

**CITY OF ST CLAIR, MICHIGAN
SPECIAL COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 18, 2023- 6:00 P.M.**

Meeting Called to Order at 6:00pm by Mayor Cedar in the Council Chambers of the Municipal Building, 547 N. Carney Drive, St. Clair, Michigan, 48079 for a presentation by CommonSail.

PRESENT: Mayor Cedar, Members Gottler, LaPorte, Paul, Volz, Watt

ABSENT: Member Kuffa (excused)

ADMINISTRATION: Quentin Bishop, City Superintendent; Annette Sturdy, City Clerk.

AUDIENCE: There were 4 people in attendance.

Presentation by CommonSail- Eric Tuomey, Common Sail investment group, presented the City of St. Clair Essential Senior Living project for a moderately income development for seniors. Several sites have been reviewed including the Jordan Creek site, Gearing School and 301 N 6th Street. The current site is the old Solis Field acreage behind the Eddy Center. The 5.1 acres would be developed for a 3 story, 55-unit apartment complex consisting of 35 1-bedroom and 20 2-bedrooms for 55+ moderately income, independent living apartments. The investment is estimated at 16.8 million. Proposed amenities will include on-site transit van, on-site health services, on-site property management, community space with a library and a dog park on the interior courtyard. Statistics and percentages were presented to show the aging population and annual income of the City. The development timeline was presented which includes an initial deadline of December 1, 2023 for several action items to be approved by the City for a groundbreaking in May 2025. Requests include a rezoning, site plan approval, PILOT approval and an entrance on Adams Street. There are no planned variance requests. Questions and comments included usage of the 6th street school as a location instead, how the PILOT program would work, a conditional rezoning agreement and traffic on Adams Street.

Public Comment-Comments heard on the current development project located south of Brown Street for ranch style single-family homes.

ADJOURNMENT at 6:44pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor