

## City of Mt. Pleasant

### Central Business District (CBD) Tax Increment Finance Authority (TIFA) Mission-Pickard Downtown Development Authority (DDA) Industrial Park North TIFA

#### MINUTES OF THE REGULAR MEETING

March 10, 2016 10:00 AM  
City Hall, Conference Room A

#### I. Call to Order

The meeting was called to order by Chair Tim Driessnack at 10:08 am.

**Present:** Tim Driessnack (Chair), Tom Krapohl, Lisa Orlando, Nancy Ridley, Jeff Smith, Brad Wahr

**Absent:** Tim Coscarelly, John Hunter, Margaret McAvoy, Rick McGuirk, Rich Swindlehurst (Vice-Chair)

**Also attending:** (Staff): Jacob Kain, Mary Ann Kornexl, William Mrdeza

#### II. Approval of Agenda

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

#### III. Approval of the February 11, 2016 Meeting Minutes

It was moved by Smith, seconded by Wahr, that the February 11, 2016 meeting minutes be approved as presented. **The motion passed unanimously.**

#### IV. Old and New Business

##### A. TIFA

##### 1. Review of the Façade Improvement Program Guidelines

Mrdeza presented the revised Façade Improvement Program guidelines to the Board in Michelle Sponseller's absence. He indicated that suggested changes from the last meeting have been incorporated and the revised draft has been through legal review. He also informed the Board that the EDC agreed to transfer the remaining funds in the Revolving Loan program to the TIFA for this program, pending City Commission

approval. Mrdeza pointed out that the program is structured to purchase façade easements in the properties making use of the program which will expire once any loan funds have been repaid. The purpose of the purchase of façade easements was to emphasize the (visual) public benefit realized by the program.

Board members were generally supportive of the program and the revised language that had been incorporated into the current draft. There was a suggestion to modify the language under the Default and Remedy section, changing it from requiring the refund of the entire purchase price in the event of a default to only requiring the return of any outstanding balance. Mrdeza agreed this was a reasonable expectation and would work with Sponseller to make the change in the final document. It was moved by Krapohl, seconded by Smith, to approve the Façade Improvement Program Guidelines as amended (above), and recommend the funding and approval of the program by the City Commission. **The motion passed unanimously.**

## **2. Budget Amendment Consideration Related to the Façade Improvement Program**

Mrdeza requested the TIFA Board consider an amendment to the 2016 budget in order to include additional funding for the Façade Improvement Program. As discussed above, the EDC Board agreed to recommend the City Commission allow a transfer of the funds remaining in the Revolving Loan Program to the new Façade Improvement Program. Mrdeza identified that the budget amendment would show a Working Capital transfer from the EDC of \$46,730 with that amount being added to the Façade Improvement line item under Working Capital Uses, bringing the total available to \$71,730. In addition, the budget amendment anticipates a reduction of \$100,000 \$335,000 to the Capital Improvements line item, reflecting the fact that the Town Center parking lot reconstruction was postponed from 2016 and will occur in 2017 instead. It was moved by Ridley, seconded by Orlando, to approve the proposed amendments to the 2016 operating budget, subject to City Commission approval of the transfer of EDC revolving loan funds for the new Façade Improvement Program. **The motion passed unanimously.**

## **3. Review of Taxing Units' Reimbursement Amounts Due to the Expiration of the University Park TIF District**

Mrdeza reminded the Board members that the University Park TIFA District expired at the end of 2015. At that time, there was still approximately \$136,000 of captured funds remaining in the budget. The City committed to return any unspent funds to the taxing units should the district be allowed to expire. In response to a previous request from McAvoy, Kornexl shared a breakdown of the remaining funds to be returned to each of the seven taxing units, with the caveat that these were unaudited figures and therefore were in draft form. She indicated that final audited figures would be available to share with the Board after the auditors had finished their work in a couple of weeks. Mrdeza reported that in addition to the remaining funds, the assets of the park were previously transferred to CMU for the purpose of assigning the responsibility for future

maintenance and replacement costs to the University since the TIFA was no longer capturing funds that have been used to pay for these expenses.

## **B. DDA**

### **1. Suggestions for New Grid Street Name at Campus Commons**

Mrdeza indicated that having a name for the new proposed grid street associated with the Campus Commons Development on Mission Street early on in the construction process would be beneficial to staff, the developers, and community members when referencing the project. While the Building Official has the responsibility of naming streets, Mrdeza thought involving the DDA Board for input would be helpful. Board members asked what names had been considered by staff to date; Mrdeza listed Central Drive, Chip Lane, Powerhouse Drive, and Varsity Drive as suggestions thus far. After some additional discussion, the Board suggested researching names associated with Mt. Pleasant's history, names of CMU coaches, and previous suggestions submitted by CMU for other grid streets. These would be brought back to the next meeting for additional discussion.

### **2. Budget Amendment Associated with the New Grid Street Construction**

At the last DDA meeting, the Board discussed and approved the costs associated with the construction of a new grid street as part of the Campus Commons project on Mission Street. He reminded members that the amount approved for the project exceeded the actual amount budgeted for the next grid street construction. Kornexl presented a budget amendment for the Board to consider which amended the budgeted amount from 315,000 to 390,000 to cover the approved cost of constructing the grid street. It was moved by Ridley, seconded by Smith, to approve the budget amendment as presented. **The motion passed unanimously.**

## **V. Other Business**

There was no other business proposed for consideration at this time.

## **VI. Public Comments**

There were no public comments received or offered.

## **VII. Adjourn**

There being no other business, **the meeting adjourned at 10:40 am.**