

City of Mt. Pleasant

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

MINUTES OF THE REGULAR MEETING

April 4, 2017—1:00 P.M.
City Hall, Conference Room A

I. Call to Order

The meeting was called to order by Chair Jeff Smith at 1:04 pm.

Present: Tim Coscarelly, Mary Ann Kornexl, Kathleen Ling, Margaret McAvoy, Joe Olivieri (Vice-Chair), Nancy Ridley, Jeff Smith (Chair)

Absent: Tom Krapohl, Mike Pung

Also attending: (Staff): Jacob Kain, William Mrdeza, Michelle Sponseller

II. Approval of Agenda

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

III. Approval of the February 8, 2017 Meeting Minutes

It was moved by McAvoy, seconded by Ridley, to approve the February 8, 2017 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business:

A. BRA

1. Receive the Brownfield 2016 Year End Financial Report

Kornexl indicated there was not much to discuss in the financial report as there wasn't much deviation between the amended and actual budget numbers. Kornexl did highlight the fact that the reimbursement from the State for property tax loss was not originally budgeted since the projected amount was not known at budget time. Because the actual amount was quite small, the budget wasn't amended to include it; therefore it shows up as a variance in the final financial report. It was moved by Ridley, seconded by Ling to accept the 2016 year-end financial report as presented. **The motion passed unanimously.**

2. Review Draft Brownfield Policy and Make a Recommendation to the City Commission

Mrdeza presented a draft of the proposed Brownfield policy for the Board to consider. He indicated that this draft was based on the staff's understanding of the comments made by the majority of the participants at the joint Brownfield Board/City Commission meeting held on February 27th. Mrdeza noted that the Brownfield Board could suggest changes to the draft document and make recommendations that may be different than what the draft proposes. Those recommendations would be considered by the Commission at their meeting on April 10th.

Mrdeza began by reviewing the draft document and highlighting areas of special interest or areas where staff was not sure of the consensus reached during the joint meeting. After the overview, a general discussion by the Board members ensued. Board members agreed with the eligibility of a site classified as a facility as outlined in the draft policy, but felt that it was the consensus during the joint meeting to 1) not limit facility projects to 25% of the total project investment, and 2) to allow projects which were deemed functionally obsolete, blighted, or historic a limited reimbursement of eligible expenses related to just the demolition and site restoration costs of the project. The draft was originally written as to make such projects ineligible unless they were transformative in some way.

Board members also indicated that it was not the intent of the discussion during the joint meeting to make rental or student rental projects ineligible, but instead to just be limited in the amount of reimbursement as discussed above. It was also discussed that for transformative projects, an additional allowance amounting to a percentage of the total investment should be considered; staff was to research what a reasonable allowance would be based on historical trends. Staff was also asked to try to more fully define "transformative" so as to be less of an ambiguous term. Several other minor edits were also proposed.

Based on the lengthy discussion on this topic, Mrdeza indicated that he would make the changes noted and submit the revised draft policy to the City Commission to consider at their work session scheduled for April 10th. Commission comments from that work session will be brought back to the Brownfield Board for final input prior to final action on the policy by the Commission at a later date.

B. EDC

Because of the amount of time the Board required to review the draft Brownfield policy, it was decided postpone action on the EDC portion of the agenda until the next scheduled meeting of both boards.

V. Other Business

There was no Other Business discussed at the meeting.

VI. Adjourn

There being no other business, **the meeting adjourned at 2:26 p.m.**