



MEETING SUMMARY

Paw Paw
October 19, 2016
9:00 AM

Attendance

John Iacoangeli	BRI	jri@bria2.com
Joe Borgstrom	Place and Main	joe@placeandmain.com
Leah DuMouchel	BRI	ldumouchel@bria2.com
Karen Wieber	MEDC RRC	wieberk9@michigan.org
Emily Petz	MEDC CATeam	petze1@michigan.org
Larry Nielsen	Village of Paw Paw	l.nielsen@pawpaw.net
Mary Springer	Village of Paw Paw DDA	m.springer@pawpaw.net
Rebecca Harvey	Village of Paw Paw	rebeccaharveyaicp@gmail.com
Pat Winston	Paw Paw Public Housing Authority	p.winston@yahoo.com

Meeting commenced at 9:00 AM.

1. Introductions

Participants asked to introduce themselves and provide a brief background. This included PRT Technical Team, State and Regional Partners and PRT Community Stakeholders.

2. Review of Progress

Larry mentioned that Sarah Moyer-Cale would be starting soon as Assistant Village Manager and be attending the PRT Team meetings in the future.

Larry reviewed Village-sponsored projects including water and sewer infrastructure projects, lake maintenance efforts, the Berkshire LIHTC mixed use project on Michigan Avenue, and multi-jurisdictional efforts to establish a 68-mile water trail to Benton Harbor. The LIHTC project includes 42 residential units and 5,400 sq.ft. of first floor retail/office space.

The Paw Paw Housing Authority is in the midst of a \$5.0 million renovation to the 81-unit Miller Court senior apartments.

Rebecca reviewed progress on the master plan update being coordinated through McKenna Associates and the Planning Commission's efforts to revise the zoning ordinance to mirror the recommendations in the residential target market analysis (TMA). In addition, Rebecca reviewed the Planning Commission's effort to create a 35+ acre PUD site along Gremps Street. This PUD includes a 1.5 acre parcel once operated as Paw Paw Plating; an EPA and MDEQ brownfield.

The Team discussed how best to assess housing quality in the Village. Maintenance of rental properties was an issue. The City estimated that 62% of the housing stock was rental.

3. Work Plan

The PRT Work Plan was reviewed in detail. The Work Plan is focused on an economic development strategy for several redevelopment and development parcels within the City, preparation of a capital improvements program, and technical assistance to the Paw Paw Housing Authority focused on next steps.

Specifically, the Work Plan includes:

1. Prepare an economic development strategy with special attention to 35-acre redevelopment site.
 - Utilize TMA
 - Integrate with Master Plan update
2. Prepare a CIP for the Village which includes the following elements:
 - Recognizes the limited administrative capacity of the Village
 - Easy to update
 - Formatted on a Microsoft platform.
3. Prepare an economic development strategy with special attention to 35-acre redevelopment site and "Village Revitalization PUD."
 - Provide TA to Village on DDA TIF update
4. Focus on two issues: residential housing quality and next steps for the non-profit once the Miller Court renovation project is completed.
 - Coordinate with the Village a housing quality assessment
 - Integrate with Master Plan update
 - Review with LISC the possibility of Board Training opportunities.
5. Develop Communications Plan for Community including:
 - Press Release Template
 - Media Alert
 - Customized Media List

Larry mentioned that the Assistant Village Manager would be the local contact for the communications plan.

Other discussion items included the possible demolition of the historic Sheriff House which is part of the Van Buren County Courthouse expansion, and the difference between a local historic district and National Register Historic District.

4. Communications

The web site was reviewed and it was noted that all background documents and information produced through the course of the program will be available on the site. Also discussed was a periodical conference call with all PRT communities to review project status and updates. These will be noticed in advance.



5. Meeting Schedule

B&R would be coordinating a next meeting date. In the meantime, a revised Work Plan would be prepared and disseminated to the PRT Team for review.

TASK LIST

Information Requested from the Village:

- a) GIS files from Van Buren County GIS.