

**MANISTEE DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES OF MONDAY, JANUARY 27TH, 2025
9:30 A.M., WSCC EDUCATION CENTER
400 RIVER STREET, MEETING ROOM B**

PRESENT: Kyle Mosher, Bruce Allen, Sammie Lukaskiewicz, Ben Crowley, Bill Gambill, Deanna Marsh

ABSENT: Karen Goodman, Tyler Leppanen, Lindsey Swidorski

ALSO PRESENT: Andrew Stafford, Nicole Kaminski, Councilmember Liz Laskey, Shane Brennan, Lucas Richardson, Ed Bradford, T. Eftaxiadis, John Veech

1. **CALL TO ORDER**

Meeting called to order by the Chair at 9:33 a.m.

2. **APPROVAL OF AGENDA**

MOTION by Bruce Allen, second by Sammie Lukaskiewicz to approve the agenda as presented.

Voice vote—Motion approved.

3. **PUBLIC COMMENT**

None

4. **NEW BUSINESS**

a. Revitalization and Placemaking (RAP) Grant Budget Commitment

i. Based on a discussion held by the DDA Board, it was decided that a new line item should be added instead of the funds being added to the existing line item of engineering fees.

ii. Discussion held on the competitiveness of the application. The City of Manistee has committed funds to this project. The next step is for the DDA to commit the funds.

iii. Motion to create a new line item titled: RAP Grant Match and to budget \$495,000 dedicated to the match needed for the RAP Grant.

MOTION by Ben Crowley, second by Sammie Lukaskiewicz, to create a new line item titled: RAP Grant Match and to budget \$495,000 dedicated to the match needed for the RAP Grant.
Voice vote—Motion approved.

b. Brownfield TIF for Little River Holdings, LLC ‘Gateway Project’

- i. This will be a two-phase project: Phase 1 - Residential and Commercial complex. Phase 1 - Condominium Hotel complex.
- ii. The project is expected to bring around 32,500 additional visitors to downtown Manistee with an estimated \$19,000,000 in visitor spending.
- iii. Estimated total project costs (excluding financing): \$90,510,000.
- iv. Current taxable value: \$639,943. DDA is currently capturing \$14,500/yr. Taxable value at completion: \$24,200,00. Local incremental tax at completion: \$760,000. State incremental tax at completion: \$560,000. Tax captured during 20-year period: \$26,000,000 local tax captured 20-year period: \$15,000,000.
- v. An agreement could be made between the City, DDA, and LRH to reimburse the loss between pre and post-demolition of the property which keeps the DDA whole from when there were structures on the property. Which starts when the project starts.

5. **PUBLIC COMMENT**

- a. Ed Bradford - Mentioned to the DDA that the Medical Care Facility will likely come to the Manistee DDA Board asking that they forgo capture on this project. This project was a public-voted bond and construction delays and costs increased, the DDA currently captures tax on this.
- b. Councilmember Liz Laskey thanked the DDA board for approving the RAP Grant match and inquired about the Gateway Project's apartments and condos. It was clarified that the 8 condos will not be short-term rentals, with LRH engaging large employers to address housing needs. She also emphasized improving the area as Manistee's gateway. The Tourism Authority will collaborate with LRH to provide banners for site beautification until construction begins.

6. **BOARD COMMENT**

- a. None.

7. **ADJOURN**

Next meeting is scheduled for Wednesday, February 12, 2025, at 8:30 a.m. in the WSCC Education Center, 400 River Street.

MOTION by Ben Crowley, second by Deanna Marsh **to adjourn at 10:31 a.m.**

Nicole Kaminski
Acting Recording Secretary -

Nicole Kaminski