

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

**October 9, 2014 10:00 AM
City Hall, Conference Room A**

I. Call to Order

The meeting was called to order by Chair Rich Swindlehurst at 10:00 am.

Present: Tim Coscarelly, Tim Driessnack, John Hunter, Tom Krapohl, Rick McGuirk (Vice-Chair), Lisa Orlando, Nancy Ridley, Jeff Smith, Rich Swindlehurst (Chair), Terri Zitzelsberger

Absent: Margaret McAvoy

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

II. Approval of Agenda

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

III. Approval of the September 11, 2014 Meeting Minutes

It was moved by Ridley, seconded by Krapohl, to approve the minutes of the September 11, 2014 meeting. **The motion passed unanimously.**

IV. Old and New Business

A. TIFA

1. Update on Jockey Alley Repairs and State Grant Reimbursement

Mrdeza briefed the Board members on the meeting earlier in the week between representatives of the City and Consumers Energy regarding repairs to Jockey Alley. After a period of lengthy discussion, it was agreed that Consumers Energy would redesign their proposed repair to reflect the original system design, thus eliminating the additional ground mounted transformer boxes that would have been part of the new repair project. It was further discussed given the lateness of the year that repairs would be postponed until next

spring and that additional funds might be committed to the project from the City to pay for a larger area of concrete to be removed during reconstruction in order for the final product to not look too "patched." Of course the TIFA Board would have to decide if these additional costs would be reasonable and if so, agree to allocate funds for that purpose.

Kornexl provided information the Board regarding the status of the release of the state grant funds on the project. To date, the City has received a partial payment based on payments made to the utility contractors. She indicated that it appeared approximately \$39,000 of construction management fees will not be eligible for reimbursement and the contractor has now resolved their dispute regarding payment of Davis/Bacon wages to their employees. Kornexl concluded by reporting that the MEDC staff was currently reviewing the City's last request for the final release of funds and is working with the staff to establish the date of the end of the grant in order to accurately calculate the remaining eligible expenses.

2. Proposed Postponement of Overlay to Parking Lots 10 & 12

Sponseller requested the TIFA Board consider postponing approval of work on Parking Lots 10 and 12 as originally planned for in 2014. This work included a mill and overlay of Parking Lot #8 and a thin overlay of lots 10 & 12 at an estimated cost of \$17,000. One bid was received for the overlay of lots 10 & 12 amounting to almost \$31,000. Her recommendation was to postpone work on these two lots and to rebid in January, 2015 when it is expected that the prices will come in lower due to quantities that will be bid at that time. **It was moved by Smith, seconded by McGuirk, to postpone work on Parking Lots 10 and 12 until 2015 and to rebid the project in January. The motion passed unanimously.**

3. Proposed Parking Lot #3 Survey and Design Initiation

Sponseller reminded the Board that they earlier had approved the re-sequencing of downtown parking lot improvements and targeted Lot 3 as the next one for reconstruction. She indicated that the design work for that lot is scheduled to occur in 2015 and construction in 2016. In order to be ready for that schedule, it will be necessary to start the survey and initial design activities in 2014. This work would be completed by the City's engineering staff at a cost of \$5,000. **It was moved by Smith, seconded by Ridley, to approve amending the 2014 budget by \$5,000 in order to survey Parking Lot #3 and begin preliminary design work. The motion passed unanimously.**

B. DDA

1. Special Olympics Grid Street Naming

Mrdeza provided the Board with a list of potential names for the new Special Olympics grid street that had been solicited from community members and faculty and staff at CMU. He reminded the Board members that while the City's Building Official has the final authority to name City streets, he is looking for a recommendation from the DDA. After considering the suggested names as well as those preferred by the university, **it was moved by Orlando,**

seconded by Zitzelsberger, to name the new street Olympic Drive. The motion passed unanimously.

2. Entryway Repairs at Broadway and Mission Streets

Mrdeza explained that in June an accident occurred at the Broadway/Mission Street intersection, causing damage to the decorative wall on the northwest corner of that intersection, as well as the pedestrian street light. Also damaged was the City's historic district sign. Once City Parks staff became aware of this incident bids were solicited to repair the damage. Included in the bid was the repair of the base of the pedestrian light pole on the southwest corner of the intersection which was noticed to be deteriorating at the time of the inspection. The total cost of both repairs will not exceed \$1,800 which includes a \$1,000 deductible for the insurance claim and \$800 for the separate light pole base repair. **It was moved by Krapohl, seconded by McGuirk, to authorize an amount not to exceed \$1,800 for the required entryway infrastructure repairs. The motion passed unanimously.**

3. Further Discussion on the Next Grid Street or Cross Connector Location

Mrdeza reminded the Board of the discussion that took place at the last meeting regarding the identification of the next location for grid or connector street construction. The capital improvement plan anticipated that planning and engineering work on the next location would be done in 2015 with construction anticipated for 2016. Reference was made to the Mission Street grid street plan to assist with the identification and prioritization of the next projects. After some discussion, the Board indicated the following locations for the next efforts should be considered (as referenced on the grid street plan):

Area A: North/south connection between Olympic Drive and Preston Street

Area J: North/south connection between J.C. Penny's and Target north of Bluegrass

Area C: East/west connection between Mission and East Campus Drive near Buffalo Wild Wings

Area G: North/south connection between Evans Street and Apian Way

Mrdeza indicated that he will work with the City Engineering staff to see which of these locations would be the most feasible to begin planning for, based upon landowner interest and cooperation, estimated cost, and other factors.

V. Other Business

There was no other business to consider at this time.

A. Adjourn

There being no other business, the meeting adjourned at 10:45 am.