

City of Portland

Portland, Michigan

Minutes of the Special City Council Meeting

Held on Wednesday, March 18, 2015

In Council Chambers at City Hall

Present: Mayor Barnes, Mayor Pro-Tem VanSlambrouck, Council Members Fitzsimmons, Butler, and Clement; City Manager Gorman; City Clerk Miller

Guests: Craig Patterson of the WODA Group

The meeting was called to order at 5:30 P.M. by Mayor Barnes with the Pledge of Allegiance.

Motion by VanSlambrouck, supported by Fitzsimmons, to approve the Proposed Agenda as presented.

Yeas: VanSlambrouck, Fitzsimmons, Butler, Clement, Barnes

Nays: None

Adopted

Under Presentations, Mr. Patterson thanked the Council for taking time out of their schedules to consider the proposed ordinance for the redevelopment of Old School Manor at 306 Brush Street. He also stated that he met with the owner of Old Skool Transportation this afternoon and expects to get the support needed to secure the needed points from MSHDA in regard to providing transportation services to the proposed development. They did not actually submit the application for the proposed development last year as they did not have the commitment for transportation to the proposed development and wouldn't have been able to score enough points to secure funding. This time will be different in that they feel they have the transportation commitment and they have paid \$5,700 for a market study that has already come back.

Council Member Fitzsimmons asked if the proposed development is still for 29 units.

Mr. Patterson stated that the development is planned for 29 units.

Council Member Butler stated that he toured the building last Friday and that although he remains optimistic he believes this is going to be a very large project.

Mr. Patterson stated that it is in fact a very big job, they have been over the plans many times with the architects and they feel the redevelopment of this building is possible.

Council Member Butler asked if the large, open hallways will remain.

Mr. Patterson stated that a Part I historic application has been submitted to SHPO. To keep any historic credits that might be received the open hallways must be kept.

Mayor Barnes stated the building at 306 Brush St. is 96 years old. He further thanked Mr. Patterson and the WODA Group for all of their efforts to preserve this building.

Mr. Patterson thanked the staff and the community for their efforts and support for this project.

There was further discussion.

City Manager Gorman inquired about the letter previously submitted to the WODA Group from the City listing the financial investments and contributions it would make to the area.

There was discussion in regard to the items listed and what has been completed.

Under New Business, the Council held the Second Reading of and considered Property Tax Exemption Ordinance 195C to provide for a service charge in lieu of property taxes for a proposed multiple family dwelling project for persons of low and moderate income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended. The WODA Group is submitting an application for funding to the Michigan State Housing Development Authority (MSHDA) with a submission date of April 1, 2015 for the redevelopment of Old School Manor at 306 Brush Street.

Motion by Clement, supported by Fitzsimmons, to approve Property Tax Exemption Ordinance 195C.

Yeas: Clement, Fitzsimmons, VanSlambrouck, Butler, Barnes

Nays: None

Adopted

Motion by VanSlambrouck, supported by Fitzsimmons, to adjourn the special meeting.

Yeas: VanSlambrouck, Fitzsimmons, Butler, Clement, Barnes

Nays: None

Adopted

Meeting adjourned at 5:53 P.M.

Respectfully submitted,

James E. Barnes, Mayor

Monique I. Miller, City Clerk