



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

**DRAFT**

5:45 p.m.

Thursday, September 28, 2023

Manistee Planning Department Conference Room

395 Third Street

Manistee, Michigan

MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES

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

The meeting was called to order by Chair Ted Batzer at 5:45 p.m.

MEMBERS PRESENT: Glenn Zaring, Duane Jones, Margaret Batzer, Phil Landis, Eleanor DeYoung, Mary Becker-Witt, and Theodore Batzer

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Szokola Planning Director, Jodie Lynch Planner 1, and Nancy Baker Assistant to Planner

B. Housekeeping Business.

a. Approve September 28, 2023 Agenda

**Mr. Zaring moved, seconded by Mr. Landis to approve the September 28, 2023 agenda as printed. Motion carried with a voice vote.**

b. Approve June 22, 2023 Minutes.

**Ms. Becker-Witt moved, seconded by Mr. Zaring to approve the June 22, 2023 minutes as printed. Motion carried with a voice vote.**

C. Conflict of Interest

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

D. Public Comment.

None

E. New Business

a. Fishbeck MT Plate Diner-Incentive Request

Matt and Tracy Catlin, owners:

- Lack of restaurant/gathering place in Arcadia
- Purchased old Big Apple Restaurant property
- Looking at mix use; restaurant on bottom, 2 upper floor apartments
- Arcadia has no sewer or water hook-up; must place own on property
- Small Business administration loan for commercial part

Mr. Szokola:

- Catilin's unable to fund about 35%
- Brownfield prefers 20%

Fishbeck; Logan Mulholland and David Stegink:

- Presented 4 model preliminary evaluation of financial incentives
- Housing part go through Brownfield
- Commercial redevelopment abatement; looking at 12-year abatement
- 5% fee can increase to 15%
- Model at 15-year plan, tax abatement 12 years, model has tax abatement included
- Looking to bridge gap so project is successful

Ms. Batzer entered the meeting at 6:16 pm.

- Brownfield can waive adopted range
- State landbank; good with provided plan, work plan compliant with the statute and requirements
- 3 parts; land tax, commercial abated tax, normal residential tax

Brownfield supports: 15% years, 10% plan

Next steps:

- Compile application document, owners' complete application
- Tentative Brownfield meeting October 12<sup>th</sup> at 6 pm to review and approve application
- Send to County Board and Arcadia Township for approval from both
- Brownfield, County Board, Arcadia Township must approve by October 31, 2023

Tentative Brownfield Authority meeting Thursday, October 12<sup>th</sup> at 6 pm

F. Old Business

None

G. Other Business from Brownfield Redevelopment Authority members or staff.

None.

H. Adjournment.

The meeting was adjourned by call of the Chair at 6:40 p.m.

Respectfully submitted,

Nancy Baker

Nancy Baker, Planning Assistant  
Recording for Eleanor DeYoung  
Brownfield Authority Secretary  
Date: September 28, 2023