Call to Order @ 2:31 pm / Roll Call
Present: Joy Gaasch, Bob Monetta, Jim Bonamy, Mike Fritz, Eric Schmidt, John Hierholzer
Absent: Geri McCaleb, Brook Bisonet, Tom Braciak
Also Present: Amy Bessinger, Pat McGinnis, Marilyn Crowley (Michigan Community Capital), Ryan Kilpatrick (Housing Next)

Approval of the minutes of the August 3, 2020 meeting.
Motion by Mike Fritz, second by Bob Monetta, to accept the minutes of August 3, 2020.
Yes: Joy Gaasch, Bob Monetta, Jim Bonamy, Mike Fritz, Eric Schmidt, John Hierholzer
No: None
Motion Carries.

Call to Audience
Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087. No comments entered.

Pat and Joy explained the development of the plan and its genesis with the Redevelopment Ready Communities program via Main Street/MEDC. The Plan is reviewed annually, is rooted in the City’s Master Plan and continues to evolve.

Review and discussion of the Comstock Street Housing Development draft Brownfield plan.
Ryan Kilpatrick of Ottawa Housing Next and Marilyn Crowley of Michigan Community Capital, presented a draft Brownfield Redevelopment Plan for a parcel on Comstock Street for the development of 32 single family homes, with 17 of them income certified as 60%-80% of the local median income. The remaining 15 homes will be non-income certified (market rate) housing.

No direct threats of contamination were identified in initial investigations, but eligibility may be established if the land is held by the County Land Bank when the plan is approved.

$8,000,000 plan with a request for $2.2 million in capture to reimburse the developer (22 years, includes 5% interest). An additional $544,000 is proposed to be captured over the final four years for the local brownfield revolving fund to make this a 26 year plan.

Eligible costs include infrastructure (water, sewer, storm drains, sidewalk, street, curb, gutter), environmental investigation, plan development, administration and funding to the revolving brownfield fund.

MCC has no profit slated for this project: this project is designed to prove that this model can be used to create medium income attainable housing in Michigan.
John asked if these homes will have basements and garages. Marilyn answered that garages will be an option, but basements are not being planned due to a high water table. Garage outlines will be shown on site plans but will only be built if fiscal forecasts improve.

**Updates:**
- Hungry Howie's next work plan iteration has been submitted; demolition will commence soon
- Morning Belle will commence site work shortly, but indoor work won't start until after the New Year

**Call to Audience**
Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087.

**Adjourn**
*Motion by John Heirholzer to adjourn at 3:28 p.m., second by Mike Fritz.*

Next meeting is scheduled for 4:00 p.m. on October 5, 2020