

City of Mt. Pleasant

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

MINUTES OF THE REGULAR MEETING July 16, 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 3:00 p.m.

Present: Joshua Agardy, Mary Ann Kornexl, Kathy Ling (alternate for Will Joseph), Nancy Ridley, Jeff Smith (Vice Chair) Jennifer Verleger, Bradley Wahr (Chair)

Absent: Tom Krapohl, Margaret McAvoy

Also attending: (Staff): William Mrdeza, Michelle Sponseller
(Guests): Barry DeLou Jr., Jeff Jakeway, Jim McBryde (Middle Michigan Development Corporation)

II. Approval of Agenda

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

III. Approval of the June 4, 2019 Meeting Minutes

It was moved by Ridley, seconded by Verleger, to approve the June 4, 2019 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business:

A. BRA

1. There was no business for the Brownfield Redevelopment Authority Board to consider.

B. EDC

1. Consider Approving Amendment #3 to the 410 W. Broadway Purchase and Development Agreement with Michigan Community Capital

Mrdeza reviewed the need for the amendment and summarized the four proposed changes to the agreement covered by the amendment. Brief discussion followed. It was moved by Ridley, seconded by Agardy, to approve Amendment #3 to the 410 W. Broadway Purchase and

Development Agreement as proposed and to authorize the Board Chair and Secretary to sign the document. **The motion passed unanimously.**

2. Consider Authorizing the Chair to Execute an Assignment of Leases for the Cell Tower Located on the Former EDC-Owned Parcel Conveyed to the City in Industrial Park South

Mrdeza explained that as a follow up item, the City attorney suggested executing an assignment of leases for the cellular tower located on the 9.5 acres the EDC recently transferred to the City. It was moved by Smith, seconded by Agardy, to authorize the Board Chair to sign the Assignment of Leases document as prepared by the City attorney and presented as part of the packet. **The motion passed unanimously.**

V. Other Business

There was no Other Business that came before the Board.

VI. Public Comment

Several comments were received by members of the public. Based on his knowledge of the Mt. Pleasant housing market, Jeff Jakeway expressed concern that the proposed pricing structure for the residential units in the 410 W. Broadway mixed use project might hamper the developer's ability to attract sufficient tenants. Jim McBryde commented that the regional Target Market Analysis completed several years ago strongly supported a local demand for the type of workforce housing proposed by the developer.

VII. Adjourn

There being no other comments or business, **the meeting adjourned at 3:23 p.m.**