

City of Mt. Pleasant

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

MINUTES OF THE REGULAR MEETING

February 8, 2017—11:00 A.M.

City Hall, Conference Room A

I. Call to Order

The meeting was called to order by Chair Jeff Smith at 11:02 am.

Present: Tim Coscarelly, Mary Ann Kornexl, Tom Krapohl, Kathleen Ling, Margaret McAvoy, Mike Pung, Nancy Ridley, Jeff Smith (Chair)

Absent: Joe Olivieri (Vice-Chair)

Also attending: (Staff): Jacob Kain, William Mrdeza, Michelle Sponseller, Stacie Tewari
(Guests): Winnifred Walsh (County Administration Intern)

II. Approval of Agenda

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

III. Approval of the November 17, 2016 Meeting Minutes

It was moved by Ridley, seconded by Kornexl, to approve the November 17, 2016 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business:

A. BRA

1. **Reminder of Joint Meeting with the City Commission on February 27, 2017 to Discuss Eligible Reimbursement Expenses Parameters of the City's Brownfield Program**

Before discussion on this item began, McAvoy introduced Winnifred Walsh to the Board. Walsh is a student at CMU and is interning with Isabella County in the County Administrator's office.

Mrdeza reminded the Board of the upcoming joint meeting scheduled with the City Commission on February 27th to discuss possible parameters to the City's Brownfield

program. He indicated that the meeting will begin at 6:00 pm that night in City Hall prior to the Commission meeting and will last no more than one hour. Mrdeza reported that he is working on some talking points for both bodies to consider, based on research from other communities' Brownfield policies. This information will be sent out prior to the date of the joint meeting.

B. EDC

1. Consider Approving a More Aggressive Marketing Program to Attract Development Opportunities to 410 W. Broadway

Staff requested the EDC Board consider a more aggressive marketing approach for the development property at 410 W. Broadway. In order to meet the City's financial obligations for debt repayment on the Borden Building, attracting a development project which is placed on the tax rolls in 2018 is now more critical. Thus far the more passive approach to attracting development on the parcel has not yielded tangible results. Staff outlined an approach that begins to market the property in ways including targeted mailings of a prospectus sheet to selected developers; working with the State of Michigan to market the property through its contact list as part of the City's involvement with the Redevelopment Ready Communities program; listing the property on the City's web site, the MMDC's web site, and other web sites which allow free property listings; and retaining the services of a broker to market the property both nationally and state-wide for a fee.

Sponseller discussed this latter idea along with a proposed RFP for broker services. She indicated that the intent was to solicit the RFP and, based on the bids received, the Board could decide if it was worth the effort to engage a broker who specializes in marketing development sites to a much larger geographic audience. The Board agreed to begin marketing the property more aggressively and to solicit bids from brokers specializing in downtown development sites. Several edits to the RFP were suggested including requiring a due date of March 14th and reworking the section on fee language for better clarification. It was also suggested that the RFP should be solicited in both the newspaper and on the City's web site. It was moved by McAvoy, seconded by Pung, to solicit an RFP for brokerage services as described above, incorporating the Board's edits to the document. Staff to bring the responses received back to a future meeting for action. **The motion passed unanimously.**

2. Consider Requesting an Allocation from the Economic Development Fund to Increase the Capacity of the Retention Pond in the Industrial Park South

Mrdeza and Tewari described the capacity issue with the retention pond in Industrial Park South. They indicated that the pond, as currently built, was designed to serve a lower intensity of development and was intended to be expanded as the park was developed. The expansion did not occur over the ensuing years and, combined with a more restrictive storm water ordinance recently adopted by the City, does not allow for new development to direct their storm water to the retention pond. The result is that storm water must be detained on site, which limits a property owner's capacity to maximize their buildable area and reduces the amount of taxable value the City can

realize from new development in the park. In addition, Tewari explained that under the new storm water ordinance, the current retention pond is under-sized and does not comply with the ordinance for the amount of development currently in the park. She also explained that the outlet from the pond to the county drain is undersized as well.

Mrdeza indicated that he recently met with the property owners in the park regarding this issue (the EDC is one of the property owners). Because there was never a tax capture district initially set up to fund future improvements to the industrial park, there are no funds dedicated in the City budget to assist with this issue. Of the three options presented by Tewari to address the storm water issue, the park property owners are requesting that the City consider funding an expansion to the retention pond at the base level that would at least bring the pond into compliance with the ordinance as currently developed. Future developments would be responsible for increasing the capacity of the retention pond to accommodate their storm water management requirements. This basic work is estimated to cost \$46,052.81, including modifications to the outlet. Staff recommended the EDC request the City Commission allocate \$50,000 for this project out of the Economic Development Fund.

Board member discussed the issue at length, including events leading up to the current situation and the request from the property owners for the City to fund improvements to the retention pond. Board members generally felt that retention could be accommodated on site with minimum impact to the value of the property and that improvements might be able to be paid out of a special assessment levied against the property owners since the retention pond benefits all park properties. The consensus among the Board members present was there was no interest in requesting funds from the City Commission for completing this work. Staff was instructed to meet with the property owners and explore other options for funding the necessary improvements to the retention pond and bring to these back to the Board for consideration at a later date.

V. Other Business

Mrdeza conveyed the appreciation of the City's Recreation staff for allowing the use of 410 W. Broadway for the Man vs. Mountain 5K adventure race which took place the previous weekend. The event was successful in that there were 275 participants and the popularity of the event continues to grow each year.

VI. Adjourn

There being no other business, **the meeting adjourned at 12:24 p.m.**