One of the components of the Redevelopment Ready Communities program is to identify and prioritize redevelopment sites. The City is responsible to maintain a list of high priority sites for redevelopment (five to ten properties). Additionally an annual meeting between the City Council, Planning Commission, Main Street/DDA, Historic District Commission, and Zoning Board of Appeals is required.

This meeting has been scheduled for **Tuesday, June 23, 2015 at 7 pm in the Council Chambers** providing an opportunity for each of these Board and Commission members to update City Council on their activities and to identify and prioritize potential redevelopment properties in the City.

One of the benefits after receiving certification in the Redevelopment Ready Community program is that they will market up to three packaged sites in the City. They also provide assistance in developing the marketing materials and will promote them at various conferences throughout the state.

Staff has compiled a list of sites for discussion. A short history on each property is included to help assist in the review process. After the list is compiled the property owners will be contact to see if they wish to participate in the promotion of their properties. If the owner is not interested in promoting their property it will be removed from the list. This exercise also provides a venue to communicate with the owners of the properties that we have not used in the past.

**Assignment** - Before the meeting you are asked to review the list, determine if other properties should be included, and rank them in order of importance also include your vision of what you would like to see developed at that site (i.e. restaurant, mixed use of residential and commercial, etc.).

**Objective** - identify the top five to ten sites for redevelopment.

If you have any questions, please contact Planning and Zoning Administrator, Denise Blakeslee at 398.2805.
Best Practice 4.2—Training for elected officials, board members, and staff

Best Practice 4.2 assesses how a community encourages training and tracks training needs for appointed and elected officials, board members and staff. Trainings provide officials and staff with an opportunity to learn, build their knowledge and ultimately make more informed decisions about land use and redevelopment issues.

Manistee has a dedicated source of funding for training of all boards and commissions. The city encourages planning commission and ZBA members to attend Citizen Planner and identifies training needs by working with MSU Extension. Once the city has identified the training needs of the community, they work with partner organizations to host the training locally.

The city also maintains a comprehensive list of trainings the boards and commission members attend. Identifying and tracking training is essential to ensure that the city has informed board and commission members and helps to identify any gaps.

Communication between the boards and commissions is critical for decision-making. While the city engages in large scale collaborative efforts like the Lakes to Land Initiative, they do not hold a joint meeting between city council, planning commission, ZBA and DDA. Holding an annual joint meeting can provide an opportunity for the city’s boards and commissions to discuss current successes, issues, goals and objectives. A joint meeting can also be a great opportunity to hold a training session.

<table>
<thead>
<tr>
<th>Status</th>
<th>Evaluation criteria</th>
<th>Recommended actions for certification</th>
<th>Estimated timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The community has a dedicated source of funding for training.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The community identifies training needs and tracks attendance of the governing body, boards, commissions and staff.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The community encourages board and commission members to attend trainings.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The community shares information between the governing body, boards, commissions, and staff.</td>
<td>Establish a joint meeting with the city council, planning commission, zoning board of appeals and DDA as outlined in Best Practice 4.2</td>
<td>12 months</td>
</tr>
</tbody>
</table>
Best practice findings

Best Practice 5.1—Redevelopment Ready Sites®

Best Practice 5.1 assesses how a community identifies, visions and markets their priority redevelopment sites. It is important for a city to think strategically about the prime redevelopment opportunities.

The city of Manistee compiles information packages for any parcel in the city upon request. These packages include the property assessment card, aerial photo of the property, zoning information, permit information, contact information and a business owner’s informational handout. While these packets are extremely valuable to residents and business owners developing in the city, Manistee needs to start identifying and prioritizing their priority redevelopment sites. Prioritizing prime redevelopment opportunities, conducting visioning sessions, packaging and marketing each site proactively signals to the development community that the city is committed to redevelopment. Additionally, these actions can eliminate uncertainty in the development process and help identify champions for redevelopment in the city. While it is not possible to foresee all issues with a redevelopment site, informing potential developers of known issues upfront and providing information on the tools available to help offset costs are key to getting an underutilized site reactivated. The city will need to prioritize at least three sites and package one for certification.

<table>
<thead>
<tr>
<th>Status</th>
<th>Evaluation criteria</th>
<th>Recommended actions for certification</th>
<th>Estimated timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The community identifies and prioritizes individual redevelopment sites.</td>
<td>☐ Prioritize the city’s prime redevelopment sites as outlined in RRC Best Practice 5.1</td>
<td>3 months</td>
</tr>
<tr>
<td></td>
<td>The community gathers preliminary development research for prioritized redevelopment sites.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A public visioning session is held for the prioritized redevelopment sites.</td>
<td>☐ Create a vision for the prioritized redevelopment sites as outlined in RRC Best Practice 5.1</td>
<td>6 months</td>
</tr>
<tr>
<td></td>
<td>Available resources for the prioritized redevelopment sites are identified.</td>
<td>☐ Identify available resources for prioritized redevelopment sites as outlined in RRC Best Practice 5.1</td>
<td>12 months</td>
</tr>
<tr>
<td></td>
<td>A “Property Information Package” for the prioritized redevelopment site(s) is assembled.</td>
<td>☐ Assemble a property information package for identified prioritized redevelopment sites as outlined in RRC Best Practice 5.1</td>
<td>12 months</td>
</tr>
<tr>
<td></td>
<td>Prioritized redevelopment sites are actively marketed.</td>
<td>☐ Market the identified redevelopment sites outlined in RRC Best Practice 5.1</td>
<td>12 months</td>
</tr>
</tbody>
</table>
Please take a moment after reviewing the Project Sites to prioritize them in order of importance. If you think of a site that was not included please write it down and bring with you to the meeting for discussion/inclusion in the list. Thank you for your time.

<table>
<thead>
<tr>
<th>Ranking</th>
<th>Site</th>
<th>Vison/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Joslin Cove – US/31 Arthur St</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>State Police Post – 212 Arthur Street</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Roadway Inn – 200 Arthur Street</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Little Caesars – 91 Arthur Street / Vacant Lot</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>The Milwaukee House – 259 River Street / Vacant Lot</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Candy Mountain - 400 Sibben Street</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Salty Dog Saloon - 1500 Main Street</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>First Street Tavern – 303 First Street</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Pink Pump – 302 First Street</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>GT Tire – 305 River Street</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Glik’s – 400 River Street</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>City Drug – 401 River Street</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Rengo – 518 First Street</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Manistee Cottage Garden – 259 Fifth St – Vacant Lot</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Lakeview Car Wash – 32 Arthur Street</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Swidorski Oil Co – 30 Arthur Street</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Uncle Jim’s Salt City Kettle Corn – 28 Arthur Street</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Manistee Car Care – 145 Harrison Street</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Blarney Castle - Vacant Parcel US 31/Cleveland</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Mobile Station – 21 Cypress Street / Vacant Lot</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Port City Christian Fellowship Church - 270 River St</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Iron Works – 254 River Street</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Consumers Lot – Ashland Street</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Seng Dock &amp; Trucking – 200 River Street</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Century Boat - 51 Ninth Street</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Liquid Dustlayers - 1501 Main Street</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Industrial Park Lots 12 &amp; 13 (vacant)</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Hotel Chippewa Property – 80 Pine Street</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Consumers - 25 Arthur Street</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Radio Hill – US 31 South</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Seng’s Property – US 31 South</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>#1 - Cross &amp; Ashland St/#2 - 7 Cross St/#3 - 23 Ashland St</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>#4 - 214 River St &amp; #5 - River &amp; End St</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Sand Products Corporation - Adams Street (vacant)</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>#1 Sand Products – Fifth Avenue (vacant)</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>#2 Sand Products – Fifth Avenue (vacant)</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Former Washington School/Kalimar Investments LLC</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Manistee Area Public Schools (vacant)</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>55 Acres - Cherry Street/Merkey Road (vacant)</td>
<td></td>
</tr>
</tbody>
</table>
In 2006 the Planning Commission approved a request from West Coast LLC for a Planned Unit Development named Joslin Cove that included:

- 6 Buildings/40 units
  - Building #1 – 8 units – foundation only
  - Building #2 – 8 units – foundation only
  - Building #3 – 8 units – constructed (5 units sold)
  - Building #4 – 4 units – foundation only
  - Building #5 – 6 units – foundation only
  - Building #6 – 6 units – no construction

- 1 Community center - constructed
- 1 Pool - constructed
- 1 Volleyball court – no construction
- 40 Boat slips – 10 slips constructed

The developer constructed the community center, pool, ten boat slips and building #3 and poured the foundations for all but one of the remaining buildings. The developers filed bankruptcy and construction on the project has ceased. This project is located on US 31/Arthur Street the main corridor to the community.
Manistee served as the headquarters post for northern Michigan when the Gaylord Detachment closed, and the original post area covered 10 counties. Headquarters for the new Seventh District transferred to Traverse City in 1932, but Manistee soon claimed an enduring role in the department's history. Captain Hathaway's successful manhunt for the thugs who robbed the bank and murdered cashier Ellsworth Billman in the Manistee County village of Kaleva in 1933 finally squelched the political opposition which had plagued the State Police since its inception, and led to implementation of the department's pioneer Stateline blockade system. The Manistee Post moved for a time into a leased house on Kosciusko Street before the present brick WPA barracks was completed in 1936. The building has been vacant since 2011 when the post closed.

**Tax Roll Description:**

The development of the motel at 200 Arthur Street began in 1964 then the first hotel rooms were built, the restaurant was built in 1965 with an addition constructed in 1979. Additional rooms and the pool house were constructed in 1970 and 1975. The property features 69 rooms, a 150 seat restaurant, bar/lounge area, a large banquet room for up to 200 quests, and two additional meetings rooms, each large enough to accommodate up to 70 guests. The two-story 34,325 square-foot building features a heated indoor pool, exercise area, hot tub, dry sauna and an outdoor tennis court. This project is located on US 31/Arthur Street the main corridor through the community.

This property is accessed from US 31/Athurd Street the main corridor through the community, zoned regional commercial with a wide range of commercial uses available.

LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Size</th>
<th>3.57 acres +/-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>800 feet +/-</td>
</tr>
<tr>
<td>Depth</td>
<td>Irregular</td>
</tr>
</tbody>
</table>

The development of the motel at 200 Arthur Street began in 1964 then the first hotel rooms were built, the restaurant was built in 1965 with an addition constructed in 1979. Additional rooms and the pool house were constructed in 1970 and 1975. The property features 69 rooms, a 150 seat restaurant, bar/lounge area, a large banquet room for up to 200 quests, and two additional meetings rooms, each large enough to accommodate up to 70 guests. The two-story 34,325 square-foot building features a heated indoor pool, exercise area, hot tub, dry sauna and an outdoor tennis court. This project is located on US 31/Arthur Street the main corridor to the community.

**Tax Roll Description:** PT OF GOVT LOTS 2 & 3, COM AT PT WHERE W LI OF R/W OF ARTHUR ST INTERSECT TH S LINE OF N 2/3 OF GOVT LOT 3, TH N 11 DEG 3 MIN E 442.11 FT, TH N 33 DEG 30 MIN E 221.34 FT TO POB, TH N 80 DEG 27 MIN 04 SEC W 141.65 FT, TH N 01 DEG 29 MIN 02 SEC W 222.01 FT, TH N 35 DEG 55 MIN E 338.86 FT, TH N 15 DEG 03 MIN W 197.97 FT, TH N 81 DEG 56 MIN E 174.2 FT, TH S 6 DEG 59 MIN E 369.25 FT, TH S 14 DEG 05 MIN W 91.98 FT, TH N 89 DEG 44 MIN W 15 FT, TH S 29 DEG 14 MIN W 50.32 FT, TH S 33 DEG 34 MIN W 123.45 FT, TH S 33 DEG 30 MIN W 158.98 FT TO POB. SEC 1 T21N R17W. |122 & 200 ARTHUR ST.|
This property is accessed from US 31/Arthur Street the main corridor through the community, zoned waterfront that provides a variety of uses including many commercial uses

LOT DIMENSIONS
(both parcels)

Size .55 acres +/-
Frontage 150 feet +/-
US 31/Athur St
Depth 160 feet +/-

There is a one story; 2,281 square foot building that was constructed in 1985 as a Little Caesar’s Restaurant. The most recent use of the property was a real estate office in 2006. The building has been vacant for a number of years and has fallen into disrepair. This property is located next to the S.S. City of Milwaukee and Bayview Condominiums on Manistee Lake. There currently is a building on the parcel that could be renovated or raised for the development of the property.

An error on the original Sheriff’s Deed resulted in the creation of a separate parcel for the waterfront portion of the property. These two parcels are considered to be one zoning lot.

Tax Roll Description: PT OF GOVT LOT 3 SEC 1, COM AT INTER S LN OF N 2/3 OF SD GOVT LOT 3 & E R/W OF ARTHUR ST, TH N 11 DEG 08 MIN 14 SEC E 249.99 FT, TH S 78 DEG 51 MIN 46 SEC E 118 FT TO POB, TH N 23 DEG 38 MIN 14 SEC E 153.45 FT, TH S 78 DEG 50 MIN 39 SEC E 24 FT TO E’LY EDGE OF SEAWALL, TH S 19 DEG 32 MIN 19 SEC W 157.84 FT, TH N 78 DEG 51 MIN 46 SEC W TO POB .09 A*M/L SEC 1 T21N R17W [THIS PARCEL WAS ISSUED A SPECIAL USE PERMIT FOR BAYVIEW CONDOMINIUM AS OF 8-7-97. (51-101-275-08 – 91 Arthur St)]

Tax Roll Description: PT GOVT LOT 3, COM AT A PT WHERE E LI ARTHUR ST INTR S LI OF N 2/3 OF SD GOVT LOT, TH N 11 DEG 8 MIN 14 SEC E 250.13 FT FOR POB, TH N 11 DEG 8 MIN 14 SEC E 88.71 FT, TH N 14 DEG 58 MIN 21 SEC E 61.29 FT, TH S 78 DEG 51 MIN 46 SEC E 146.87 FT TH S 23 DEG 32 MIN 40 SEC W 153.45 FT, TH N 78 DEG 51 MIN 46 SEC W 118 FT TO POB. SEC 1 T21N R17W .46 A M/L PROP ADDR: 91 ARTHUR ST (51-101-275-09 - Vacant)
The Milwaukee House was built shortly after the Great Fire of 1871, the Milwaukee House was used as a hotel for mill-hands and woodsmen living in Manistee who needed a place to stay. With a basement that at one time included a saloon, the hotel reportedly was a place for many rousing fights during the lumbering days of Manistee. Once the mills began to close, the building became a boarding house and was once used as a warehouse for the Manistee Irons Works.

The basement of the building has 1,000 square feet of finished space with the remaining 920 square feet being unfinished. The first floor and second floor are each has 1,920 square feet area. There is a 432 square foot sun room constructed in 1886 attached to the west side of the building with a landscaped garden area. Parking is available in the 644 square foot garage on the rear of the building on Jones Street. Past uses for this property include bed and breakfast, professional office and residential uses. This property is located in the peninsula district and is ready for the right person to bring it back to its former glory. These two parcels are considered to be one zoning lot.

The Milwaukee House was not currently listed for sale.

**Located in the peninsula zoning district that has a wide variety of commercial uses available**

<table>
<thead>
<tr>
<th>LOT DIMENSIONS</th>
<th>Both parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>7,920 square feet</td>
</tr>
<tr>
<td><strong>Frontage</strong></td>
<td>66 feet</td>
</tr>
<tr>
<td>River St</td>
<td>110 feet/10 feet</td>
</tr>
<tr>
<td>Jones St</td>
<td>66 feet</td>
</tr>
<tr>
<td>(vacant parcel)</td>
<td></td>
</tr>
</tbody>
</table>

**Tax Roll Description:**
FILER & SMITHS ADD LOT 1, EXC S 10 FT THEREOF BLOCK 6.
P. ADDR: 259 RIVER ST (51-448-710-01 – 259 River St)

**Tax Roll Description:**
FILER & SMITHS ADD S 10 FT LOT 1 BLOCK 6 (51-448-710-02 - Vacant)
The building at 400 Sibben Street was once home to the Midway Bar, a neighborhood tavern with living space on the second floor. The most recent commercial use on the first floor was Candy Mountain, a retail candy store that went out of business several years ago. The owners occupied the second floor.

This building has approximately 1,632 square feet of usable area on the first floor with a 576 square foot garage in the back. The second floor space is also 1,632 square feet with an enclosed stairway that provides access.

**Located in the medium density residential district with key street frontage that allows commercial uses as special uses. This parcel does not meet the requirements of the zoning district and a variance would be necessary for reinstating the commercial use for the building.**

**LOT DIMENSIONS**

- **Size**: 3,030 square feet
- **Frontage**: 30 feet Sibben Street, 101 feet Fourth Street

The building at 400 Sibben Street was once home to the Midway Bar, a neighborhood tavern with living space on the second floor. The most recent commercial use on the first floor was Candy Mountain, a retail candy store that went out of business several years ago, the owners occupied the second floor.

This building has approximately 1,632 square feet of usable area on the first floor with a 576 square foot garage in the back. The second floor space is also 1,632 square feet with an enclosed stairway that provides access.

**Tax Roll Description:** SIBBINS ADD PT OF N 30 FT OF LOTS 4 & 5, COM NW COR OF SD LOT 4, TH E 30.46 FT TO POB, TH E 101 FT TO NE COR LOT 5, TH S 30 FT, TH W 101 FT, TH N 30 FT TO POB. BLOCK 5____P.ADDR: 400 SIBBEN ST
The building at 1500 Main Street was the home of the Salty Dog Saloon which was located across from the former Hardy Salt Plant. With the closing of the plant and numerous changes in ownership the establishment closed in the late 1990's.

The first floor of the building has approximately 3,371 square feet of space with a 640 square foot garage on the rear. The second floor has 1,825 square feet of space that once was used as a residence; the assessor currently has the space prices as not livable.

This parcel is located on a key street segment.
The one story commercial building was constructed in the early 1900’s. The bar/lounge area is 2,388 square foot with a 1,288 square foot storage area in the basement. The building has a common wall with the D.A.V. building to the west and Stacy’s Flowers to the east. There is a small parking area behind the building that is accessed from McKee Street. This building was a popular neighborhood tavern that closed several years ago. The windows are boarded up and the building is in need of attention.

Located in the neighborhood commercial district with a wide range of commercial uses available

LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Size</th>
<th>4,962 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>44.88 feet</td>
</tr>
<tr>
<td>Depth</td>
<td>108 ft</td>
</tr>
</tbody>
</table>

The one story commercial building was constructed in the early 1900’s. The bar/lounge area is 2,388 square foot with a 1,288 square foot storage area in the basement. The building has a common wall with the D.A.V. building to the west and Stacy’s Flowers to the east. There is a small parking area behind the building that is accessed from McKee Street. This building was a popular neighborhood tavern that closed several years ago. The windows are boarded up and the building is in need of attention.
The main building is two stories that include a 2,800 square foot apartment along with an additional 2,832 square feet of area that can be used for storage on the second floor. The first floor has 4,432 square feet of area in the main building with 3,458 feet of warehouse storage in the single story addition on the rear of the building with garage doors for easy access.

Located in the neighborhood commercial district with a wide range of commercial uses available

LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Size</th>
<th>16,896 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>128 feet - First St</td>
</tr>
<tr>
<td></td>
<td>132 feet - Grant St</td>
</tr>
</tbody>
</table>

Pink Pump - 302 First Street

Parcel Number
51-448-728-09

Current Owner
William & Connie Slade

Sale Information
4/1/1996 | $19,000

Current Zoning
C-2 Neighborhood Commercial

2015 S.E.V.
$61,600

2015 Taxable Value
$61,600

Incentives
Brownfield

LISTING INFORMATION (5/25/15)
Lighthouse Realty
Randall Zakrajsek
855.206.1416

Price
$159,900

Tax Roll Description: FILER & SMITHS ADD LOTS 11 & 12 BLOCK 15 **** P. ADDR: 302 1ST ST
The building at 305 River Street is located on a busy intersection in the Central Business. This parcel includes a 1,421 square foot building that was originally constructed as a gas station in the 1960’s most recently used as a tire service center.

The listing agent reports that the old gas storage tanks have been removed and environmental work has been taken care of. This site provides off street parking.

**Tax Roll Description:** FILER + SMITHS ADD LOT 6 + PT OF LOT 13 LYING W OF LOT 6 BLOCK 7 _____P.ADDR: 305 RIVER ST
The building at 400 River Street is in the heart of Historic Downtown Manistee nestled between the Manistee River Channel and the main corridor in the Central Business District.

The parcel has frontage on both River and Maple Street adjacent to the Maple Street Bridge. The building has 13,094 square-foot of floor space with 1,326 square-foot of storage in the basement.

The property has its own parking lot that includes 7,280 square feet of covered space.

**Tax Roll Description:** FILER + TYSONS ADD LOTS 1 THRU 7 BLOCK 1__P. ADDR: 400 RIVER ST
The building at 401 River Street is in the heart of Historic Downtown Manistee on a major intersection with a traffic light in the Central Business District with a traffic light.

Located in the central business district, zoned commercial with a wide range of commercial uses available.

<table>
<thead>
<tr>
<th>LOT DIMENSIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Building</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>3,600 square feet +/-</td>
</tr>
<tr>
<td><strong>Frontage</strong></td>
<td>48 feet – River St</td>
</tr>
<tr>
<td><strong>Depth</strong></td>
<td>irregular</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOT DIMENSIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking Lot</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>6,850 square feet</td>
</tr>
<tr>
<td><strong>Frontage</strong></td>
<td>68.5 feet – River St</td>
</tr>
<tr>
<td><strong>Depth</strong></td>
<td>100 feet</td>
</tr>
</tbody>
</table>

The building at 401 River Street is in the heart of Historic Downtown Manistee on a major intersection with a traffic light in the Central Business District with a traffic light.

The building features 2,737 square-feet of storage in the basement; 3,458 square-feet of floor space on the first floor; the second floor has 3,650 square feet of space waiting to be finished.

A 6,850 square foot parking lot is adjacent to the building.

Tax Roll Description: D. L. Filers Sub of Blk 6 of Filer + Tyson’s Add in Lot 15 Block 6 P.Addr: 401 River St

Tax Roll Description: D.L. Filers Sub of Blk 6 of Filer + Tyson’s Add Lot 12, Exch Th W 3 Ft 6 In + All Lots 13 + 14 Blk 6 Parking Lot Bet 401 + 411 River St
This group of five connecting buildings was constructed in the early 1900’s with a total of 11,969 square feet of warehouse, storage space and 1,708 square feet of office space. The building is currently being used for storage. This property has high visibility located on First Street the main thoroughfare to the City’s largest recreation site Douglas Park/First Street and is in walking distance to both the beach and the downtown.

**LOT DIMENSIONS**

| Size       | .75 acres +/-  
| Frontage   | 198 feet - First St  
|            | 120 feet - Cedar St  
|            | 210 feet – Water St  
| Depth      | Irregular  

This property is not currently listed for sale

**Tax Roll Description:**

C. E. MARSHS ADD LOTS 3, 4, 5 + PT OF LOT 6 COM AT PT 92 FT S OF WATER ST. ON W LI OF LOT 6, E 15 FT, N 50 FT, W 15.83 FT, S ALG W LOT LI TO POB BLOCK 3 P.ADDR: 518 1ST ST
Located in the medium density residential district with key street frontage that allows commercial uses as special uses. The vacant lot to the west does not have sufficient frontage to be a buildable lot, and is considered a zoning lot under the ordinance.

LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Size</th>
<th>46,745/15,751</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>1.43 acres +/- (total)</td>
</tr>
<tr>
<td>Frontage</td>
<td>14 feet/111.5 feet</td>
</tr>
<tr>
<td></td>
<td>115.5 feet Fifth St (total)</td>
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<tr>
<td>Depth</td>
<td>297 feet</td>
</tr>
</tbody>
</table>

The main building has a 3,864 square-foot store/retail space constructed in 1967. The attached 4,464 square-foot greenhouse on the rear collapsed and was removed in 2014. There are two arch rib Quonset greenhouses on the property the first was constructed in 1976 (1,656 square feet) the second was constructed in 2008 (4,256 square feet). There are three other accessory buildings on the property a 280 square foot shed-utility building constructed in 2008; an 888 square foot shed-utility with an attached 888 square foot covered slab; and a 644 square foot garage.

Tax Roll Description: W MAGILLS ADD LOT 2, EXC COM 33 FT W OF NE COR, TH S 97 FT, TH W 83 FT, TH N 97 FT, TH E 83 FT TO POB; ALSO E 52.5 FT OF LOT 3 P.ADDR: 259 5TH ST

Tax Roll Description: W MAGILLS ADD S 177 FT OF W 79 1/2 FT OF LOT 3 & E 14 FT OF W 79 1/2 FT OF N 120 FT OF LOT 3. (AREA SOUTH OF 265 5TH ST & 14 FT TO THE EAST OF 265 5TH ST) vacant lot
3 adjoining commercial properties

US 31/Aurthur Street

<table>
<thead>
<tr>
<th>Parcel Numbers</th>
<th>51-146-704-19</th>
<th>51-146-704-23</th>
<th>51-146-709-03</th>
</tr>
</thead>
</table>

Current Owner
Blarney Castle Oil Co

Current Zoning
C-1 Regional Commercial

Incentives
Brownfield

Reports Available
Phase I ESA, dated 5/22/12

30 Arthur Street
28 Arthur Street
currently listed for sale

There are three parcels on US 31/Aurthur Street that are owned by Blarney Castle Oil Co. that provide a unique opportunity for a potential developer.

32 Arthur Street was home to the former Lakeview Car Wash

30 Arthur Street was home to the former Swidorski Oil Company

28 Arthur Street is currently leased to Uncle Jim’s Salt City Kettle Corn

These three parcels could be marketed as one parcel that would be approximately 2.48 acres in size with approximately 458 feet of frontage on US 31/Aurthur Street the main corridor in the City.

See attached pages for individual parcel information
The property at 32 Arthur Street includes a 1,260 square foot building that was constructed in 1955 that was a gas station/carwash. In 1986 the canopy that includes a 45 square-foot booth was built. This property is located on an irregularly shaped parcel with frontage on US 31/Arthur Street. The file indicates that the tanks/pumps were removed for the 2008 assessment.

This property has 126 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available.

LOT DIMENSIONS

Size 0.99 acres +/-
Frontage 126 feet +/-
US 31/Arthur St
Depth Irregular

The property at 32 Arthur Street includes a 1,260 square foot building that was constructed in 1955 that was a gas station/carwash. In 1986 the canopy that includes a 45 square-foot booth was built. This property is located on an irregularly shaped parcel with frontage on US 31/Arthur Street. The file indicates that the tanks/pumps were removed for the 2008 assessment.

This property is not currently listed for sale.

Tax Roll Description: AMEN ENGELMANNS LOT 33, 34 & 35 & E 10 FT OF LOT 32 ALSO THAT PT OF ADAMS ST LYING E'LY OF RR R/W & N'LY OF LOT 33 BLK 1, VACATED IN LIBER 202 PAGE 366, ALSO THAT PART OF UNNAMED ST LYING E'LY OF LOT 33 BLOCK C/L DESC AS COM AT S LINE OF LOT 33 & RUNNING N'LY TO N LI OF SD PLAT AS VACATED IN L 282 P 148. ALSO ALL THAT PART OF MADISON ST LYING E'LY OF RR R/W & BETWEEN LOTS 33, 34 & 35 BLOCK 1 & LOT 36 ON THE SOUTH & EXT OT ARTHUR ST AS VACATED IN L 287 PAGE 392, EXC RR R/W BLOCK 1 _____P.ADDR: 32 ARTHUR ST - CAR WASH
There is one building located on the property at 30 Arthur Street. The 3,408 square-foot structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.

**LOT DIMENSIONS**

<table>
<thead>
<tr>
<th>Size</th>
<th>0.71 acres +/-</th>
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<tbody>
<tr>
<td>Frontage</td>
<td>102 feet +/-</td>
</tr>
<tr>
<td></td>
<td>US 31/Arthur St</td>
</tr>
<tr>
<td>Depth</td>
<td>Irregular</td>
</tr>
</tbody>
</table>

This property has 102 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available.

**Tax Roll Description:** AMENDED MAP OF ENGELMANNS ADD LOT 36 BLOCK 1 & N 100 FT OF LOT 36 BLOCK 2, EXC PT OF BLOCK 2, COM AT SE COR OF LOT 36, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT FOR POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC E 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB, ALSO EXC PM RR R/W ____P. ADDR: 30 ARTHUR ST
There is one building located on the property at 30 Arthur Street. The 3,408 structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.

**LOT DIMENSIONS**

- **Size**: 0.72 acres +/-
- **Frontage**: 230 feet +/-
- **Depth**: Irregular

There is one building located on the property at 30 Arthur Street. The 3,408 structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.

**Tax Roll Description:** AMENDED MAP OF ENGELMANNS ADD S 78 FT OF LOT 36, LOT 37 & N 6 FT OF LOT 38, EXC PM RR R/W BLOCK 2; ALSO PT OF LOT 36 BLOCK 2, COM AT SE COR OF SD LOT, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT TO POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC W 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB BLOCK 2 _____P.ADDR: 28 ARTHUR ST
The property at 145 Harrison Street was developed as a gas/service station in 1950 when a 1,639 square-foot garage-service building was constructed. A 1,725 square-foot canopy was installed in 1992 that was demolished in 2014. A special use permit was issued in 2007 for an automobile repair facility that has since closed. The building has been vacant for several years and is in poor condition.

Additional development opportunities are available if combined with the vacant parcel to the south.

**LOT DIMENSION (1)**
- **Size**: 14,502 square feet
- **Frontage**: 120 feet – Cleveland St
  120 feet – Harrison St

**LOT DIMENSION (2)**
- **Size**: 14,502 square feet
- **Frontage**: 120 feet – Cleveland St
  120 feet – Lincoln St

The property at 145 Harrison Street was developed as a gas/service station in 1950 when a 1,639 square-foot garage – service building was constructed. A 1,725 square-foot canopy was installed in 1992 that was demolished in 2014. A special use permit was issued in 2007 for an automobile repair facility that has since closed. The building has been vacant for several years and is in poor condition.

Additional development opportunities are available if combined with the vacant parcel to the south.

**Tax Roll Description (1):** AMENDED MAP OF ENGELMANN'S ADD LOTS 19 & 20 BLOCK 7 _____P.ADDR: 145 HARRISON ST

**Tax Roll Description (2):** AMENDED MAP OF ENGLEMANNS ADDITION LOTS 1 & 2 BLOCK 7_____P.ADDR: 152 CLEVELAND ST
There are three parcels that have been listed recently for sale that could be combined into a single parcel located on one of the busiest intersections in the City. The traffic light at US 31 Cypress Street and River Street serves the main corridor through the community and entrance to the downtown. The peninsula district is ripe for redevelopment and this property would serve as an anchor business adjacent to the entrance to the district. Currently there is an obsolete property that fronts on US 31/Cypress Street that was home to the former Mobile Gas Station with a vacant lot to the east. Next is the former home of Port City Christian Fellowship Church that includes a meeting facility and single family home that is in need of repair. Combined these three parcels would result in a parcel 23,760 square feet in area with 120 feet of frontage on US 31/Cypress Street and 198 feet of frontage on both River and Mason Street.
The property at 21 Cypress Street is most commonly referred to as the Mobile Station even though there has been a retail and office use since the station closed. The main building consists of a 700 square-foot store/retail area with 1,008 square-foot addition on the rear that was a car wash which is no longer operable. An 864 square-foot canopy is still located in front of the building.

This property and vacant lot to the east create a zoning lot and must be sold together and are both currently listed for sale.

**Tax Roll Description:** FILER & SMITHS ADD LOT 6 & W 1/2 OF LOT 5 BLOCK 1 ____P.ADDR: 21 CYPRESS ST

**Tax Roll Description (lot):** FILER & SMITHS ADD E 1/2 OF LOT 5 BLOCK 1 ____P.ADDR: 274 RIVER ST
The property at 270 River Street was once a 920 square foot single family home with an accessory building. When purchased in 1999 the accessory building was expanded and converted into the place of assembly for the Port City Christian Fellowship Church, 1,250 square feet in size. The home that was used as the rectory, a note in the file indicates that the home was gutted and is currently used for storage.

The property has previously been listed for sale.

**Lot Dimensions**

<table>
<thead>
<tr>
<th>Size</th>
<th>7,920 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>66 feet – River St</td>
</tr>
<tr>
<td></td>
<td>66 feet – Mason St</td>
</tr>
<tr>
<td>Depth</td>
<td>120 feet</td>
</tr>
</tbody>
</table>

The property is located in peninsula zoning district where there are many options for commercial uses for the property. By combining this property with the adjacent obsolete properties to the west one would create a half block of property prime for development.

**Tax Roll Description:**

FILER + SMITHS ADD LOT 4 BLOCK 1 P.ADDR: 270 & 270 1/2 RIVER ST
There are three parcels in the peninsula district that provide numerous development opportunities, with over 2,870 feet of water frontage. The infrastructure in the district has recently been upgraded with new water/sewer and streetscape amenities.

See attached pages for property details
The property at 254 River Street was home to the Iron Works which opened in 1907. The main building is 260 foot long, 120 foot wide with staggering 70 foot tall ceilings with 12 foot beams.

Attached to the main building are two warehouses, the main warehouse is 30,000 square feet in size along with a smaller 3,675 square foot attached building.

A 2,400 square foot detached storage building is also on the property.

This property is located in the peninsula zoning district where there are many options for commercial uses for the property.

The property at 254 River Street was home to the Iron Works which opened in 1907. The main building is 260 foot long, 120 foot wide with staggering 70 foot tall ceilings with 12 foot beams.

Attached to the main building are two warehouses, the main warehouse is 30,000 square feet in size along with a smaller 3,675 square foot attached building.

A 2,400 square foot detached storage building is also on the property.

**Tax Roll Description:** FILER & SMITHS
ADD LOTS 1 THRU 12 & PART OF RESERVATION LYING N OF N LI OF ASHLAND ST + E OF E LI OF JONES ST + SLY OF MANISTEE RIVER & W'LY OF C/L OF CROSS ST IF EXT NW'LY. BLK 2. 6.43 A*M/L _____P.ADDR: 254 RIVER ST
This property is located on Ashland Street in the Peninsula District. Surrounded on two sides by Manistee Lake this property provides numerous development opportunities. Located adjacent to the former Seng Dock and Trucking facility which has previously been listed for sale there is potential to acquire additional property for a development project. This prime piece of property with views of Manistee Lake is waiting for redevelopment as proposed in the Manistee Peninsula Neighborhood Revitalization Action Plan.

**LOT DIMENSIONS**

- **Size**: 3.90 acres +/-
- **Frontage**: 440 feet +/- Ashland Street
- **Depth**: Irregular

This vacant property is not currently listed for sale.

**Tax Roll Description:** FILER & SMITH'S ADD THAT PART OF RESERVATION LYING N OF N LI OF ASHLAND ST & E OF C/L OF CROSS ST IF EXT NW'LY & SLY OF MANISTEE RIVER & LAKE 3.91 A*M/L SEC 1 T21N R17W
The property at 200 River Street is located in the Peninsula District. This property was used as a dock and trucking facility. There are two buildings with multiple additions on the property. The smaller of the two is a 3,780 square-foot warehouse constructed in 1965. The main building includes 630 square-foot of office space with the remaining 7,980 square-foot used as warehouse built between 1907 and 1991.

The owner of the property entered into a Development Agreement with the City in 2008 that prohibits the use of the property for industrial or commercial uses with stockpiles.

This prime piece of property with views of Manistee Lake is waiting for redevelopment as proposed in the Manistee Peninsula Neighborhood Revitalization Action Plan.

Located in the peninsula zoning district where there are many options for commercial uses for the property

**LOT DIMENSIONS**

<table>
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<tr>
<th>Size</th>
<th>8.73 acres +/-</th>
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<tbody>
<tr>
<td>Frontage</td>
<td>525 feet +/- East Street</td>
</tr>
<tr>
<td>Depth</td>
<td>irregular</td>
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</table>

The property at 200 River Street is located in the Peninsula District. This property was used as a dock and trucking facility. There are two buildings with multiple additions on the property. The smaller of the two is a 3,780 square-foot warehouse constructed in 1965. The main building includes 630 square-foot of office space with the remaining 7,980 square-foot used as warehouse built between 1907 and 1991.

The owner of the property entered into a Development Agreement with the City in 2008 that prohibits the use of the property for industrial or commercial uses with stockpiles.

This prime piece of property with views of Manistee Lake is waiting for redevelopment as proposed in the Manistee Peninsula Neighborhood Revitalization Action Plan.
The property at 51 Ninth Street was the former home of Century Boat. Several buildings have been demolished over the years and currently there is a 120,000 square-foot building remaining. The property is has approximately 824 feet of frontage on Manistee Lake.

**LOT DIMENSIONS**

- **Size**: 4.09 acers +/-
- **Frontage**: 457 feet +/- Manistee Street
  270 feet +/- Twelfth Street
- **Depth**: Irregular

The property at 51 Ninth Street was the former home of Century Boat. Several buildings have been demolished over the years and currently there is a 120,000 square-foot building remaining. The property is has approximately 824 feet of frontage on Manistee Lake.
This parcel is part of what once was Hardy Salt Company property. There is an 11,190 square foot warehouse storage building constructed in 1967 along with a 5,100 square foot building that is adjacent to the tanks remaining on the parcel.

**Tax Roll Description:**
In 1972 the City of Manistee received a Federal EPA grant for the construction of an Industrial Park on approximately 60 acres of property on the west side of Washington Street. This property is zoned Light Industrial for industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City’s Master Plan.

These two vacant parcels are located in the City’s Industrial Park. They are for sale and can be purchase together or individually.

Tax Roll Description: MANISTEE INDUSTRIAL PARK LOT 12.

Tax Roll Description: MANISTEE INDUSTRIAL PARK LOT 13.
This vacant parcel was home to the Hotel Chippewa that was destroyed by fire in the early 1980’s. Developed this property would become an anchor to Historic Downtown Manistee that is located on the National Register of Historic Places. Adjacent to the historic district this property does not need to meet the Standards of the Secretary of Interior for Historic Places but the City would love to work with a developer for a project that is sympathetic and complimentary to the district.

**Tax Roll Description:** FILER & TYSONS ADD LOTS 1 THRU 4 & LOTS 8 THRU 12 & E 18.75 FT OF LOT 5 BLOCK 9 ____P.ADDR: 80 PINE ST
Consumers - 25 Arthur Street

This property has over 450 feet of frontage on US 31/Arthur Street and 1,700 feet of water frontage on Manistee Lake, zoned waterfront with a wide range of commercial use

LOT DIMENSIONS

<table>
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<tr>
<th>Size</th>
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<tbody>
<tr>
<td>Frontage</td>
<td>465 feet +/-</td>
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<tr>
<td>US 31/Arthur St</td>
<td></td>
</tr>
<tr>
<td>Depth</td>
<td>Irregular</td>
</tr>
</tbody>
</table>

The property at 25 Arthur Street used to be the local office and maintenance garage for Consumers Power Company. In 2010 Consumers relocated their offices and demolished all of the buildings on site. The remaining parking lot is used as an overflow parking lot for the Arthur Street Boat Launch.

Tax Roll Description: PT GOVT LOT 4 LYING N OF S LI OF MONROE ST EXT E TO MANISTEE LAKE, + E OF ARTHUR ST, ALSO ALL OF GOVT LOT 4 LYING S OF S LI OF MONROE ST EXT E TO MANISTEE LAKE + E OF DEPOT GROUNDS + YARD PREMISES OF PMRR SEC 1 T21N R17W ______P.ADDR: 23 ARTHUR STREET (LEASED LAND-HWY SIGN)
The structures and radio antenna have been removed from the parcel. This property has significant changes in topography and a special use permit was granted in 2011 for mine, sand and gravel which will expire on December 2, 2016. Mining operations are limited to areas of one acre at a time with reclamation standards in place.

**Tax Roll Description:** AMENDED E.N. SALLINGS ADDITION LOT 1, PER VACATION ORDER RECORDED IN LIBER 730 PAGE 299
This property has over 900 feet of frontage on US 31 and is located in the regional commercial zoning district with lots of opportunity for commercial development.

This large vacant parcel is located on US 31 South next to Manistee Catholic Central School. This property was previously used as a mining operation where sand was removed. This parcel is located at the South boundary line of the City. The mining of sand on the site has ceased operation.

<table>
<thead>
<tr>
<th>Parcel Number</th>
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<tbody>
<tr>
<td>Current Owner</td>
<td>Seng Properties LLC</td>
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<tr>
<td>Sale Information</td>
<td>2/1/1999</td>
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<tr>
<td>Current Zoning</td>
<td>C-1 Commercial</td>
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<tr>
<td>2015 S.E.V.</td>
<td>$274,400</td>
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<tr>
<td>2015 Taxable Value</td>
<td>$212,334</td>
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<tr>
<td>Incentives</td>
<td>Brownfield</td>
</tr>
</tbody>
</table>

**LISTING INFORMATION (2/11/15)**
Greenridge Realty – Ludington
Richard P. Diesing
231.843.6868

**Price**
$795,000

**LOT DIMENSIONS**

<table>
<thead>
<tr>
<th>Size</th>
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</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>900 feet +/-</td>
</tr>
<tr>
<td>Depth</td>
<td>Irregular</td>
</tr>
</tbody>
</table>

This property has over 900 feet of frontage on US 31 and is located in the regional commercial zoning district with lots of opportunity for commercial development.

**Tax Roll Description:**
PT NE 1/4 NW 1/4 & PT NW 1/4 SE 1/4, COM AT N 1/4 COR OF SD SEC, TH S 1374.6 FT TO SE COR OF NE 1/4 NW 1/4 & POB, TH N 88 DEG 42 MIN 10 SEC W 842.43 FT, TH N 396.15 FT, TH N 38 DEG 01 MIN 38 SEC E 162.61 FT, TH N 67 DEG 07 MIN 50 SEC E 387.43 FT, TH N 89 DEG 17 MIN 37 SEC E 312.14 FT, TH N 67 DEG 07 MIN 50 SEC E 194.54 FT TO C/L OF US-31, TH ALG C/L S 22 DEG 52 MIN 06 SEC E 237.69 FT TO W'LY LI OF FORMER RR R/W, TH ALG CRV TO LEFT 365.74 FT (CHRD BEARS & DIST S 10 DEG 29 MIN 04 SEC W 364.81 FT, TH N 86 DEG 38 MIN 01 SEC W 3.06 FT, TH ALG CRV TO RIGHT 114.4 FT (CHRD BEARS & DIST S 06 DEG 24 MIN 08 SEC W 114.34 FT), TH S 09 DEG 23 MIN 58 SEC W 80.89 FT TO S LI OF NW 1/4 NE 1/4, TH N 88 DEG 42 MIN 10 SEC W 99.03 FT TO POB, ALSO PT NW 1/4 NE 1/4, COM AT N 1/4 COR OF SD SEC, TH S 1374.6 FT TO SW COR OF NW 1/4 NE 1/4, TH N 88 DEG 12 MIN 19 SEC E 200.81 FT, TH ALG E'LY LI OF FORMER RR R/W N 09 DEG 23 MIN 58 SEC E 30 FT TO POB, TH CONT ALG R/W N 09 DEG 23 MIN 58 SEC E 31.78 FT, TH ALG CRV TO LEFT 124.83 FT (CHRD BEARS & DIST N 06 DEG 24 MIN 24 SEC E 124.78 FT), TH S 86 DEG 38 MIN 01 SEC E 3.06 FT, TH ALG CRV TO RIGHT 216.9 FT (CHRD BEARS & DIST N 07 DEG 54 MIN 27 SEC E 216.68 FT) TO C/L OF HWY, TH S 22 DEG 52 MIN 06 SEC E 394.36 FT, TH S 88 DEG 12 MIN 19 SEC W 205.35 FT TO POB. 15.58 A*M/L. SEC 13 T21N R17W.
In addition to the three large parcels that are prime for redevelopment there are five vacant lots that located across the street from the parcels that are vacant and prime for redevelopment. These parcels could provide be developed for small commercial uses or provide parking for nearby developments.

These vacant parcels are across the street from the Iron Works, Consumers and Seng properties.

Vacant parcels 1, 2, & 3 are affiliated with the owner of the Iron Works building.

Vacant parcels 4 & 5 are under the same ownership as Seng’s Dock & Trucking.

See attached pages for property details
Located in the peninsula zoning district where there are many options for residential or commercial uses for the property. Parcel 1 & 2 are considered to be one zoning lot and must be sold together

Parcel 1
LOT DIMENSIONS
Size 3,960 square feet
Frontage 60 feet - Cross Street
  66 feet – Ashland Street

Tax Roll Description: FILER + SMITHS ADD N 1/2 OF LOT 6 BLOCK 3 SE COR CROSS + ASHLAND STS

Parcel 2
LOT DIMENSIONS
Size 3,960 square feet
Frontage 60 feet - Cross Street
Depth 66 feet

Tax Roll Description: FILER + SMITHS ADD S 1/2 OF LOT 6 BLOCK 3 _____P.ADDR: 7 CROSS ST

Parcel 3
LOT DIMENSIONS
Size 7,920 square feet
Frontage 66 feet – Ashland Street
Depth 120 feet

Tax Roll Description: FILER + SMITHS ADD LOT 5 BLOCK 3 _____P.ADDR: 23 ASHLAND ST
two vacant parcels / peninsula district

Parcels 4 & 5 – River and East Streets

Located in the peninsula zoning district where there are many options for residential or commercial uses for this property. These two parcels are considered to be one zoning lot and must be sold together.

Parcel Numbers
51-448-705-03 (4)
51-448-705-01 (5)

Current Owner
Seng Dock & Trucking Inc.

Sale Information
1/1/1992 (4)
Not available (5)

Current Zoning
P-D Peninsula

2015 S.E.V.
$4,400 (4)
$5,500 (5)

2015 Taxable Value
$2,827 (4)
$3,835 (5)

Reports
Manistee Peninsula Neighborhood Revitalization Action Plan

Incentives
Brownfield

This property is not currently listed for sale

Parcel 4
LOT DIMENSIONS

Size 5,520 square feet
Frontage 46 feet – River Street
Depth 120 feet

Tax Roll Description: FILER + SMITHS ADD W 8 FT OF LOT 7, + E 38 FT LOT 8 BLOCK 3 P.ADDR: 214 RIVER ST

Parcel 5
LOT DIMENSIONS

Size 7,920 square feet
Frontage 58 feet – River Street
120 feet – East Street

Tax Roll Description: FILER + SMITHS ADD LOT 7 EXC W 8 FT BLOCK 3 P.ADDR: 212 RIVER ST NW COR EAST + RIVER STS
Both vacant parcels are located off Fifth Avenue on the Manistee River Channel just south of Harbor Village Development. There are spectacular views of the Manistee River Channel and Lake Michigan from this property which is poised for development.

**Tax Roll Description (1):** GOVT LOT 2 EXC PLAT OF VILL. OF MANISTEE + EXC N 33 FT, ALSO EXC COM AT N 1/4 COR OF SD SEC, TH W 1500.61 FT TO POB, TH CONT W 80.47 FT, TH S 29 DEG 06 MIN 02 SEC W 258.9 FT TO RIVER, TH S 45 DEG 14 MIN 43 SEC E ALG SD RIVER 13.13 FT, TH S 43 DEG 01 MIN 26 SEC E ALG RIVER 27.15 FT, TH N 04 DEG 16 MIN 23 SEC E 50.33 FT, TH N 46 DEG 53 MIN 31 SEC E 109.68 FT TO PT OF CURVATURE OF CRV (RADIUS OF 201.5 FT) TH NE'LY ALG ARC OF SD CRV TO LEFT A DIST OF 95.96 FT (CHRD BEARS + DIST N 33 DEG 14 MIN 13 SEC E 95.05 FT), TH N 19 DEG 35 MIN 39 SEC E 18.02 FT TO POB. 9.05 A M/L. SEC 11 T21N R17W.

This large tract of vacant property on undeveloped Adams Street is waiting for development. A prime location that is in walking distance to Duffy Park, Man Made Lake and Fifth Avenue Beach on Lake Michigan.

**Tax Roll Description:** AMENDED MAP OF ENGELMANNS ADD LOTS 23 THRU 31 BLOCK 1 |SOUTH OF ADAMS ST.
There are two parcels that are vacant that were home to the former Washington School which was demolished in 2013. Together they create a parcel over 3 acres in size with frontage on three streets.

There are two parcels that are vacant that were home to the former Washington School which was demolished in 2013. Together they create a parcel over 3 acres in size with frontage on three streets.

Two residential parcels that could be divided into building sites or developed as a Planned Unit Development

LOT DIMENSION (1)
Size 2.49 Acres +/-
Frontage 272 feet - Ford St
          272 feet - Short St
Depth 400 feet

LOT DIMENSION (2)
Size 0.47 acres +/-
Frontage 176 feet - Third Avenue
          117 feet - Short Street

Contact the Manistee Area Public School Superintendent if interested in Lot 2

Tax Roll Description (1): E.E. DOUVILLES ADDITION LOTS 1 THRU 8 BLOCK A & LOTS 1, 2, 6, 7, 10, 11, 14 & 15, EXC S 4 FT OF LOT 2 BLOCK B; ALSO TH PT OF VAC CHURCH ST LYING E OF LN 26 FT W OF E LN OF LOT 5 BLOCK A PER LIBER 24 PAGE 562; ALSO TH PT OF VAC FOURTH AVE LYING BETWEEN BLOCK A & BLOCK B PER LIBER 939 PAGE 205. _____P.ADDR: 429 FORD ST

Tax Roll Description (2): RAMSDELL + BENEDICTS NORTH ADD. E 44 FT OF LOT 2 + LOT 3 BLOCK 4. ALSO N 1/2 VAC PT CHURCH ST ADJ L244 P562__SW COR OF SHORT ST & 3RD AVE
55 Acres - Cherry Street / Merkey Road

This property is zoned medium density residential with the option of a dividing into individual parcels for develop or as a planned unit development

LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Size</th>
<th>55.53 acres +/-</th>
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<tbody>
<tr>
<td>Frontage</td>
<td>1,878 feet +/-</td>
</tr>
<tr>
<td>Cherry Street</td>
<td>895 feet +/-</td>
</tr>
<tr>
<td>Merkey Road</td>
<td></td>
</tr>
</tbody>
</table>

This property is listed for sale

One of the largest undeveloped parcels in the City is located west of Cherry Street, north of Merkey Road at the South boundary of the City. In 2005 the Planning Commission approved a request for a Planned Unit Development, but the permit has expired since construction did not commence. This property is waiting for the right developer to bring a new plan to the table.

Tax Roll Description: W 1/2 NW 1/4, EXC N 48.5 RDS OF W 61 RDS, ALSO EXC COM 300 FT N OF SE COR, S 300 FT, W 425 FT, NE'LY TO POB. ALSO EXC COM NW COR SD SEC, TH E 1006.12 FT TO POB, TH E 330.78 FT, TH S 462 FT, TH W 328.71 FT, TH N 462 FT TO POB. 55.53 A* M/L SEC 14 T21N R17W