

HISTORIC DISTRICT COMMISSION SPECIAL MEETING MINUTES

*Don Curran, Chairperson
Judith Fouts, Vice-Chairperson
Suzell Eisenberger, Secretary
Karen Lindquist, Commissioner
Ellie O'Donnell, Commissioner*

*Monte Morrison, Commissioner
Elizabeth Keller
Blaine DeGrave, Staff Liaison
James V. O'Toole, City Manager
Ron Beauchamp, Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829

August 4, 2015 at 6:00 p.m.

CALL TO ORDER

ROLL CALL: PRESENT Chairperson Curran, V.C. Fouts, Secretary Eisenberger, Commissioners O'Donnell, Lindquist and Keller.

ALSO PRESENT: Jenny Lancour, Daily Press, Jessica Stephenson, TV-6, Dr. Charles S. Olsen and Monique Ciofer

ABSENT: Commissioner Morrison

APPROVAL/CORRECTION(S) TO MINUTES - Approved as published

APPROVAL/ADJUSTMENTS TO THE AGENDA - Approved as presented

CONFLICT OF INTEREST DECLARATION - Secretary Eisenberger declared a conflict of interest regarding the House of Ludington Senior Project

UNFINISHED BUSINESS

1. Redevelopment Sites: Tabled until next meeting.

NEW BUSINESS

1. Historic Downtown Escanaba Development:

Mr. Peter Jobson, President of the Excel Reality Group presented a synopsis of the House of Ludington Senior Residence Project. The proposed development program consists of the adaptive use of the four story building into 34 one and two bedroom rental units. The development will be financed with 9% tax credit equity and the Federal Historic Credit, and a small permanent loan using the USDA 538 Program. (See Attached)

1. Project Updates.

- a. 2014 MEDC Downtown Façade Improvement Program.-None
- b. MEDC Redevelopment Ready Community- None

GENERAL PUBLIC COMMENT
COMMISSION/STAFF COMMENT
ANNOUNCEMENTS
ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,

Blaine DeGrave, Staff Liaison
Historic District Commission

Resolution of Support House of Ludington Senior Housing Project

Excerpt of the minutes of a special meeting of the Historic Commission held on August 4, 2015, City Hall, 410 Ludington Street, Escanaba, Michigan, at 6:00 p.m.

Present: Chairperson Don Curran, Vice Chair Judy Fouts, Secretary Suzell Eisenberger, Commissioners Keller, Lindquist and O'Donnell.

Absent: Commissioner Morrison

"Upon motion made by Commissioner Keller, seconded by Commissioner Lindquist, the following **Resolution was adopted:**

WHEREAS, the Historic District Commission of the City of Escanaba, Michigan, recognizes the value of historic preservation as an effective tool for economic revitalization; and

WHEREAS, the Commission recognizes the demand for both market-rate and affordable housing in the downtown area to provide housing opportunities within its boundaries; and

WHEREAS, by this support it will encourage residents to live, work and play all in the downtown area and promote a vibrant, walk able community for all; and

WHEREAS, the Commission will encourage the development of quality new affordable housing in the Ludington Street area between 2nd and 19th Street including development of affordable housing within mixed-use projects; and

WHEREAS, the Historic District Commission wishes to specifically protect the historic nature of the House of Ludington and would only support the "House of Ludington Senior Project" provided the project strictly adhered to the Department of Interior Standards for treatment of historic properties and the State Historic Preservation Office Guidelines;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Historic District Commission their support of the redevelopment of the Historic "House of Ludington" project by Excel Realty Group, Peter Jobson President of Beachwood, Ohio, and encourages and supports the development of quality new affordable senior housing in the Ludington Street corridor of the DDA District.

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

Ayes: 5

Nays: 0

RESOLUTION DECLARED ADOPTED

I, the undersigned, being duly qualified and acting Secretary of the Historic District Commission of the City of Escanaba, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Historic District Commission of the City of Escanaba, County of Delta, Michigan, at a special meeting held on August 4, 2015, and that said meeting was conducted and public notice was given pursuant to and in full compliance with the Open Meetings Act, Act 267, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

Judy Schroeder