

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

MINUTES OF THE REGULAR MEETING

March 13, 2014 10:00 AM
City Hall, Conference Room A

I. Call to Order

The meeting was called to order by Chair Rich Swindlehurst at 10:04 am.

Present: Tim Driessnack, Tom Krapohl, Margaret McAvoy, Rick McGuirk (Vice-Chair), Nancy Ridley, Jeff Smith, Rich Swindlehurst (Chair)

Absent: Heather Berry (new member), Tim Coscarelly, John Hunter, Terri Zitzelsberger

Also attending: (Staff): Jennifer Flachs, Mary Ann Kornexl, William Mrdeza, Michelle Sponseller

Mrdeza indicated that Heather Berry was recently appointed by the City Commission to fill the vacancy on the Board left by the resignation of Doug Ouellette. Ms. Berry was unable to attend the meeting due to a conflict but would be introduced at the April meeting. Mrdeza also introduced Nancy Ridley as a regular Board member since she has been appointed by the City Commission as the Interim City Manager, replacing Kathie Grinzing who retired effective December 31, 2013.

II. Approval of Agenda

It was moved by Krapohl, seconded by Ridley, to approve the agenda as presented. **The motion passed unanimously.**

III. Approval of the November 14, 2013 Meeting Minutes

It was moved by Smith, seconded by Krapohl, to approve the minutes of the November 14, 2013 meeting. **The motion passed unanimously.**

IV. Old and New Business

A. TIFA

There was no new business before the TIFA Board to discuss.

B. DDA

1. Consideration of Mission Development Project Incentive Request

Mrdeza presented a request from D&D Real Estate Investment, LLC for incentive funds associated with a new Mission Street development on the southwest corner of High and Mission Streets. A new Popeye's drive-thru restaurant is planned for that location which is adjacent to the City's Public Safety building and was the former site of the Main Bar and Lounge. The total project investment is estimated at \$600,000.

Based on the types of activities and levels of funding the DDA has agreed to incent in the past, staff recommended the following items receive consideration from the DDA Board for incentive consideration:

• Driveway closures: (4) required	\$7,500.00
○ Typical incentive equals 100% of the cost	
• Public Safety driveway entrance	1,000.00
○ Again 100% of the cost	
• Planter & landscaping at base of LED billboard sign	1,250.00
○ Consider incenting at 50% of the cost	
• Brick Columns for decorative fencing	6,000.00
○ Typical incentive equals 50% of the cost	
• Decorative metal fencing (industrial grade)	<u>9,125.00</u>
○ Typical incentive equals 50% of the cost	
Total	\$24,875.00

It was moved by Smith, seconded by Krapohl, to approve the request from D&D Real Estate Investment, LLC for an amount not-to-exceed \$25,000 for the above listed items associated with the development of the Mission/High Street location as described above. **The motion passed with a vote of six for and one abstention (Driessnack).**

2. Update on 2014 Grid Street Project

Mrdeza discussed the staff's recent investigations with CMU regarding their willingness to partner with the City on the next location for the construction of a grid street south of Bellows. He indicated that several locations have been considered, but because of planned construction activities on the new Biosciences building, the City preferred to consider possible locations in that vicinity (near Gordon Foods) at a later date. Staff have reached an agreement with CMU to consider and design the next connector between East Campus Drive and Mission Street near the Special Olympics building as previously discussed. Before pursuing this option further, Mrdeza asked the Board members to concur with this location. It appeared as though there are sufficient funds budgeted this year to be able to complete the project during 2014. **There was consensus from the Board to proceed with plans to construct the next Grid Street adjacent to the Special Olympics site and to partner with CMU on the design as well as a portion of project cost.**

3. Update on Mission/Broadway, Mission/Michigan Signal Changes

Mrdeza reported that the City was recently notified that the proposed signal changes at Mission and Broadway and Michigan Streets were pushed back from a 2015 implementation to a 2016 implementation. After additional inquiry and subsequent work by the local MDOT TSC staff,

the schedule was returned to a 2015 implementation time frame. The incremental cost to the DDA for the intersection enhancements has not yet been determined, but based on earlier conversations Mrdeza has tentatively earmarked \$25,000 for both intersections in the 2015 Capital Improvements budget. This figure will be updated as more information becomes available. **Update:** MDOT have subsequently provided updated cost estimates based on the additional enhancements to each intersection the DDA has requested. These costs amount to \$40,000-50,000 for both intersections. The 2015 Capital Improvement budget has been adjusted accordingly.

4. Other Project Updates

Mrdeza provided brief updates on several other projects and issues. He noted that there was some confusion on the final billing from Fleis and Vandenbrink related to the grid street construction and realignment of Fairfield Drive from 2013. Staff was still gathering information and checking records, but Mrdeza wanted the Board to know that they might be asked to authorize one final payment on that project that might have been missed.

The next update Mrdeza gave was that the City Commission approved a Redevelopment Liquor License for the 200 E. Broadway redevelopment project at their meeting earlier in the week. Based on this, the developer will be moving ahead with the design and construction drawings for the project, having been approved for a Special Use Permit and Site Plan by the Planning Commission the prior week.

Finally, Mrdeza mentioned that the newest appointee to the DDA/TIFA Board, Heather Berry, indicated a conflict with the current meeting date and time. Tim Coscarelly also has had a conflict, although that might be ending in May. As a result, Mrdeza asked if the second Thursday of the month at 10:00 am was still a date and time that worked for the majority of members. After some discussion, it was decided by consensus not to change the date and time of the meeting for now.

V. Other Business

There was no Other Business to discuss at this time.

VI. Adjourn

There being no other business, the meeting adjourned at 10:54 am.