

**MANISTEE DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING MINUTES OF WEDNESDAY, AUGUST 7, 2024  
8:30 A.M., WSCC EDUCATION CENTER  
400 RIVER STREET, MEETING ROOM B**

PRESENT: Kyle Mosher, Bruce Allen, Bill Gambill, Deanna Marsh, Tyler Leppanen, Lindsey Swidorski, Sammie Lukaskiewicz, Karen Goodman

ABSENT: Ben Crowley

ALSO PRESENT: Andrew Stafford, Nicole Kaminski, Kate Berridge

1. **CALL TO ORDER**

Meeting called to order by the Chair Mosher at 8:32 a.m.

2. **APPROVAL OF AGENDA**

*MOTION* Burce Allen by, second by Bill Gambill to adopt the agenda as presented.  
Voice vote—Motion approved.

3. **PUBLIC COMMENT**

None

4. **BROWNFIELD AUTHORITY - 141 WASHINGTON ST**

- a. Resolution to use tax increment revenues for the 141 Washington Street, LLC redevelopment project

The group discussed a proposed brownfield redevelopment plan for the property at 141 Washington Street, which has sat vacant for over 25 years. The project aims to create 15 residential units and activate commercial space on the north half of the DDA district. The project has significant government and community support, including a \$1.6 million commitment from MEDC. The group reviewed the details of the brownfield plan, including the projected tax increment capture of \$236,929 over 17 years, with the first 12 years covered by an OPRA abatement. The current timeline on the project is to begin construction Fall 2024 and finish construction Fall 2025.

Tyler Leppanen raised concerns regarding the DDA losing out on State tax dollars.

A local resident, Kate Berridge, raised concerns about the environmental impact of the project, specifically the toxic soil and how it may affect neighboring properties. The group acknowledged these concerns and agreed to put Kate in touch with the project's consultant, Fishbeck to get more information and address her questions.

MOTION by Sammie Lukaskiewicz , second by Bruce Allen to support and approve the resolution to use tax increment revenues for the 141 Washington Street, LLC Redevelopment Project.

Roll Call vote this motion passed 8 to 0.

AYES: Kyle Mosher, Bruce Allen, Bill Gambill, Deanna Marsh, Tyler Leppanen, Lindsey Swidorski, Sammie Lukaskiewicz, Karen Goodman

NAYES: None

ABSENT: Ben Crowley

ABSTAIN: None

MOTION APPROVED.

5. **PUBLIC COMMENTS**

Kate Berridge: Raised concern on how the project will impact the soil in the area and how it will impact the houses surrounding the property site. Bill Gambill has gotten her contact information and will get her in contact with Fishbeck to answer any concerns.

6. **BOARD COMMENTS**

Bill Gambill extends thanks for supporting this project.

7. **ADJOURN**

Next meeting is scheduled for Wednesday, August 14, 2024, at 8:30 a.m. in the WSCC Education Center, 400 River Street.

MOTION by Bill Gambill supported by Bruce Allen to adjourn at 8:43 a.m.

Nicole Kaminski  
Acting Recording Secretary