

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

MINUTES
December 1, 2009
City Hall, Commission Chambers

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

Present: Tim Coscarelly (Chair), John Hunter, Tom Krapohl, Rick McGuirk, Doug Ouellette (Vice Chair), Joe Pius, Steve Silverberg, Jeff Smith, Rich Swindlehurst.

Absent: Tim Dolehanty, Kathie Grinzinger.

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

Guest: Kathy Methner, MMDC.

II. Approval of Agenda:

Motion by Krapohl, second by Pius, to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. October 6, 2009 Regular Meeting

Motion by Pius, second by Krapohl, to approve the minutes as presented. Motion carried.

IV. Old and New Business:

A. DDA – Mission Street Activity:

1. Status Report on Mission St.

Morrison provided a brief report on recent City staff and MDOT staff meetings to discuss ways to address safety on Mission St. following the City Commission's action to decline the grant funds for indirect left turns. He noted that MDOT has a mill and resurface project planned for 2011 and 2012 and summarized options that are under consideration to include with that project that could enhance safety. He noted that one particular solution under consideration is the construction of additional intersections with connections to East Campus Drive to improve the street grid network. We would look to the possibility of adding signals at these intersections to improve access to and from the businesses along Mission.

Morrison indicated that staff has been working with the DPW staff to prepare preliminary designs. Meetings with property owners will be necessary before the designs are finalized.

2. Consider reallocation of funds currently slated for Mission St. project enhancement to support traffic and pedestrian safety and improved ways to cross Mission St.

Morrison noted that staff is working with MDOT to find funding sources for the proposed improvements noted above. He reminded the DDA that approximately \$300,000 had been set aside for grant enhancement support for the previous MDOT project. He asked whether the DDA is interested in reallocating those funds for the purpose of improving safety on Mission Street.

It was noted that any specific proposals or designs would be brought back separately at a later date for the DDA to consider funding.

Motion by Krapohl, second by Ouellette, to reallocate the funds previously reserved for enhancement grant support to support improved traffic and pedestrian safety along Mission Street. Further, the DDA supports the efforts of staff to explore ways to improve safety, including the possibility of additional intersections along Mission Street. Motion carried.

B. Amended 2009 Budgets

1. Mission/Pickard DDA

Kornexl reviewed the proposed 2009 final amended budget for the Mission/Pickard DDA. Motion by Coscarelly, second by Krapohl, to approve the amended budget as presented. Motion carried.

2. CBD-TIFA

Kornexl reviewed the proposed 2009 final amended budget for the CBD-TIFA. Motion by Silverberg, second by Swindlehurst, to approve the amended budget as presented. Motion carried.

3. University Park TIFA

Kornexl reviewed the proposed 2009 final amended budget for the University Park TIFA. Motion by McGuirk, second by Smith, to approve the amended budget as presented. Motion carried.

4. Industrial Park North TIFA

Kornexl reviewed the proposed 2009 final amended budget for the Industrial Park North TIFA. Motion by Krapohl, second by Pius, to approve the amended budget as presented. Motion carried.

C. CBD-TIFA – Report on plan for downtown snow removal

Sponseller presented the plan for downtown snow removal for the upcoming snow season, as noted in her Director's Report. She noted that the plan is essentially unchanged from last year. Email reminders regarding the "odd-even" parking in lots will be going out to downtown businesses and overnight permit holders and will be reinforced with "correction reminders" during the month of December to help reinforce the message.

Staff found email reminders to downtown business owners and permit holders in advance of predicted snow events to be effective last year and will continue the practice this year.

Priority in snow removal is given to downtown streets first, then parking areas. Towing is only considered in snow emergencies when vehicles cannot be worked around.

The members thanked Sponseller for her report.

D. Other:

1. MMDC Activity Report – Industrial Park North

Kathy Methner provided a summary of her written report to the Industrial Park North TIFA regarding activities undertaken over the course of the last year (the written report has been placed on file with the meeting materials).

The Industrial Park North TIFA thanked Methner for her report.

2. Billboards by Johnson Lawsuit

Morrison noted that the lawsuit update had been inadvertently included in the packet as a holdover from the time that the DDA/TIFA board served as the EDC, who is actually named in the suit.

3. Mission/Pickard DDA – Consider funding assistance for large façade improvements

Morrison reminded the DDA that the low interest loan program for façade improvements had recently been adopted with the goal of targeting smaller businesses along Mission Street, north of High Street. However, staff has recently received some interest from some larger property owners south of High Street.

Morrison asked the DDA to consider whether the DDA would have interest in administering a program for larger projects if the City Commission determined that it wished to allocate funds for that purpose. This arrangement would have the advantage of having one body review all proposed facades, improving consistency. In addition, the larger loans would be administered in the same manner, but the terms would be longer and the dollars would be larger than the limits previously considered for the smaller projects.

Motion by Smith, second by Hunter, to support the administration of a large façade program, similar to that previously approved for smaller sites along Mission Street should the City Commission deem it appropriate to fund. Motion carried.

V. Adjournment:

There being no further business, Chair Coscarelly declared the meeting adjourned at 8:40 a.m.