

City of Mt. Pleasant

Economic Development Corporation (EDC) Brownfield Redevelopment Authority (BRA)

MINUTES OF THE REGULAR MEETING

November 2, 2015—2:00 P.M.

City Hall, Conference Room A

I. Call to Order

The meeting was called to order by Vice-Chair Jeff Smith at 2:00 pm.

Present: Tim Coscarelly, Jim Holton, Mary Ann Kornexl, Margaret McAvoy, Joe Olivieri (Vice-Chair), Mike Pung, Nancy Ridley, Jeff Smith (Chair)

Absent: Tom Krapohl

Also attending: Staff: William Mrdeza

Guests: ~~Chuck McGuirk, Rick McGuirk, Andy Smits, Inland Seas Engineering~~

II. Approval of Agenda

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

III. Approval of the August 26, 2015 Meeting Minutes

It was moved by Holton, seconded by Ridley, to approve the August 26, 2015 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business:

A. BRA

1. Approval of 2015 Brownfield Redevelopment Authority Amended Budget

Kornexl presented the 2015 amended budget for the Board to consider approving. She noted that \$1,800 was added into the budget to account for the expected reimbursement from the state for the loss of Personal Property Tax. In addition, Kornexl noted the budget accounted for remediation costs for previously approved projects and contains about \$58,000 in unassigned Working Capital. It was moved by Holton, seconded by McAvoy, to approve the 2015 amended budget as presented. **The motion passed unanimously.**

2. Consider Brownfield Reimbursement Agreement for 612 W. Pickard (Former Roosevelt Refinery Property)

Kornexl and Mrdeza presented the proposed reimbursement agreement for 612 W. Pickard (the former Roosevelt Refinery). This agreement was originally not part of the previously approved Brownfield plan for the property, but is consistent with the terms and conditions set forth in the approved plan. It was moved by Holton, seconded by Kornexl, to approve the reimbursement agreement as presented and authorize the Chair to sign the document. **The motion was passed unanimously.**

3. Consider Contract with AKT Peerless for Assistance with Administering the Brownfield Reimbursement Requests for 612 W. Pickard

Mrdeza discussed the proposed contract with AKT Peerless to assist City staff with the review of reimbursement requests associated with eligible activities at the 612 W. Pickard Brownfield site. Because of the complexity of the site due to its level of contamination, neither he nor Mary Ann Kornexl felt comfortable evaluating requests for eligible reimbursable expenses without a review by a more experienced party. AKT Peerless has been providing environmental consulting services to the City for several years on a variety of projects and submitted a proposal to provide such oversight services for \$5,000. Both Mrdeza and Kornexl were comfortable with AKT's level of expertise and recommended that the Brownfield Board contract with them to assist with the review of reimbursable expenses for this site. It was moved by Holton, seconded by Ridley, that AKT Peerless be contracted to provide support services for the 612 W. Pickard Brownfield site as outlined in their proposal. **The motion passed unanimously.**

B. EDC

1. Approval of 2015 EDC Amended Budget

Kornexl asked the Board to consider approving their 2015 amended budget as presented. Highlights of the budget includes a \$9,300 contribution from the General Fund and an additional \$10,000 assigned for marketing Parcel B. Kornexl also indicated that because of the timing of the construction, she has anticipated deferring the reimbursement of the incentives awarded to the Lodgco hotel project until 2016. It was moved by Holton, seconded by Pung, to approve the 2015 amended budget as presented. **The motion passed unanimously.**

2. Discuss Market Potential and Future Marketing Strategy of Parcel B

With the withdrawal of the Prism development proposal for Parcel B, Mrdeza asked the Board if they had any suggestions regarding marketing the property to interested developers. He indicated that the sign currently on the property would be changed to correct the contact phone number and would be reoriented to be readable from both east- and west-bound Broadway traffic. Mrdeza discussed an opportunity to contract for a market study in order to determine the value of the property as well as its market

potential for the preferred type of development the City and the EDC is attempting to attract. He indicated that the staff has been in discussions with a U of M real estate professor who has experience with this type of study and is willing to work with the City on this effort.

It was a consensus of the Board members that they were not interested in spending a lot of money on marketing or market studies at this time, and instead suggested that information on the availability of the parcel be made generally available. They suggested that a copy of the updated RFP on the parcel be sent to the local realtors to be included on the Multiple Listing Service, and that updated site information be available on the City's web site. Generally, Board members felt that an improving real estate market will drive the demand for the site. If there has been no interest expressed in the site after several months of using this approach, the Board was willing to revisit the issue of additional marketing strategies in 2016.

V. Other Business

There was no Other Business discussed at the meeting.

VI. Adjourn

There being no other business, **the meeting adjourned at 2:40 p.m.**