski stated that he would rather wait until after the Covid-19 restrictions are lifted and the three boards can meet in person to have these discussions.

Gutowski stated that, as the Treasurer, she will be doing the budget within the next week and agrees with Yates that the anticipated decrease in TIF capture means that the DDA needs to make analytical decisions based on the changing health of the district.

Preuss stated that she supports this project, that she is carefully listening to the advice of consultants who work in the development industry who say that this is the next logical step in the work that the DDA and Township have already done to be proactive to encourage development.

Buswinka made the following comments:

- The Township, in many cases financed by the DDA, has done a lot of work to bring prosperity to the community starting with paying a fair share of the sewer project, they understand what the residents of the district want to see developed on the Township owned property (US31 Analysis and Opportunities Plan 2016 and Master Plan 2020), what the market will support developed on the property (Filer Target Market Analysis 2020), has considered larger regional initiatives that speak to the need for housing (Network Northwest Manistee Housing Target Market Analysis 2020), has worked to amend the commercial zoning district requirements to include residential uses and create character in the commercial district (McKenna Associates 2017), and has engaged a consultant who brings best practices for a community to be proactive in developing a community owned asset like the 20acre parcel (Integrated Architecture 2020).
- The Township attorney, Richard Wilson, and Buswinka has used this initiative to plan for development on the parcel to ignite conversations and form relationships with adjacent property owners in order to create partnerships and a shared vision. Only the Township can play the role of facilitator in creating partnerships in these types of efforts; a developer will not facilitate discussions with adjacent developers.
- Filer Township has invested a lot of money in this piece of property: purchase price, environmental assessment, yearly sewer assessment, etc.
- This project seeks to create a real world, developable, conceptual plan for the property. It utilizes the expertise of a developer, Cherry Street Capital, to bring a developers consideration into the process. The hope is that a developer will become interested in this project as the process commences.
- There is incredible inertia as a result of all the factors mentioned that make this the right time to do this project.

Public Comment

Mathew Johnson, former DDA member, stated that he supports this project but wants to make sure that the DDA's finances are in order as they relate to the impact Covid-19 has had on businesses.

Adjournment

Chycinski moved, supported by Newenhouse, to adjourn the meeting at 5:55 p.m.

Roll Call Vote: Yates: Yes, Chycinski: Yes, Gutowski: Yes, Walker: Yes, Preuss: Yes, Frye: Yes, Newenhouse: Yes. Motion passes unanimously.

Next regularly scheduled Board meeting is Tuesday, February 2, 2021 at 4:30 pm. This will be an electronic meeting.

A meeting informational packet is available for public inspection at the Filer Township office, 2505 Filer City Road. The Filer Township DDA does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. The DDA Chairperson has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disability Act, and the rights provided thereunder, are available from the DDA