

## City of Mt. Pleasant

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

#### MINUTES OF THE REGULAR MEETING

June 20, 2016—10:00 A.M.  
City Hall, Conference Room A

#### I. Call to Order

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

**Present:** Tim Coscarelly, Mary Ann Kornexl, Tom Krapohl, Kathleen Ling, Margaret McAvoy, Jeff Smith (Chair)

**Absent:** Joe Olivieri (Vice-Chair), Mike Pung, Nancy Ridley

**Also attending:** (Staff): William Mrdeza  
(Guests): Phil Seybert

#### II. Approval of Agenda

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

#### III. Approval of the March 13, 2016 Meeting Minutes

It was moved by Kornexl, seconded by Coscarelly, to approve the March 13, 2016 meeting minutes as drafted. **The motion passed unanimously.**

#### IV. Old and New Business:

##### A. BRA

##### 1. Consider Acceptance of the Brownfield Redevelopment Authority 2016 Amended Budget and 2017 Proposed Budget

Kornexl presented the synopsis of the budget for the Brownfield Board's consideration. She noted that the Western Islands plan expires in 2016 and therefore the LSRF funds from that plan would not be available for transfer in 2017. In addition, Kornexl reminded the Board that the \$127,000 LSRF funds transfer to the Mt. Pleasant Center was a one-time only occurrence and will not be repeated in 2017. These funds, combined with other sources of financing, enabled the City Commission to approve the full demolition project

currently underway at the Mt. Pleasant Center this summer and fall. After some additional discussion and explanation, it was moved by McAvoy, seconded by Coscarelly, to accept the 2016 amended and the 2017 proposed Brownfield budgets as presented. **The motion passed unanimously.**

## **2. Consider Request from Phil Seybert to Assign Brownfield Plan Amendment #15 for 915 E. Broomfield to Another Party**

Mrdeza began the discussion on this topic with an explanation of the request from Mr. Seybert. Seybert has determined that he cannot construct his original project as presented and intends to sell his property at 915 E. Broomfield to another buyer for an undisclosed project and investment amount. He previously incurred approximately \$36,400 of eligible costs under the approved Brownfield plan for the property which he would like to recoup, but cannot do so until a project of sufficient investment is constructed on the property. His intent is to require the potential purchaser pay him an amount equal to his incurred eligible costs at the time of the sale. In return Seybert is requesting the City approve an agreement that would transfer the eligibility of reimbursement for those eligible costs under the existing Brownfield plan from him to the new owner so they could recoup that cost at the time they constructed a project on the site.

Mr. Seybert presented a draft agreement to the Board that he felt would accomplish his objectives. Because the existing Brownfield plan and reimbursement agreement was originally approved by the City Commission, final approval of any changes to that reimbursement agreement would need to be acted on by them, based on a recommendation of the Brownfield Board. Additional discussion on the matter ensued with the Board not feeling comfortable recommending the draft agreement to the City Commission in its present form. While there seemed to be general agreement to the concept, the Board felt there were too many unknowns at this point, especially since the City's legal counsel had not been involved in drafting the language as presented and recommended against taking action without further discussion on the issue. Mrdeza suggested that legal counsel from both sides work on developing a draft agreement that would accomplish Seybert's objective and would contain language each party could accept. In the meantime, Mrdeza will work on identifying another date in the next week for the Board to meet to consider a final version of the agreement that would transfer reimbursement eligibility from Seybert to the new owner. He indicated a new meeting would not be called unless consensus on language in a revised agreement document could be reached. **By consensus, the Board agreed with this approach and would try to make themselves available for a follow up meeting on this issue.**

## **3. Update on Proposed Campus Commons Brownfield Plan Timing**

Mrdeza indicated that he and Kornexl were continuing to work with the developer and their environmental consultant on a Brownfield plan for the Campus Commons development proposed on South Mission Street. If sufficient progress has been made on the plan to finalize it prior to the next Brownfield Board meeting, Board members could expect to see that request on the agenda for their consideration. Mrdeza reminded the Board that the developer will be on the August Planning Commission agenda asking for changes to their previously-approved site plan which will involve reducing the number of

buildings proposed for the site and therefore the size of the investment available to base a Brownfield plan on. At this time Mrdeza had not seen the proposed project revisions so could not provide much more details at this time.

## **B. EDC**

### **1. Consider Acceptance of the EDC 2016 Amended Budget and 2017 Proposed Budget**

Kornexl reviewed the 2016 amended and 2017 proposed EDC budgets. The two most significant line items she highlighted in the 2016 amended budget were \$352,120 for Economic Incentives and \$46,730 to be transferred to the CBD TIFA for Working Capital. The former were funds earmarked for the Lodgco road relocation and utility extension incentives that were not spent in 2015 as anticipated, and the latter transfer was for the façade program the TIFA Board proposed and the EDC approved earlier. It was moved by Coscarelly, seconded by Ling, to accept the 2016 amended and the 2017 proposed EDC budgets as presented. **The motion passed unanimously.**

## **V. Other Business**

There was no Other Business discussed at the meeting.

## **VI. Adjourn**

There being no other business, **the meeting adjourned at 11:20 a.m.**