

## City of Mt. Pleasant

### Mission-Pickard Downtown Development Authority (DDA)

#### MINUTES OF THE RESCHEDULED MEETING

November 21, 2017 11:00 AM

City Hall, Conference Room A

#### I. Call to Order

The meeting was called to order by Vice-Chair Jeff Smith at 11:04 am.

**Present:** Tim Coscarelly, Tom Krapohl, Doug LaBelle II, Lisa Orlando, Nancy Ridley, Jeff Smith (Vice Chair)

**Absent:** Thomas Baumann, Tim Driessnack (Chair), John Hunter, Margaret McAvoy, Eric Noeker,

**Also attending:** (Staff): William Mrdeza, Mary Ann Kornexl  
(Guests): Chase Dicken, Rightway Automotive; Jim McBryde, MMDC

#### II. Approval of Agenda

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

#### III. Approval of the August 10, 2017 Meeting Minutes

It was moved by Krapohl, seconded by LaBelle, to approve the August 10, 2017 meeting minutes as presented. **The motion passed unanimously.**

#### IV. Old and New Business

##### A. Approve the Final 2017 DDA Amended Budget

Mrdeza asked Kornexl to summarize any changes to the 2017 budget. She noted that the increase in captured taxes under Working Capital Sources was a result of the District Library agreeing to continue to participate in the DDA district capture on a declining basis over the next three years. Under Working Capital Uses, Kornexl indicated the Pedestrian and Traffic Safety line item included the final payment to the Campus Commons project for the new Central Drive street while Economic Incentives reserved committed funds for decorative fencing at Campus Commons and for fencing and

landscaping for Rightway Automotive, assuming approval is granted for this project later in the meeting agenda. Finally, Kornexl explained that the \$12,500 in the final budget was reserved for the previously approved L.E.D. lighting on Mission Street at Bellows and Preston. It was moved by Ridley, seconded by Orlando, to approve the final 2017 amended budget as presented. **The motion passed unanimously.**

**B. Consider Entering Into an Agreement to Share Captured Taxable Value with the Brownfield Redevelopment Authority on a Brownfield Plan for the Campus Commons Development**

Mrdeza explained that the Brownfield Board had earlier approved a Brownfield plan for the Campus Commons Development that allowed for the demolition of the existing buildings on the site prior to construction, the potential for remediation of any contaminants encountered from the adjacent property, and the relocation of a large sanitary sewer line. This last item was a major cost to the project and was necessary because it was located underneath the proposed building. Without the Brownfield TIF, the project could not move forward. Mrdeza also reminded the Board that the property owner worked with the City to locate a new connector street across the property, paid for by DDA funds. The development project was a key component of the street construction.

Mrdeza explained that it was necessary for the DDA and the Brownfield Authority to enter into an agreement to share tax capture dollars generated by the new development. This is a common practice as there are several other agreements in place in the district for previous Brownfield projects. LaBelle indicated that because he had a financial interest in the Campus Commons project, he would be abstaining from voting. It was moved by Coscarelly, seconded by Krapohl, to approve the agreement to share captured taxable value with the Brownfield Redevelopment Authority for the Campus Commons project, and to authorize the Chair and Secretary to sign the same. **The motion passed 6 for, 0 against, and 1 abstaining.**

**C. Consider Request from Rightway Automotive for Amenity Incentives Consistent with the August, 2017 Presentation to the DDA Board**

Mrdeza reminded the Board that earlier in the year they heard a presentation from Chase Dicken of Rightway Automotive for a request to add decorative amenities associated with correcting site plan requirements for their Mission Street location. He indicated that the original site plan approval called for ten feet of greenbelt space along the sidewalk but at some point in the past, this was removed and replaced with parking for the automobiles they sell. Neither Rightway nor the City had any records as to when or why this action was taken. As an alternative to replacing the greenbelt (since adequate space to do so no longer exists), City staff was agreeable to the installation of decorative fencing and some additional landscaping in order to improve the appearance of their site and allow it to comply with the intent of the original requirement. At the time of the initial presentation, the Board instructed Mr. Dicken to bring back a formal proposal with actual bids for the Board to consider.

Mrdeza referenced the bids submitted by Dicken as part of the meeting packet. The total for the decorative fencing, masonry piers, and landscape material was \$14,599. Two bids were received for landscaping while one bid was received for each the fence and piers. Ridley inquired as to the number of bids required; Mrdeza indicated that when sharing the cost with the property owner, only one bid is required whereas on projects where the DDA is considering 100% funding, multiple bids are needed. After additional consideration, it was moved by Coscarelly, seconded by Orlando, to approve amenity funding for Rightway for 50% of the total cost of the project, not to exceed \$7,299.50, based on the bids submitted. LaBelle clarified that this was the maximum amount of the award with reimbursement made for the actual costs incurred; if the project was less than the bid amounts, the amount of funding from the DDA would be proportionally less as well. **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 11:19 am.**