

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 September 11, 2014 10:00 AM City Hall, Conference Room A

I. Call to Order

The meeting was called to order by Chair Rich Swindlehurst at 10:01 am.

Present: Tim Coscarelly, Tim Driessnack, John Hunter, Tom Krapohl, Margaret McAvoy, Lisa Orlando, Nancy Ridley, Jeff Smith, Rich Swindlehurst (Chair)

Absent: Rick McGuirk (Vice-Chair), Terri Zitzelsberger

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

II. Approval of Agenda

It was moved by McAvoy, seconded by Hunter, to approve the agenda as presented. The motion passed unanimously.

III. Approval of the July 21, 2014 Meeting Minutes

It was moved by Smith, seconded by Driessnack, to approve the minutes of the July 21, 2014 meeting. The motion passed unanimously.

IV. Old and New Business

A. TIFA

1. Update on Status of Jockey Alley Repairs and State Grant Reimbursement

Mrdeza and Sponseller reported that staff met with representatives from Consumers Energy to review the proposed design of the repairs to the underground electrical system in Jockey Alley. He reminded members that an electrical issue in the underground system caused a fire to that system and destroyed the wiring just prior to finishing the final customer hook up. In order to preserve the underground service, Consumers is proposing to directionally bore in new wiring, starting at Court Street. Their design calls for an additional pole in the right-of-way on Court Street, the removal of one pole and overhead transformers adjacent to Isabella Bank as originally planned, the installation of three transformer boxes behind several businesses bordering the parking lot, and the retention (as originally planned) of the pole adjacent to Main Street that feeds Town Center until such time as that

lot is reconditioned. Board members expressed concern that this proposed fix was not what was originally paid for and would leave additional infrastructure (ground-mounted transformers) behind the businesses. They felt these transformers would detract from the original clean appearance envisioned for the project. As a result of this discussion, the TIFA Board directed staff to explore the City's legal recourse to either have the repairs performed in a manner that restores the original design, or causes the City to be reimbursed for the proposed redesigned repairs since this would result in a product that is not what the grant and TIFA funds paid for.

Kornexl and Sponseller provided a brief update on other aspects of the project as well. They indicated that the spalling issue with the decorative concrete on the west end of the lot is being addressed by DPW and most likely the cost of the repairs will be the responsibility of the City. Kornexl also provided an update on her work with the MEDC to receive the grant reimbursement funds from the state.

2. Communication Received Regarding Art Walk Central

Mrdeza provided an appreciation letter from Art Reach regarding the support they received for Art Walk Central this year. The Board was reminded that they provided funds to the Downtown Development Board for events and this was one of the events the DDB funded with that contribution.

B. DDA

1. Update on the Special Olympics Grid Street

Mrdeza briefly reported that the second grid street being constructed next to Special Olympics on Mission Street was continuing to progress. Completion was scheduled for later in September.

2. Discussion on the Next Grid Street or Cross Connection Location

With the pending completion of the DDA's second grid street project, Mrdeza suggested it was appropriate to be planning for the next location for this type of traffic safety improvement. He indicated that the capital plan anticipated planning and engineering work on the next location would be done in 2015 with construction planned for 2016. Mrdeza reviewed the proposed locations of future grid streets and cross connections as identified as part of the Master Plan update process. Several possible locations were discussed as next priorities, including connector locations near Gordon Food Service and McDonalds as well as a proposed cross connection between Preston and the new Special Olympics grid street to the north. Additional discussion at future meetings will help staff identify the next location to begin working on.

V. Other Business

There was no other business to consider at this time.

A. Adjourn

There being no other business, the meeting adjourned at 10:46 am.