

**CITY OF ST. CLAIR
SPECIAL COUNCIL MEETING
MONDAY, OCTOBER 17, 2016 - 5:00 P.M.
MUNICIPAL BUILDING, 547 N CARNEY DRIVE**

Mayor Cedar convened the Special Meeting of the City Council to order in the Council Room of the Municipal Building at 5:00pm to begin discussion of LandUse USA, LLC Target Market Analysis report results.

PRESENT: Mayor Cedar, Members Ellery, Foley, Kindsvater, Kuffa, LaPorte, McCartney
ABSENT: None.

Sharon Wood, LandUseUSA, LLC, explained how to interpret the drafted Target Market Analysis. The full report can be viewed on www.stclairontheriver.com. Discussion centered on interpreting the data and current trends. The first 30 pages (without the data tables) are the suggested hand-out for investors and interested parties. To-date, 60 Michigan counties have completed TMA's. The way the data is presented allows these counties to be compared. Current housing trends show buyers are looking to be in the middle of the 'action'. The most important target market for the City of St. Clair is the "digital dependents". Ms. Wood recommended the City of St. Clair's Master Plan and zoning ordinances be updated to included provisions for several different types of housing and rental units.

This housing study is a helpful supporting document for requesting several types of grants and other funding opportunity. Exhibit B.1 provided a 7-year market potential v. total existing housing units. The data can be studied to decipher who is moving into St. Clair today and the future target market. No action was taken.

Adjourned 6:48pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor