

Central Business District (CBD) Tax Increment Finance Authority (TIFA)  
Mission–Pickard Downtown Development Authority (DDA)  
Industrial Park North TIFA  
University Park TIFA

**MINUTES**  
**April 7, 2009**  
**City Hall, Commission Chamber**

- I. Following the adjournment of the joint meeting of the University Park TIFA and the LDFA for University Park (CART), Chair Coscarelly called the regular meeting to order at 8:57 a.m.  
Roll Call:
- Present: Tim Coscarelly (Chair), Kathie Grinzinger, John Hunter, Tom Krapohl (Vice Chair), Rick McGuirk, Doug Ouellette, Joe Pius, Steve Silverberg, Jeff Smith, and Rich Swindlehurst.
- Absent: Tim Dolehanty.
- Staff: Rich Morrison, City Economic Development Director; Mary Ann Kornexl, City Treasurer; Jeff Gray, City Planner.
- II. Approval of Agenda:  
Motion by Krapohl, second by Smith to approve the agenda as presented. Motion carried.
- III. Approval of Minutes
- A. March 11, 2009 – Regular Meeting.  
Motion by Grinzinger, second by Pius to approve the minutes as presented. Motion carried.
- IV. Old and New Business:
- A. University Park TIFA – Review Joint Meeting with Local Development Finance Authority (LDFA):
1. Discuss proposed Contract for Services agreement.  
With the proposed CART Funding Agreement between the TIFA and LDFA, the Contract for Services will be between the LDFA and MMDC, so no action is required by the TIFA.
  2. Consider management agreement between TIFA and LDFA for University Park (CART).  
It was determined that the TIFA should affirm the action taken during the joint meeting to approve the agreement with the LDFA.  
Motion by Smith, second by McGuirk that the TIFA enter into the CART Funding Agreement with the LDFA, as revised to reflect a two-year term, and authorize the Chair and Secretary to execute the same. Motion carried.
- B. DDA – Mission Street Activity:
1. Update on incentives.

Morrison explained that staff continues to work on developing the incentive package for consideration by the DDA to encourage redevelopment of Mission Street. He indicated that staff has received one proposal from a local firm to provide façade design assistance; a second proposal has been solicited. Staff intends to provide a recommendation once the second proposal is received.

Morrison and Smith provided an update regarding the recent lenders meeting that was held to discuss the proposed low interest loan program. The concept was well received by the lenders. Staff will be working with them to refine the program before bringing a recommendation to the DDA.

2. Update on MDOT project.

Morrison reminded the DDA that staff has been working with the Michigan Department of Transportation to influence the design of their safety project to address the Broomfield/Mission intersection. Morrison indicated that progress has been slow. Although the local MDOT staff is willing to work with the City, there are few design models for a state highway that serves primary local traffic, as opposed to through trips. Project funding was also discussed.

3. Possible joint meeting with City Commission.

Morrison explained that the Planning Commission intends to hold a joint meeting with the City Commission to discuss the zoning incentives that they intend to recommend for Mission Street. Morrison inquired as to the DDA's interest in joining that meeting to review the financial incentives being contemplated. It was the consensus of the group that the communication would be beneficial and they asked that they be made aware of the meeting date when it becomes available.

C. Other:

There was no further discussion.

V. Adjournment:

There being no further discussion, Chair Coscarelly adjourned the meeting at 9:25 a.m.