

REGULAR MEETING

City of Mt. Pleasant
Central Business District (CBD) Tax Increment Finance Authority (TIFA)
Mission–Pickard Downtown Development Authority (DDA)
Industrial Park North TIFA
University Park TIFA

AGENDA

September 7, 2011

City Hall, Commission Chambers

I. Vice Chair Swindlehurst called the meeting to order at 8:00 a.m. Roll call:

Present: Tim Coscarelly, John Hunter, Tom Krapohl, Rick McGuirk, Jeff Smith, Rich Swindlehurst (Vice-Chair)

Absent: Tim Dolehanty, Kathie Grinzinger, Doug Ouellette (Chair), Steve Silverberg, one vacancy.

Staff: Jeff Gray, Community Development Director; Mary Ann Kornexl, City Treasurer; Nancy Ridley, Finance Director; Michelle Sponseller, Downtown Development Director.

II. Approval of Agenda.

Motion by Coscarelly, second by Krapohl, to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. July 6, 2011 Regular Meeting

Motion by Smith, second by Hunter, to approve the minutes as presented. Motion carried.

IV. Old and New Business:

A. DDA – Consider funding reimbursement for improvements along Mission Street:

1. Decorative fencing at the Biggby/Dairy Queen property (210 S. Mission)

Gray noted that the agenda items were originally scheduled for the August regular meeting. Since a quorum was not present at that meeting, no decisions or deliberations were conducted. Staff briefed those present at the time on the matters for information.

Gray explained that the request at 210 S. Mission was to install decorative fencing in accordance with the established program. He showed a map of the property noting that it has frontage on three streets: Mission, Michigan, and Illinois.

The applicant is proposing the installation along all three streets. The proposal is to utilize the DDA preferred brick and to install aluminum fencing consistent with the DDA specs. The applicant has supplied a cost estimate for the work that is consistent with recent costs at other sites.

Motion by Coscarelly, second by McGuirk, to approve the reimbursement of 50% of the cost to install decorative fencing on the property located at 210 S. Mission Street, as shown on the plans submitted with the project in an amount not to exceed \$12,825.

Motion carried.

2. Decorative fencing and driveway closures at Mission/High property (807 S. Mission)

Gray advised that the project had been approved for this location by the Planning Commission, with the direction offered by the DDA. He noted the recommendations offered by the traffic consultant to assist with the on-site circulation.

He explained that the project involved several elements that were eligible for reimbursement by the DDA. He noted the three driveways that are eligible for 100% reimbursement under the existing access management program. In addition, the applicant is proposing the installation of decorative fencing along both Mission and High. He also noted that the driveway closures will leave only a few sections of old sidewalk; the applicant is requesting reimbursement to replace the remaining sections.

Gray noted that improvements will also be needed for the portion of the Public Safety driveway that would be shared for use with the bank. The current condition of the driveway will not support significant commercial traffic. Gray will work with the applicant and public safety to bring estimates to the DDA in the future for that work.

Discussion followed regarding the status of the project and whether a credit union would be on the tax roll. Gray explained that Mr. Lapham is in negotiations regarding the sale of the property. He stated that it has been confirmed that a credit union would be on the tax roll. Like other financial institutions, the personal property would not be taxed.

Motion by Coscarelly, second by McGuirk, to approve the following reimbursements:

1. Reimbursement of 50% of the cost to install decorative fencing in an amount not to exceed \$12,900.
2. Reimbursement of 100% of the cost to close 3 driveways, as shown on the plans in an amount not to exceed \$15,000.
3. Reimbursement of 100% of the cost to replace sidewalk an amount not to exceed \$5,000.

Approval is granted with the conditions that the reimbursements are approved only for the proposed development that the property must be on the tax roll upon completion.

Motion carried.

B. DDA – Discussion regarding funding assistance to aid a developer in land assembly along Mission Street.

Gray stated that staff has been approached by a local developer and land owner about the possibility of receiving assistance to acquire property adjacent to property they own on Mission Street. The acquisition would square off the boundaries of the property and make it more

marketable for future redevelopment. The developer does not currently have a development plan for the property.

Gray stated that if the DDA is interested in assisting, staff would be glad to provide some options to allow for that assistance to occur.

It was the consensus of the DDA that they would be more inclined to consider potential assistance if there was a development proposal. They expressed concern about the appropriateness of providing assistance for speculative projects in this economic environment.

C. DDA – Update on proposed connector drive.

Gray provided an update on discussions with the University regarding the proposed connector drive near the Special Olympics building, between Mission and East Campus Drive. He stated that the University is going to be soliciting proposals for engineering of the proposed street. The University will be requesting a break out of the costs associated with construction of the cross connections on the private property.

The goal would be to develop a conceptual plan for consideration by the private property owners. Once costs of the development of the plan are known, staff will bring those to the DDA for consideration.

The University has prepared a rough estimate that will put the total cost at \$500,000, plus the cost of a light. Staff has discussed the conceptual cost sharing with the University staff. At this stage, all construction and engineering costs on private property would be borne by the DDA. In addition, the DDA would cover the costs of a traffic light, if approved by MDOT. Engineering costs for the street would be the responsibility of the University, with construction costs shared.

It was the consensus that staff should continue to pursue this connector drive.

D. Other.

Sponseller was asked to provide an update regarding the work underway at Town Center. Ridley provided an update regarding the Community Services/Economic Development Director position.

V. Adjournment.

As there was no further discussion, the meeting was adjourned at 8:19 a.m.