



Manistee County Planning Building - 395 Third Street - Manistee, Michigan 49660

Monday, September 20, 2021
6:30 pm

Manistee County Board Room
415 Third Street
Manistee, Michigan

MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES

The Brownfield Redevelopment Authority meeting is being held in accordance with emergency rules meeting via zoom and in person.

A. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order by Vice Chair Mary Becker-Witt at 6:32 p.m.

MEMBERS PRESENT: Phil Landis, Mary Becker-Witt, Glenn Zaring, Eleanor DeYoung, and zoom--Ted Batzer, Stronach Township

MEMBERS ABSENT: Margaret Batzer and Sharon Goble

Ex-OFFICIO MEMBERS PRESENT: Mike Szokola Planning Director, and Nancy Baker Assistant to Planner/Planning Secretary

OTHERS PRESENT: Warren Stansberry III, Joslin Cove and Todd Parden, interested Joslin Cove party. Zoom-- Jared, Belka, Attorney

B. Housekeeping Business

a. Approval of the September 20, 2021 Agenda.

Ms. Becker-Witt wished to amend the agenda F. Old Business and G. Any Other Business, change to F. Any Other Business and G. Old Business.

Mr. Zaring moved, seconded by Mr. Landis to approve the September 20, 2021 Agenda as amended. Motion passed with a voice vote.

b. Approve July 22, 2021 Minutes.

Mr. Landis moved, seconded by Ms. DeYoung to approve the July 22, 2021 minutes as printed. Motion passed with a voice vote.

C. Conflict of Interest

There are no members with a conflict of interest regarding the agenda item.

D. Public Comment.

Mr. Szokola read Mr. Stansberry's (the developer) memo which he directed to the Planning Department.

E. New Business

None

- F. Other business from Brownfield Redevelopment Authority members or staff.
None

Mr. Zaring moved, seconded by Mr. Landis to move the meeting into closed session.

Roll Call vote: Yes; Mr. Batzer, Mr. Zaring, Ms. Becker-Witt, Mr. Landis, Ms. DeYoung. No; none. Motion passed.

The meeting went into closed session at 6:40 pm.

Mr. Zaring moved, seconded by Mr. Landis to move the meeting out of closed session.

Roll Call vote: Yes; Mr. Batzer, Mr. Zaring, Ms. Becker-Witt, Mr. Landis, Ms. DeYoung. No; none. Motion passed.

The meeting came out of closed session at 7:26 pm.

- G. Old Business

- a) Joslin Cove Brownfield Plan Analysis

Brownfield Authority: original 2006 contract, several different developers have been involved, a new contract could be considered with listed conditions, delinquencies would need to be addressed before moving forward with a new contract.

Mr. Stansberry: committed to completing the project, presently looking for a builder able to complete the project.

Mr. Parden: interested in the project and attending to obtain information.

Mr. Szokola: at the time of this notice the taxes were delinquent.

Brownfield Authority is supportive of the project, time frame for current agreement is 12/31/21, asking Mr. Szokola and Mr. Belka to discuss agreement conditions and converse with the city/developers to get agreement satisfied to move forward. Another meeting will be held late November with developer to bring updated report on agreement conditions, city will be invited.

Representatives are to meet before this November meeting, report the developer's progress, bring needed progress recommendations so project can come to a conclusion.

- H. Adjournment.

Mr. Zaring moved, seconded by Mr. Landis to adjourn the meeting.

Roll Call vote: Yes; Mr. Batzer, Mr. Zaring, Ms. Becker-Witt, Mr. Landis, Ms. DeYoung. No; none. Motion passed.

Meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Nancy Baker

Nancy Baker, Planning Assistant
Recording for Theodore Batzer
Brownfield Authority Secretary
Date: September 20, 2021