

## **REGULAR MEETING**

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

### **AGENDA**

**August 4, 2011 at 2:30 p.m.**  
**City Hall, Commission Chambers**

I. Vice-Chair Smith called the meeting to order at 2:30 p.m. Roll call:

Present: Tim Coscarelly, Tim Dolehanty, Kathie Grinzinger, Bruce Kilmer, Joe Olivieri (Chair),  
Nancy Ridley, Jeff Smith (Vice-Chair).

Absent: Tom Krapohl, one vacancy.

Staff: Rich Morrison, Economic Development Director; Jeff Gray, Community Development  
Director; Michelle Sponseller, Downtown Development Director.

Guest: Emma Currie, Main Eats LLC

II. Approval of Agenda.

Motion by Ridley, second by Kilmer, to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. May 5, 2011 Regular Meeting

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

IV. Old and New Business:

A. EDC - BRA – Review and approve 2011 amended budgets and 2012 budgets.

Ridley reviewed the proposed 2011 amended budgets and 2012 budgets for the Economic  
Development Corporation and the Brownfield Redevelopment Authority. Brief discussion  
followed.

Motion by Dolehanty, second by Olivieri, to approve the proposed 2011 amended budget and the  
proposed 2012 budget for the Economic Development Corporation as presented. Motion carried.

Motion by Kilmer, second by Olivieri, to approve the proposed 2011 amended budget and the  
proposed 2012 budget for the Brownfield Redevelopment Authority as presented. Motion  
carried.

B. EDC – Consider interest rate write down for Main Eats, LLC, 120 S. Main

Morrison reviewed the information included in his memorandum dated July 29, 2011 regarding  
the proposed interest rate write down to support the planned Market on Main project. Emma  
Currie explained the nature of the business and planned offerings.

Discussion followed. It was the consensus of the EDC that the request met the established criteria and that they would entertain this request for a retail business.

Motion by Coscarelly, second by Dolehanty, to approve an interest rate reimbursement write down from 7.5% to 2% with a total reimbursable amount not to exceed \$15,054 over 5 years. Motion carried.

C. EDC - Consider interest rate write down for IDC shell building in the Smart Zone

Morrison described the proposal to support an interest rate write down to assist with build out of the shell building. He noted that there is currently no tenant for the building, although several have previously considered it. The purpose of approving the write down at this time is to aid in the marketing and inciting the completion and occupancy of the building.

Should a tenant come forward in the future, the proposal would be brought back to the EDC to confirm that it meets the established criteria.

Motion by Olivieri, second by Dolehanty, to approve an interest rate reimbursement write down to 0 % for up to \$300k for the IDC shell building. The total amount of the write down over 5 years shall not exceed \$56,500.

Further discussion followed on the balance of the \$150,000 in Economic Development Funds that were originally allocated by the City Commission. It was noted that without further action, the balance is set to go back to the General Fund. Discussion followed regarding the desirability of having those funds available for potential future projects.

Motion by Dolehanty, second by Smith, to request that the City Commission extend the available balance of Economic Development Funds to the EDC. Motion carried.

D. BRA - Discussion of Brownfield site #5 on West Pickard (P&A Development – McGuirk)

Gray noted that the Brownfield had been approved in 2006. Shortly thereafter, the Michigan Department of Environmental Quality denied the applicant's work plan making \$400,000 in revenue unavailable to support the project. Staff has been working with the applicant over the past several years to try and resolve the issue. The applicant recently hired an environmental consultant to assist.

Gray provided a briefing on the planned approach to addressing the issue, including the applicant reducing the amount of the reimbursement and seeking available funds in the Local Site Remediation Fund. He noted that unless there were objections to the approach, staff would continue to work with the consultant to develop an amended plan for consideration. There were no objections.

V. Adjournment

As there was no further discussion, Smith adjourned the meeting at 3:17 p.m.