

City of Mt. Pleasant

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

CORRECTED MINUTES OF THE SPECIAL MEETING August 2, 2016 3:00 PM City Hall, Conference Room C

I. Call to Order

The meeting was called to order by Chair Tim Driessnack at 3:01 pm.

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

Absent: Tim Coscarelly, Margaret McAvoy

Also attending: (Staff): Mary Ann Kornexl, William Mrdeza, Michelle Sponseller
(Guests): Jim McBryde, MMDC; George Ronan; Amy Perschbacher

II. Approval of Agenda

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

III. Approval of the June 9, 2016 Regular Meeting Minutes, June 14, 2016 TIFA/DDB Joint Meeting Minutes, and July 14, 2016 TIFA/DDB Joint Meeting Minutes

It was moved by Wahr, seconded by Krapohl, to approve the June 9 regular and, June 14, and July 14, 2016 joint meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business

A. TIFA

1. Approve 2016 Amended and 2017 Proposed TIFA Budgets

Kornexl presented the 2016 amended and 2017 proposed CBD TIFA budgets for the Board's consideration. She noted that the 2016 CBD budget added \$21,000 to account for the PPT reimbursement from the State, lowered the amount for Depreciation by approximately \$10,000, and reduced the amount reserved for Capital Improvements to

B. DDA

1. Approve 2016 Amended and 2017 Proposed DDA Budget

Kornexl reviewed the 2016 amended budget as well as the proposed 2017 budget with the Board. She noted that there was a slight adjustment in the amount of tax capture in both budgets with a reduction of approximately \$4,000 for the approved 2016 budget amount. As with the TIFA budget, Kornexl indicated that she had greater faith that the City will receive the PPT reimbursement and has therefore included \$9,500 for that line item in both budgets.

Kornexl reported that the 2017 proposed budget was similar to the amended 2016 budget. Notable differences were the addition of \$90,000 for a proposed Mission Street Corridor Improvement Study, and a change in the amount for alley maintenance and economic incentives. Finally, Kornexl noted that the 2017 budget assumed the DDA District would continue beyond its 2017 Tax Financing Plan end date (see further discussion below). ~~[Correction] She indicated that if this was not the case, the 2017 budget would be amended to include a return of the excess revenues to the various taxing units.~~ Kornexl further noted that the budget document indicates that if the plan isn't extended the funds need to be returned to the local taxing units. It was later learned that the development plan does not expire in 2017; thus if the TIF plan isn't extended there will be no new revenue to the district. Existing funds, however, can be spent in accordance with the development plan until it expires in 2025. **[End Correction]** It was moved by Smith, seconded by Swindlehurst, to approve the 2016 amended and 2017 proposed budgets for the Mission Street DDA District as presented. **The motion passed unanimously.**

2. Summary of Grid Street Traffic Counts—2015 and 2016

As an informational item, Mrdeza handed out the traffic counts for the City's first two grid streets, Fairfield Drive and Olympic Drive, taken in the years 2015 and 2016. Traffic volumes for each of the streets were mostly consistent from one year to the next. Three questions arose which Mrdeza was asked to research further:

- How are the ADT figures and the Count figures in the table related?
- How do these traffic volumes compare with other City streets of a similar function?
- Have these two grid streets had a measurable impact on the adjacent signalized intersections?

Mrdeza indicated that he would have additional information on these questions at a future meeting.

3. Discuss Extension of the Mission Street Tax Increment Financing Plan

Mrdeza reported that one component of the Mission-Pickard DDA District Plan was set to expire in 2017 as previously discussed. One notable difference, however, is that unlike

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the previous understanding, it appears as though only the Tax Financing Plan has a 2017 sunset date. The district's Development Plan expires in 2025. Mrdeza indicated that he could not deduce from the records why the plans did not share the same expiration date when the Development Plan was amended in 2010, but suggested that if the DDA Board was interested in extending the Financing Plan beyond 2017 that he recommended it be amended to share the same ending date of 2025 with the Development Plan. That way both components could be considered for extension at the same time. Mrdeza also suggested that this approach made sense from another perspective—that without an approved Financing Plan, there would be no revenue available to pay for the projects contained in the Development Plan.

Ridley suggested that the Development Plan should also be considered for amendment when discussing the Financing Plan since there are some projects the City Commission requested the DDA consider that are not currently part of the plan. After some additional discussion, there was consensus among the Board members to pursue the extension of the Tax Financing Plan for the Mission-Pickard DDA District beyond its current 2017 end date. Mrdeza will begin the research needed to allow for the extension and amendment of the plan and bring that information back to the Board at an upcoming meeting. The target date for completion of this is early in 2017 so that the Capital Plan and budget can be prepared without unnecessary interruption.

V. Other Business

Mrdeza suggested that because this special meeting occurred within a week of the regularly scheduled August 11th TIFA/DDA Board meeting, the regular meeting be cancelled due to lack of any additional business at this time. The Board agreed that the next meeting of the TIFA/DDA Board will be on September 8th as scheduled for that month. *Note: subsequent to this meeting, additional actionable agenda items for each Board were received and, after verifying a quorum of the Board would be present, the regular August 11th meeting was placed back on the schedule.*

VI. Public Comments

There were no public comments received or offered.

VII. Adjourn

There being no other business, **the meeting adjourned at 3:51 pm.**