

CITY OF MUSKEGON
CITY COMMISSION WORKSESSION

Monday, September 12, 2022
5:30 p.m.
City Commission Chambers
933 Terrace Street, Muskegon, MI 49440

MINUTES

2022-78

Present: Mayor Johnson, Vice Mayor German, Commissioners Gorman, St.Clair, Hood, Ramsey, and Emory

Adelaide Pointe Cooperative Use Agreement

Staff is seeking approval of the updated cooperative use agreement and rescission of the former development agreement for the Adelaide Pointe development.

A development agreement for the Adelaide Pointe development was approved by the commission on October 26, 2021. Staff and legal counsel are negotiating with the developer on revised terms and seek to rescind the former agreement.

Staff is seeking approval of the revised cooperative use agreement as the first step in a final development agreement for the property. The cooperative use agreement addresses the various property exchanges, how property will be accessible to the public, and collaborative pursuit of funding. Staff and legal counsel have worked through numerous iterations of this agreement with the developer and have reached an agreement that all can support.

Staff will seek approval of a revised development agreement at a future meeting.

Ryan Leetsma, the developer/owner of the Adelaide Pointe property and project, provided an overview of the project. Commissioners asked questions of Mr. Leetsma, there was discussion of public access.

This item will be on the September 13, 2022 regular meeting agenda for consideration.

Public Comment

Public comments were received regarding the proposed Adelaide Point Cooperative Use Agreement

The Portal

Judy Hayner, Project Manager for the Muskegon City Public Art Initiative, provided an update to the City Commission regarding the status of the planned ten new significant high-quality works of art to be installed. Six of the ten are complete. One of the next proposed pieces to be installed is *The Portal*. *The Portal* is a monumentally scaled, 60-foot diameter ring of Corten steel with LED lights installed inside of the ring, motion-activated; height from sidewalk to inside top of ring approximately 54-feet. *The Portal* represents Muskegon's renaissance of BIG dreams and aspirations, unity, strength, unbroken love, and with its incorporation into the urban bike park, FUN!

We are proposing this remarkable collaboration between the City of Muskegon, Michigan's Edge Mountain Biking Association, and the MuskegonCity Public Art Initiative. Funds for both the bike park and the art would be privately raised.

Shaw Walker Furniture Property

Parkland Properties of Michigan, located in Muskegon, has requested to provide an update on their pursuit of acquiring the former Shaw-Walker Furniture property located at 930 Washington.

The 702,470 sq ft former Shaw-Walker Furniture property has remained shuttered for decades despite its rich historical contributions to this community. The developer has expressed a desire to repurpose and preserve one of the few remaining blights in the downtown into an adaptive reuse project.

At present, Parkland Properties is currently in the due diligence phase and conducting environmental research on the site. A potential property closing could occur later this fall.

Jake Eckholm, Economic Development Director provided an update on the status of the property ownership. John Rooks, Parkland Properties owner and local developer addressed the city commission and talked about some of the ideas he has for the property. Discussion took place regarding this update and it was requested to put an item on the agenda for a special meeting scheduled for Friday, September 16, 2022 to consider financial assistance for Shaw Walker Environmental Assessment.

Rezoning of 2043, 2051, 2065, and 2075 Dowd to Form Based Code, Urban Residential
Staff initiated request to rezone the properties of 2043, 2051, 2065 and 2075 Dowd Street from R-3, High Density Single Family Residential to Form Based Code, Urban Residential.

Staff is in discussions with a developer that is requesting to build duplexes on the lots. These properties are located about 600 feet north of the duplexes currently being constructed at the corner of Hackley & Dowd. Those properties were approved for a rezoning in 2021. There are also large apartment complexes located just to the southwest of these parcels. The Planning Commission recommended approval of the rezoning by a 5-0 vote at their August 11 meeting.

Planning Manager, Mike Franzak, provided an overview of this agenda item and discussion too place. This item will appear on the September 13, 2022 regular meeting agenda for consideration.

Public Comment

Public Comments were received.

Adjournment: The City Commission Worksession Meeting adjourned at 8:17 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk