

City of Mt. Pleasant, Michigan



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Mission-Pickard Downtown Development Authority (DDA)

MINUTES OF THE REGULAR MEETING October 8, 2020 10:00 AM ELECTRONICALLY CONDUCTED

I. Call to Order

The meeting was called to order by Chair Jeff Smith at 10:00 am.

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

Absent: Tim Driessnack (Vice Chair), Robert VanDorin

Also attending: (Staff): William Mrdeza, Michelle Sponseller (Host)
(Guests): Paul Lippens, McKenna Associates

II. Approval of Agenda

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

III. Approval of the September 10, 2020 Meeting Minutes

It was moved by Ridley, seconded by Krapohl, to approve the September 10, 2020 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business

A. Final Update on the Draft Mission Street Sub Area Plan

Mrdeza provided a general overview of the Sub Area Plan which is part of the City's Master Plan document. This included a reminder of the overall goals of the plan for Mission Street which include:

- Altering the focus of Mission Street from a *transportation* corridor to a *business* corridor
- Maintaining a safe and efficient traffic flow
- Reducing the average speed of traffic

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- Increasing pedestrian and bicycle safety and incorporating Complete Streets in future design considerations
- Provide better access to businesses, including shared access drives and cross connections
- As the “front door” to the community, improve the aesthetics of the corridor to enhance its ability to make a great first impression to visitors
- Create an environment that encourages redevelopment and investment in the corridor

After concluding the overview, a number of topics were discussed by the Board, including:

- Financial concerns regarding the costs associated with additional corridor aesthetics
- The need for MDOT to be part of the discussion regarding business access
- Concerns regarding the adequacy of the actual dimensions of the available right of way to accommodate the proposed conceptual design elements
- Sources of funding future corridor design improvements
- Questions about the ability to actually implement the degree of density development shown in the concept plan and the graphics used to depict that level of development
- Suggestions that the *conceptual* nature of the plan be called out more specifically

Ridley suggested that staff consider some additional edits to the wording of the document in order to make it clear the plan offers a conceptual design that addresses the previously mentioned goals and is not necessarily the final design solution. Lippens indicated that in addition to editing the document language, the logical next steps after adoption would include scheduling quarterly stakeholder meetings to discuss potential projects in more detail, as well as further discussions with the DDA regarding project prioritization. He emphasized that any final project designs will require specific input from all of the stakeholders to arrive at a consensus, including additional transportation design modelling by MDOT.

Mrdeza reminded that Board that the DDA Development and Financing Plans are set to expire in 2025. In the next two years, the Board should begin to discuss the process of amending the plans in order to fund future improvements in the DDA district if they feel the continued capture of a portion of the taxes generated in the district should be used to help fund future projects.

V. Other Business

There was no other business to come before the Board for consideration

VI. Public Comments

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There were no public comments received or offered.

VII. Adjourn

There being no other business, **the meeting was adjourned at 11:18 am.**