

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, May 21, 2025, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: May 21, 2025

Review and approval of minutes: April 16, 2025

Communications:

1. Notice from State Land Bank regarding the cleanup of 117 E Exchange and grant funding through Shiawassee Land Bank to assist with cleanup. The State informed the county and city that preserving the façade did not fit with their program requirements for the blight elimination program. The State considers façade with no building as blight. So the choice for city council becomes: accept the funds and clean up the whole site – including the façade, or keep the HDC's plan as-is to save the façade but clean up the site – requiring the city to pay the whole bill without grant funds. The city can still consider a lien and special assessment for the work but there is a risk that the building owner will decide to walk away rather than pay. The HDC's decision becomes:
 - a. Do you keep your plan to save the façade and run the risk of council defying that plan to remain eligible for grant funding to assist with cleanup, or
 - b. Do you pass a motion to amend your existing plan to save the façade and recommend council remain eligible for grant funds, thereby losing the façade in the property clean up?

Public Comments:

Committee Reports:

Public Hearings:

Items of Business: NONE

Public Comments:

Board Comments:

- 1) Discussion
- 2) Next Meeting: June 18, 2025

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, April 16, 2025 at 6:00 p.m.
City Hall Conference Room

MEETING CALLED TO ORDER: at 6:03 p.m. by Chairperson Steven Teich.

ROLL CALL: was taken by City Manager Nathan Henne.

PRESENT: Chairperson Steven Teich, Commissioner Ainsworth, Vice Chair Omer, Commissioner VanEpps

ABSENT: Commissioner Byrne, Commissioner Powell

OTHERS IN ATTENDANCE: City Manager Nathan Henne, Shafer Fox

AGENDA APPROVAL: April 16, 2025.

MOTION FOR APPROVAL OF THE AGENDA BY VANEPPS. SECONDED BY OMER.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: March 19, 2025.

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY VANEPPS. SECONDED BY OMER.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS

ITEMS OF BUSINESS:

1. Certificate of Appropriateness – 110 W Main St

Mandy Pidek presented an application for the façade repair at 110 W Main St to include plaster repair. She explained that mural on the carving may not be preserved as the repair work will be done but not in a way to reproduce the existing mural. VanEpps asked how the plaster and lathe was attached to the façade and if the contractor considered that. Pidek explained that the contractor looked into that and was confident the repair would last. Omer opined that the DDA RLF program may help pay for some of the repair but they would have to apply. Pidek said they were looking into that.

MOTION BY VANEPPS TO APPROVE CERTIFICATE FOR 110 W. MAIN ST. SUPPORTED BY AINSWORTH.

AYES ALL. MOTION CARRIED

PUBLIC COMMENTS:

BOARD COMMENTS:

NEXT MEETING: May 21, 2025

CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:15 P.M.

From: [Horak, Linda \(LEO\)](#)
To: [Brent Jones](#); [Kent Buhl](#); [Nathaniel R. Henne](#)
Cc: [Huntington, Jeff \(LEO\)](#); [Robach, Adam \(LEO\)](#); [Julie Sorenson - Shiawassee \(jsorenson@shiawassee.net\)](#)
Subject: BEP Project at 117 W Exchange
Date: Tuesday, April 15, 2025 4:17:14 PM

Thanks to Brent and Nathan for meeting with us Monday. It brought clarity to the proposed activity that we were trying to better understand. As you know, these are federal funds, and our number one goal is to have no local land bank be required to return any funds if audited. Often this requires some difficult decisions to be made.

Upon listening to the plans for the project and reviewing the engineering report, it became clear that the project does not fit the parameters for 'stabilization' as originally presented. There would not be a building ready to rehabilitate at the conclusion of the project. In our Eligible Activities table in our Program Guidelines, stabilization is eligible for 'vacant residential, commercial, or industrial property that is (a) Blighted, Eligible Property **and identified for future rehabilitation.**' (emphasis added) As proposed, there is no structure left for future rehabilitation at this address.

That takes us to the pivot point of does it meet the eligibility requirements for demolition and the desire of the Owosso Historical Society to retain the façade. While we respect the history of Owosso and embrace the desire to retain the façade of the structure, the engineering report notably includes comments alluding to the questionable viability of this option. In addition, as we briefly discussed, we have consistently reiterated that all blight must be eliminated in keeping with the intent of the program.

The State Land Bank team has concluded, after weighing all the information presented including the engineering report dated November 11, 2024, by Spicer Group, that the demolition of the entire structure meets the eligibility criteria set forth in our Program Guidelines. The other options presented do not meet the eligibility requirements.

If you have any questions, please do not hesitate to let me know.

Linda Horak

Property Specialist

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State Land Bank Authority

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