

REGULAR MEETING

City of Mt. Pleasant
Economic Development Corporation (EDC)
Brownfield Redevelopment Authority (BRA)

MINUTES November 3, 2010 City Hall, Commission Chambers

I. Chairman Olivieri called the meeting to order at 8:00 a.m. Roll call:

Present: Tim Coscarelly, Tim Dolehanty, Kathie Grinzinger, Jim Holton, Tom Krapohl, Joe Olivieri (Chair), Joe Pius, Nancy Ridley, Jeff Smith (Vice-Chair).

Absent: None.

Staff: Rich Morrison, Community Services Director; Mary Ann Kornexl, City Treasurer; Michelle Sponseller, Downtown Development Director; Jeff Gray, Community Development Director.

Guests: Brian Anderson, MMDC; members of the CBD-TIFA: John Hunter, Tom Krapohl, Doug Ouellette, Rich Swindlehurst.

II. Approval of Agenda.

Motion by Smith, second by Dolehanty, to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. September 1, 2010 Regular Meeting

Motion by Grinzinger, second by Dolehanty, to approve the minutes as presented. Motion carried.

IV. Old and New Business:

A. EDC – Review proposal for 309 & 315 N. Main St. submitted by Jean Prout

Morrison reviewed his memorandum regarding the proposal for purchase and reuse of 309 and 315 N. Main. He reminded the EDC that a request for proposals for reuse of 309 went out earlier this year, and rendered no responses and little serious interest. He noted that this proposed reuse is a bit different than was originally contemplated when the EDC and CBD-TIFA acquired the properties, but noted the level of investment planned by Mrs. Prout and the changed economic conditions. Morrison distributed a draft land contract prepared by the City's legal counsel that is subject to additional review and amendment.

Jean Prout provided a Powerpoint presentation illustrating the intended improvements to accomplish the "bed and bistro" concept planned for 309 N. Main. She reiterated the level of investment indicated in her written proposal. She noted that she intends to have 6 sleeping quarters and bathrooms in the upstairs. The lower level would house a restaurant with a liquor license that would be open to the public. The photos in the presentation illustrated the current condition of the property and illustrated examples of period furniture and finishes that she intends to bring to the property.

315 N. Main would remain a rental property with some enhancements. The parking at 315 N. Main would be paved to accommodate guests at 309 N. Main.

EDC discussion followed. Smith noted that the terms of the land contract allow the EDC to reacquire the property with no reimbursement to Mrs. Prout for any investment made. He questioned the risk of acquiring the property in a state of disrepair. He suggested that some provision regarding a seller's option to accept the property might be in order.

It was noted, as depicted in Mrs. Prout's photos, that the property is currently somewhat in disrepair. In addition, it was pointed out that the EDC had previously begun initial discussions regarding options to limit future holding costs for the property. Without a potential reuse, mothballing or demolition may have had to have been considered.

Mrs. Prout indicated that she anticipated 8 to 10 months of construction. She anticipated obtaining bids for major work and beginning minor repair while seeking zoning approval and working to obtain a liquor license. She noted that she has been able to locate a license available in the market and stated that she is aware the City is considering adopting redevelopment liquor licenses; she indicated that she was not interested in pursuing the project if she is unable to obtain a license.

The EDC concurred that an option to exercise discretion in accepting the property back may be appropriate.

B. EDC – Consider sale of property at 309 N Main St.

Motion by Pius, second by Dolehanty, to accept the proposal from Mrs. Prout and to authorize the Chair to execute a land contract for the sale of 309 N. Main that is in appropriate final form, incorporating the provisions of the proposal and those discussed at the meeting. Motion carried.

C. Other.

There was no further discussion.

V. Adjournment

As there was no further discussion or business, Chairman Olivieri adjourned the meeting at 8:42 a.m.