

## City of Mt. Pleasant

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

#### MINUTES OF THE REGULAR MEETING

May 14, 2019—3:00 P. M.  
City Hall, Conference Room A

#### I. Call to Order

The meeting was called to order by Chair Brad Wahr at 3:07 p.m.

**Present:** Will Joseph, Mary Ann Kornexl, Tom Krapohl, Margaret McAvoy, Nancy Ridley, Jeff Smith (Vice Chair), Bradley Wahr (Chair)

**Absent:** Joshua Agardy, Jennifer Verleger

**Also attending:** (Staff): William Mrdeza, Michelle Sponseller

#### II. Approval of Agenda

Mrdeza suggested an amendment to the EDC portion of the agenda which would include a request to authorize the Board Chair to sign an application from Michigan Community Capital for Site Plan Review by the Planning Commission for the 410 W. Broadway project. The EDC is required to sign the application along with the developer since the EDC is the owner of record. It was moved by Krapohl, seconded by Ridley to approve the agenda as amended. **The motion passed unanimously.**

#### III. Approval of the May 1, 2019 Meeting Minutes

It was moved by Smith, seconded by McAvoy, to approve the May 1, 2019 meeting minutes as presented. **The motion passed unanimously.**

#### IV. Old and New Business:

##### A. BRA

1. **There was no business that came before Brownfield Redevelopment Authority Board for consideration**

## **B. EDC**

### **1. Determination of the Consistency of the Proposed 410 W. Broadway Project with the Original Project Proposal as Required by the Purchase and Development Agreement**

Mrdeza indicated that the primary reason for meeting was to consider approving the conceptual design plan for 410 W. Broadway as presented at the May 1, 2019 meeting. As previously discussed, the Purchase and Development Agreement with Michigan Community Capital provides the EDC Board 21 days after receipt of the conceptual design plan for 410 W. Broadway to respond in writing to the developer with any questions, concerns or objections solely as to whether the plans are consistent with the original proposal.. The document was provided to the Board at their May 1<sup>st</sup> meeting, triggering the start of the review and comment period. The specific criteria the Board was asked to consider when reviewing the concept plan included:

- A preliminary site layout generally showing the location of the building
- Parking (if any)
- A general depiction of landscaping on the property
- Preliminary architectural renderings of the building showing roof lines and other key architectural features
- General color and material depictions
- Such other readily available information as may be reasonably and timely requested to evaluate whether the proposed development will be consistent with the original proposal

Mrdeza also reviewed the current status of the project, including the continued investment in due diligence activities by MCC. The Board discussed the concept plan as presented and agreed that it met the above parameters. The most prevalent concern raised by Board members involved the amount of on-site parking devoted to the first floor commercial tenant to the exclusion of on-site parking options for the upper floor residential tenants. Mrdeza reminded the Board that the 50 on-site spaces were a requirement of the commercial tenant and not imposed by the developer.

After additional discussion, it was moved by McAvoy, seconded by Joseph, to direct staff to prepare a timely response to Michigan Community Capital indicating that the Board finds the conceptual design plan in order and accepts it as presented. In addition, the motion directed staff to include in the response that the Board has a concern with the current allocation of on-site parking spaces, specifically a lack of those intended for residential tenants, and requests MCC to re-examine tenant parking options as the site plan is finalized. **The motion passed unanimously.**

### **2. Authorize the Board Chair to Sign the Michigan Community Capital Site Plan Review Application as Owner of the 410 W. Broadway Property**

Mrdeza explained that MCC recently submitted their application for site plan approval at the 410 W. Broadway site to the Planning Commission. In addition to the signature of the applicant, the property owner (in this case the EDC) must also sign the application in order for it to be considered by the Planning Commission. After a brief discussion, it was moved by

Joseph, seconded by Smith, to authorize the Board Chair to sign the site plan application for the Michigan Community Capital project proposed for 410 W. Broadway. **The motion passed unanimously.**

**V. Other Business**

There was no Other Business that came before the Board.

**VI. Public Comment**

There were no public comments.

**VII. Adjourn**

There being no other comments or business, **the meeting adjourned at 3:25 p.m.**