



**Historic District Commission
Minutes**

Thursday, October 26, 2023
City Hall Council Chamber, Room 205
1315 S Washington Avenue
Saginaw, MI 48601
989-754-8222

I. Call to Order - Commissioner Mixter called the meeting to order at 4:30 pm.

II. Roll Call – Staff Gollin took roll.

Members Present: Lee Amo, Alex Mixter, Steven Meyers, Andrew Naumann, Kevin Mark Rooker

Members Absent: None

Staff Present: Bob Gollin; City Attorney Amy Lusk

III. Approval of Minutes

Motion by Commissioner Rooker, seconded by Commissioner Amo to approve the September 28, 2023, meeting minutes. 5 ayes, 0 nays, 0 absent. Motion approved.

IV. Approval of Agenda

Motion by Commissioner Rooker, seconded by Commissioner Naumann to approve agenda. 5 ayes, 0 nays, 0 absent. Motion approved. Motion approved.

V. Public Comment - None

VI. New Business

a. Consideration of Establishment of a South Elementary School Study Committee-224 Elm Street.

Commissioner Rooker commented that this would be handled by the current standing committee. Attorney Lusk pointed out that the standing committee consists of 3 members and is currently full. Commissioner Rooker commented that one member has not been responsive, and he will attempt to contact that member. Commissioner Meyers stated that he applied for a position on the standing committee. Attorney Lusk pointed out that the standing committee is full, but the Bearinger Study Committee has vacancies. Commissioner Rooker suggested that he contact the City Clerk's office and request to change to the Bearinger Study Committee.

Attorney Lusk stated that the South Elementary School property is currently owned by the School System and the purview of the standing committee does not apply, so long as the School System owns the property. Even if the resolution is approved by the City Council, the School System could demolish the building. Commissioner Rooker commented that if the property were to become a historic site and the building remains, it would afford a developer

incentive through tax breaks and potential grants.

Commissioner Meyers asked if the South Elementary Study Committee could be made up of the current HDC members. Attorney Lusk responded that keeping the committee membership small, avoided difficulties in filling the positions and helped with quorums. She added that if there is currently a member that is inactive or unresponsive, there is a process to remove those members.

Commissioner Rooker asked when the Standing Committee expires. Attorney Lusk affirmed that it would expire December 31, 2024. Commissioner Rooker commented that the HDC would have to establish a new Standing Committee at that time to complete the work.

Motion by Commissioner Amo, seconded by Commissioner Rooker to Establishment of a Study Committee to Research the creation of a South Elementary School Local Historic Site. 5 ayes, 0 nays, 0 absent. Motion approved.

VII. Old Business

a. 2023 Goals

Staff Gollin provided a letter from Nicholas Seehaffer, Registered Architect for Shaheen Development Group, addressing the charge of Demolition by Neglect, stating that a review of 108 N Niagara was conducted and the building is stable. Mr Gollin also stated that he had been in contact with Giorgis Investment Company who was supposed to provide a report October 25, 2023, on both 121 N Hamilton and 301 Cass. To-date those had not been received.

Commissioner Mixer asked for a full report to be provided on the property at 108 N Niagara. Mr Gollin stated that the letter is the full report. Attorney Luke stated that under the ordinance a full report is not required. The letter was stamped by Mr. Seehaffer and he asserted that the building is stable and therefore the liability falls on him. She added that the City is in contact with the City prosecutor regarding enforcement options under Non-Owner-Occupied Vacant Property Ordinance.

Commissioner Mixer inquired about holding a hearing to have these property owners present to the HDC. Attorney Lusk stated that under the Demo by Neglect Ordinance there is no basis to hold a hearing, since the owner complied.

The discussion continued regarding any potential development on that site in the future and its current state. Commissioner Rooker pointed out that the owner will be required to come before the HDC with any proposed plans, including a request to demolish the building. He added that the letter indicates that the owner feels that "the repairs that will be required to return this structure to use are not feasible." Commissioner Nauman stated that, while he did not want to downplay the appearance of neglect, the owners did meet the letter of the law and the responsibility and liability is on them for the building.

VII. Adjournment

Motion by Commissioner Amo, seconded by Commissioner Rooker to adjourn the meeting at 5:10. 5 ayes, 0 nays, 0 absent. Motion approved.

Prepared and submitted by

Robert Gollin
Urban Planner