

**OFFICIAL PROCEEDINGS  
CITY COUNCIL  
PLANNING COMMISSION  
DOWNTOWN DEVELOPMENT AUTHORITY  
HISTORIC DISTRICT COMMISSION  
CITY OF ESCANABA, MICHIGAN  
Special Council Meeting  
Wednesday, May 20, 2015**

Pursuit to a special meeting notice posted April 28, 2015, the meeting was called to order by the Honorable Mayor Marc D. Tall at 6:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Mayor Pro Tem Ronald J. Beauchamp, Council Members Patricia A. Baribeau, Ralph B. Blasier, and Michael R. Sattem.

Absent: None

Planning: Chairperson Patrick Connor, Vice Chairperson Thomas Warstler, Commission Members Brian Black, Paul Caswell, Kelvin Smyth, Roy Webber, and Stephen Buckbee.

Absent: James Hellermann, and Christine Williams

DDA: Vice Chairperson Dan Bender, Tara Deno, Mary Finlan, Jeffrey Slagstad, and Mitch Taylor.

Absent: Chairperson Sue Parker, DDA Trustees Andy Crispigna, and Jeffrey Slagstad.

Historic: Chairperson Don Curran, Vice Chairperson Judith Fouts, Commissioners Suzell Eisenberger, Elizabeth Keller, and Ellie O'Donnell.

Absent: Karen Lindquist, and Monte Morrison,

Also Present: City Manager James V. O'Toole, Robert S. Richards City Clerk, DDA Director Ed Legault, Jennifer Tucker and Michelle Parkkonen of the Michigan Economic Development Corporation (MDEC), Peter Allen and Associates representative Lisa Sauve of SYNECDOCHE, City Code Enforcement Blaine DeGrave, Media and members of the public.

**ADJUSTMENTS TO THE AGENDA**

Beauchamp moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve the agenda as submitted.

**CONFLICT OF INTEREST DECLARATION** – None

**NEW BUSINESS**

**Presentation/Discussion – Michigan (MEDC) Redevelopment Ready Communities Program (RRC) – Report of Findings.**

Jennifer Tucker and Michelle Parkkonen of the Michigan Economic Development Corporation (MEDC) made a presentation on the City of Escanaba’s Report of Findings under a review conducted in accordance with the Michigan Economic Development Corporation Redevelopment Ready Communities Program (RRC). The RRC Program was a statewide program that certifies communities as “development ready” based on effective policies, efficient processes and broad community support. Michelle Parkkonen and Jen Tucker provided a Redevelopment Ready Communities Report of Findings. (See Attachment – A) During discussion, the following was reviewed:

- The next step was to have the City Council adopt a Resolution authoring the implementation of recommendations necessary to receive Redevelopment Ready Communities Certification from the Michigan Economic Development Corporation;
- City then needed to complete quarterly progress reports, and provide updates to the City Council and Planning Commission;
- Once Best practices are met, City will be a RRC Certified and will become certified for MEDC projects;
- It was suggested that once the City Master Plan was amended, most of the City issues would be corrected;
- It was further suggested, under Section 3.1 of the RRC Report of findings - Development of a Review Policy and Procedures, to use BS&A or use a Spreadsheet application similar to what the City of Kalamazoo prepared.

### RESOLUTION

#### **Authoring the implementation of recommendations necessary to receive Redevelopment Ready Communities Certification from the Michigan Economic Development Corporation**

Upon motion made by Council Member Beauchamp, seconded by Council Member Baribeau the following resolution was adopted:

**WHEREAS**, the City of Escanaba has engaged in the MEDC Redevelopment Ready Communities Program, including entering into a Memorandum of Understanding with the MEDC and undergoing an evaluation of the City’s redevelopment practices as reported in the Redevelopment Ready Communities Assessment Report and Evaluation of Findings dated ;and

**WHEREAS**, the MEDC has developed a program for certifying Redevelopment Ready Communities and the City of Escanaba desires to achieve that certification by implementing best practices and recommended strategies for redevelopment; and

**WHEREAS**, the City of Escanaba is currently updating its Master Plan and will utilize recommendations and technical assistance to ensure that development readiness is appropriately addressed in that document; and

**WHEREAS**, the program includes evaluating the strong partnerships with city boards and commissions related to development including the City Council, Planning Commission, Zoning Board of Appeals and DDA; and

WHEREAS, after review of the Redevelopment Ready Communities Assessment Report, the City of Escanaba is willing to complete the tasks as outlined, which will involve interaction with the aforementioned City boards and commission; and

**WHEREAS**, certain recommendations have and will be made by the MEDC that are required in order for the City to attain Redevelopment Ready Communities Certification.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the City of Escanaba, Michigan, through its City Council, authorizes the implementation of recommendations made by the MEDC and that are necessary to receive Redevelopment Ready Communities Certification from the MEDC.

Upon a call of the roll, the vote was as follows:

Ayes: Beauchamp, Baribeau, Sattem, Blasier, Tall  
Nays: None

**RESOLUTION DECLARED ADOPTED.**

Council recessed at 6:29 p.m. and came back into open session at 6:40 p.m.

**Presentation/Discussion – Michigan (MEDC) Redevelopment Ready Communities Program (RRC) – Mr. Peter Allen – Allen and Associates/Adjunct Faculty Member, University of Michigan Department of Architecture and Urban Planning.**

Recently, Mr. Peter Allen, along with his team, conducted an evaluation of Escanaba's downtown along with several signature buildings located within the downtown to determine what could be done to enhance preservation of the properties. Peter Allen and Associates representative Lisa Sauve of SYNECDOCHE, made a presentation on his findings and talked about the emerging trends in downtown property use in Michigan.

Lisa Sauve reviewed a possible downtown scenario to attract millennials to Downtown Escanaba through a series of developments starting with Northern Michigan Bank. It involved creation of efficiently apartments, coffee shop, beer garden, and WiFi accessibility to create a life style which would allow individuals to work virtually from home via the internet, and have access to the City's Natural Resources for a quality of life. Eventually, the goal would attract new businesses to downtown to support the millennials and their life style, and promote façade improvement to for the downtown businesses.

**GENERAL PUBLIC COMMENT – None**

**COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS**

Hearing no further business or public comment, the meeting adjourned at 7:25 p.m.

City Council Minutes  
May 20, 2015 – continued

Respectfully submitted,

Robert S. Richards, CMC  
City Clerk

Approved: \_\_\_\_\_  
Marc. D. Tall, Mayor