

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

June 9, 2016 10:00 AM
City Hall, Conference Room A

I. Call to Order

Because the Chair and Vice Chair were not available for the meeting, Jeff Smith was asked to conduct the meeting in their absence. Mr. Smith called the meeting to order at 10:05 am.

Present: Tim Coscarelly, Rick McGuirk, John Hunter, Tom Krapohl, Nancy Ridley, Jeff Smith, Brad Wahr

Absent: Tim Driessnack (Chair), Margaret McAvoy, Lisa Orlando, Rich Swindlehurst (Vice-Chair)

Also attending: (Staff): William Mrdeza, Michelle Sponseller

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 April 7 and April 25, 2016 Meeting Minutes

It was moved by Krapohl, seconded by Wahr, to approve both the April 7 regular meeting and the April 25, 2016 special meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business

A. TIFA

1. Reminder of Joint TIFA/DDB Meeting on Tuesday, June 14th at 3:00 pm

As a reminder, Mrdeza distributed a draft agenda for a joint meeting scheduled between the TIFA and DDB Boards for June 14th. He noted that the single topic of the meeting

between the two boards would be a discussion on the merits of and need for a downtown parking study.

At a previous meeting, the TIFA Board took no action on a staff recommendation to award a not-to-exceed contract of \$29,000 to Carl Walker consultants and instead agreed to discuss the logic behind the proposed project with the Downtown Development Board at a joint meeting. The DDB was in favor of proceeding with the study. After some additional discussion, Ridley asked staff to include in the joint meeting packet copies of the previous 2005 parking study (and an indication of what had been implemented from that effort to date), the RFP that was sent out to qualified firms, and the bid submitted by Carl Walker that described the deliverables the City could expect once the study was completed. Mrdeza also informed the Board to expect a request for several additional joint meetings with the DDB to discuss budget priorities between both entities.

B. DDA

1. Consider Recommending the City Commission Sign the Development Agreement for the New Campus Commons Grid Street

Mrdeza presented the final version of the development agreement between the City and LaBelle Management for the DDA Board's consideration. Since the developer intends on deeding the land over to the City once the road is constructed (as opposed to granting an easement as was the case with other grid streets), the City's legal counsel suggested that the City Commission rather than the DDA should be party to the agreement. Mrdeza reminded the Board that the environmental testing they approved earlier indicated that the possibility of significant environmental issues resulting from the neighboring UST site were very small, which allowed both parties to agree to language which would adequately address the issue of liability should a problem arise during construction. Therefore, it was suggested that the DDA recommend the City Commission authorize the Mayor to sign the development agreement as presented. After a brief discussion, it was moved by Wahr, seconded by McGuirk, that the DDA Board recommends the City Commission enter into a development agreement with LaBelle Management for the construction of a new grid street across their Campus Commons development and authorize the Mayor to sign the same. **The motion passed on a vote of six in favor and one abstention (Coscarelly with a conflict of interest).**

2. Consider Authorizing the DDA Chair to Enter Into a Reimbursement Agreement with the City for Funding the Construction of the New Campus Commons Grid Street

Mrdeza explained that since the proposed development agreement for the grid street construction will be signed between the City and LaBelle Management, and since the DDA has funds budgeted for the grid street construction, legal counsel recommended the DDA and the City enter into a separate reimbursement agreement for the cost of the construction. He reminded the Board that they had previously approved a construction cost not-to-exceed \$383,734.81, based on actual construction bids received by the

developer. Coscarelly suggested that language be added to the reimbursement agreement that references this not-to-exceed cost prior to it being signed. Mrdeza indicated that he would add language to that effect immediately after the meeting. It was moved by Krapohl, seconded by Hunter, to add language to the reimbursement agreement referencing a not-to-exceed cost of \$383,734.81, to authorize the DDA Chair to sign the agreement once the additional language was added, and to recommend the City Commission authorize the Mayor to sign the same. **The motion passed with a vote of six in favor and one abstention (Coscarelly with a conflict of interest).**

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 10:33 am.**