

City of Mt. Pleasant

Mission-Pickard Downtown Development Authority (DDA)

MINUTES OF THE REGULAR MEETING

April 13, 2017 10:00 AM

City Hall, Conference Room C

I. Call to Order

In the absence of the Chair or Vice-Chair it was moved by Ridley, seconded by Noeker, to appoint Margaret McAvoy as the Acting Chair for this meeting for the purpose of conducting business. **The motion passed unanimously.** The meeting was then called to order by Acting Chair Margaret McAvoy at 10:05 am.

Present: Thomas Baumann, Tim Coscarelly, John Hunter, Doug LaBelle II, Margaret McAvoy, Eric Noeker, Lisa Orlando, Nancy Ridley,

Absent: Tim Driessnack (Chair), Tom Krapohl, Jeff Smith (Vice Chair)

Also attending: (Staff): William Mrdeza

II. Approval of Agenda

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

III. Approval of the March 9, 2017 Meeting Minutes

Mrdeza noted several edits from Finance Director Mary Ann Kornexl to the March meeting minutes which were contained in the packet ahead of the meeting. These changes, as pertaining to the discussion of the year-end financial report, were made by Mrdeza and a corrected copy of the minutes incorporating these edits was distributed to the Board for their consideration. It was moved by Noeker, seconded by Ridley, to approve the March 9, 2017 meeting minutes as provided at the meeting. **The motion passed unanimously.**

IV. Old and New Business

A. Distribution of the Changes to the By-Laws

Mrdeza referenced the revised DDA By-Laws that were included in the packet and were adopted at the March meeting. He indicated this was an informational item and wanted to make sure Board members had the most recently approved copy for their file. No additional action was required.

B. Update on the Amendment Process to the DDA District Plan

Mrdeza reported that the appropriate notifications for the DDA plan amendment process have been completed, including the required newspaper notices and posting twenty notices in twenty locations around the district. He thanked those property owners who worked with City staff to accommodate the posting locations. Mrdeza also indicated that the City Commission previously set a public hearing date on the plan amendment and as a consequence the public hearing will take place at the April 28th City Commission meeting. He invited any of the DDA members that were interested to attend the meeting. No additional action was needed on this agenda item.

C. Reconsideration of Grid Street Priorities—Potential Development Project

Mrdeza asked the Board to reconsider the grid street priorities they set at the last meeting in light of a recent contact made regarding a potential development project. He indicated that shortly after the last meeting where cross access projects on the east side of Mission Street were prioritized for 2018, Mrdeza was contacted by a development company representing the new owners of the property located between Arby's and Pizza Hut on Mission Street. The former Happy's Pizza will become a Blaze Pizza franchise under the new owner. Also included in the property ownership is the small strip mall on the west side of the property adjacent to East Campus Drive. As part of the proposed development of the site, the property owner asked the City to consider improvements that would include the creation of an access to East Campus Drive and driveway access consolidation on Mission Street. The project is proposed to start this summer, though permits or site plan approval have not been granted at this time. Mrdeza shared a conceptual site plan so Board members could better understand the request. This location has been a priority of the DDA for some time as it has the potential to eventually connect the property to not only East Campus Drive but also to Olympic Drive to the north.

Board members were supportive of the request and also had some suggestions to the site plan for better alignment. Mrdeza indicated that once staff receives an application, details of the conceptual site plan will be scrutinized and the Board's suggestions will be communicated. While willing to reprioritize this location as a possible cross connection project, the Board was not willing to do so at the expense of the J.C. Penney/Target cross connection east of Mission and further to the south of this location. Because of the anticipated cost of each of these possible projects, Mrdeza felt that both could be undertaken in the same budget year if the timing worked out that way. He added, however, that there has been no further movement on the Target cross connection location since late in 2016 when City staff met with the Union Township Manager to enlist help with this issue. Staff continues to try to move that cross connection forward but the City has little leverage with the Target Corporation since that property is located in Union Township. It was moved by Coscarelly, seconded by Noeker, to prioritize both the Blaze Pizza site (as described above) and the Target cross connection as the next potential access projects on Mission Street. **The motion passed unanimously.**

D. Update on Cost Estimates for Enhanced Intersection Lighting at Mission/Preston and Mission/Bellows Streets

At the March meeting the Board considered funding enhanced L.E.D. intersection lighting, similar to what was installed at Broomfield last year, at both Bellows and Preston Streets. At that time the Board asked Mrdeza to verify the cost estimates for installation at these two locations before considering undertaking the project in 2017 rather than in 2018 as originally planned. Mrdeza shared the estimates received by City Engineer Stacie Tewari for the two intersections—Mission and Bellows: \$2,800 and Mission and Preston: \$4,250, for a total of \$7,000. The difference in cost between the two locations is due to the need to remove and replace an existing pole at Preston in order to accommodate two of the eight lights the intersection will receive. Mrdeza indicated that while staff felt these were good numbers, they were still estimates and the final cost would be determined once a contract with Consumers Energy was available. It was moved by LaBelle, seconded by Hunter, to proceed with the lighting upgrades at Bellows and Preston in 2017, based on the estimates presented. **The motion passed unanimously.**

V. Other Business

There was no other business to be considered by the Board.

VI. Public Comments

There were no public comments received or offered.

VII. Adjourn

There being no other business, **the meeting was adjourned at 10:36 am.**