

JOINT HOUSING TASK FORCE (JHTF)

February 19, 2015

Sych called the meeting to order at 4:12 p.m. in the Cafeteria located in the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Members Present: Sue Courtade, East Bay Charter Township
Gary Howe, City of Traverse City
Jeane Blood Law, Garfield Charter Township
Christine Maxbauer, Grand Traverse County
Andy Smits, Traverse City Housing Commission

Staff Present: Marcia Carmoney, Grand Traverse County
Leslie Couturier, East Bay Charter Township
Jean Derenzy, Grand Traverse County
Penny Hill, City of Traverse City
Rob Larrea, Garfield Charter Township
John Sych, Grand Traverse County

Grand Traverse County Target Market Analysis (TMA).

Sych provided an overview of the 2014 Target Market Analysis developed by LandUseUSA. A summary of the TMA showed the projected market demand for Grand Traverse County, based on a conservative scenario, to be 1,215 units annually.

Public-Private Partnerships.

Derenzy and Smits gave a presentation on the public-private partnership and reviewed both aspects of a development. Derenzy provided examples of pro forma balance sheets of three actual projects showing the housing and commercial components. Discussion on next steps included having the local jurisdictions decide where they would like to see development, and bringing this information to the local boards.

Next Meeting

Due to scheduling conflicts, the March meeting is cancelled. The next JHTF meeting will take place on April 16, 2015 at 4:00 p.m. in the Training Room of the Governmental Center.

Public Comment

None

Adjournment

Meeting adjourned at 5:58 p.m.