

# City of Mt. Pleasant

## Mission-Pickard Downtown Development Authority (DDA)

### MINUTES OF THE REGULAR MEETING

November 8, 2018 10:00 AM  
City Hall, Conference Room A

#### I. Call to Order

The meeting was called to order by Vice-Chair Jeff Smith at 10:02 am.

**Present:** Tim Coscarelly, John Hunter, Jerry Jaloszynski (for Margaret McAvoy), Tom Krapohl, Doug LaBelle II, Lisa Orlando, Nancy Ridley, Robby Roberts, Jeff Smith (Vice Chair), Robert VanDorin

**Absent:** Tim Driessnack (Chair)

**Also attending:** (Staff): Mary Ann Kornexl, William Mrdeza, Stacie Tewari  
(Guests): Jim McBryde (MMDC)

#### II. Approval of Agenda

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

#### III. Approval of the July 12, 2018 Meeting Minutes

Mrdeza noted the DDA Board had not met since July due to a lack of business. It was therefore moved by Krapohl, seconded by VanDorin, to approve the July 12, 2018 meeting minutes as presented. **The motion passed unanimously.**

#### IV. Old and New Business

##### A. Consider MDOT Options for Mission Street Intersection Street Lights

Mrdeza discussed the options available for the Board to consider regarding intersection illumination at Mission/Bellows and Mission/Preston. He reminded the members that the DDA recently spent approximately \$12,500 with Consumers Energy at those two locations to add eight LED street lights per intersection for better lighting. Besides the initial cost of installation, the DDA only pays the electric bill for those lights. Consumers owns the lights, the poles, and is responsible for future maintenance costs.

After the project was completed, MDOT indicated that they have signal upgrades scheduled in 2020 for several intersections on Mission Street, including Bellows and Preston. Staff was asked to find out if clutter at the intersections could be reduced by relocating the new Consumers lighting fixtures to the four new strain poles MDOT plans to install at each location as part of the signal work.

As a result of researching that question, the Board was presented with several alternatives:

- 1) Do nothing and continue to make use of the lights installed in 2017. There is minimal cost to this alternative, although there will be additional “clutter” at each of the above intersections once MDOT completes their signal project.
- 2) Agree to install new lights and electrical service at each of the two intersections for a cost of between \$14,300-17,000 per intersection (or \$28,600-34,000 total). Staff indicated this new lighting would further illuminate the intersections and reduce intersection “clutter,” but would require new light fixtures since the Consumers light fixtures would not be compatible. Also, the City would be required to own the new lights and be responsible for future maintenance and upkeep.

In response to some earlier questions, Mrdeza reported that there are two remaining high traffic intersections on Mission currently without enhanced lighting: Pickard and High Streets. He also indicated that the cost of enhanced improvements to the Broadway and Michigan intersections several years ago was between \$55,000 and \$60,000 for both. He noted, however, that this included painted strain poles and illuminated street signs as well as enhanced lighting.

After additional discussion, it was moved by Ridley, seconded by Coscarelly, to keep the intersection lighting configurations as they currently exist with no additional improvements when MDOT proceeds with their signal upgrades in 2020. **The motion passed unanimously.**

## **B. Approve the Final 2018 Amended Downtown Development Authority Operating Budget**

Kornexl reviewed the final amended 2018 operating budget and made several notes to the Board. She reported that the taxes captured in the district ended the year more than originally projected, but less than anticipated in the September budget amendment because the Texas Roadhouse project was reflected twice in the previous number. Kornexl also pointed out that the City had less of a loss in personal property tax reimbursement than anticipated, and received more in investment earnings due to a slight rise in interest rates.

Under the Pedestrian and Traffic Safety line item in Working Capital, Kornexl explained that the \$414,000 budgeted for the end of 2018 was to fully pay for the new connector street as part of the MSE development project near Mission and Preston; originally this project was projected to be partially split between two years, but was fully completed in

2018 instead. The amount budget for Economic Incentives included \$5,000 for decorative fencing at the MSE project and \$7,300 which was allocated to Rightway Automotive in late 2017 for work completed at their site in 2018.

Finally, Kornexl discussed the budgeted amounts for the Master Plan. She reminded the Board that the Corridor Study was included as an element of the Master Plan and as a result, the City received better pricing than originally anticipated. The Corridor Study constitutes approximately 44% of the total budget at a cost of \$66,000; \$90,000 was originally budgeted for a stand-alone study.

Because work on the Master Plan will begin late in 2018, Kornexl explained that \$12,700 would be required to be budgeted for in 2018. The remaining \$53,300 will then be allocated to the 2019 budget. Due to a calculation error, the budget presented to the Board showed an Assigned Working Capital amount of \$38,100 rather than the actual \$53,300, which Kornexl indicated would be corrected should the Board approve the budget. This adjustment would then reduce the Unassigned Working Capital amount from \$52,920 to \$37,720. After some additional discussion, it was moved by Ridley, seconded by Orlando, to approve the final 2018 amended DDA Operating Budget as presented, with the corrections made as discussed above. **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.**