

Central Business District (CBD) Tax Increment Finance Authority (TIFA)
Mission Street Downtown Development Authority (DDA)
Economic Development Corporation (EDC)
Brownfield Redevelopment Authority (BRA)
Industrial Park North TIFA
University Park TIFA

MINUTES

**January 14, 2009 at 8:00 a.m.
City Hall, Conference Room A**

I. Roll Call:

Present: Tim Coscarelly (Chair), Tim Dolehanty, Kathie Grinzinger, Tom Krapohl (Vice Chair), Joe Olivieri, Joe Pius, Jeff Smith, +3 vacancies (until appointments are made).

Absent: None (3 vacancies).

Staff: Rich Morrison, City Economic Development Director; Mary Ann Kornexl, City Treasurer; and Jeff Gray, City Planner.

Guests: Attorneys Paul Blanco and Matt Romashko, Lynch, Gallagher, Lynch, Martineau & Hackett; Kathy Methner; and Ray Kovitz.

II. Approval of Agenda:

It was noted that Attorneys Paul Blanco and Matt Romashko were present to discuss the correspondence received from legal counsel representing Gary L. Johnson/Billboards by Johnson.

Motion by Krapohl, second by Grinzinger to approve the agenda with an amendment to add a presentation by Attorneys Blanco and Romashko regarding the correspondence after the approval of the agenda.

Roll call vote: Ayes: 7; nays: 0 (3 vacancies). Motion carried unanimously.

IIA. Correspondence – Gary L. Johnson/Billboards by Johnson:

Attorneys Paul Blanco and Matt Romashko indicated that they had reviewed the correspondence dated January 8, 2009 from Terry E. Heiss, P.C., representing Gary L. Johnson/Billboards by Johnson. They stated that there were several options for responding to the correspondence. They noted that the EDC may be insured under the City's insurance policy and that it may be prudent to advise the carrier of the correspondence.

Motion by Krapohl, support by Smith, to ask that staff contact the City insurance carrier and that the appropriate legal counsel provide advice regarding possible next steps at a future meeting.
Motion carried.

III. Approval of Minutes:

A. December 19, 2008 – Regular Meeting.

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

B. December 19, 2009 – Closed Session.

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

IV. Old and New Business:

A. Contract for Services between the TIFA Board and MMDC.

Kathy Methner explained the draft agreement for services. She noted that a brief history and a summary of services provided has been added to the agreement. She noted that additional services could be added.

Brief discussion followed regarding additional language that could be added, including provisions for periodic reporting, negotiation of terms, and performance standards. It was noted that the area municipalities are currently paying client fees for general services from MMDC and that the TIFA agreement must cover services within the TIF district.

It was agreed that the draft would be revised and brought back for additional consideration at the next meeting.

B. Discussion of Mission Street Reinvestment and Redevelopment Concepts.

Morrison reviewed his memorandum dated January 8, 2009 describing some concepts for potential financial incentives to encourage reinvestment and redevelopment of properties along Mission Street.

There was general consensus that the concepts should be explored. The group brainstormed options for rolling out the concepts to business and property owners. Staff will begin to develop the concepts and bring back program proposals at a future meeting.

C. Other.

Staff advised that invites would be extended to the group in the near future to a stakeholders meeting to discuss options for the Mission Street boulevard design. The meeting will be facilitated by a traffic engineer from Glatting Jackson, the same firm that recently conducted the walkability audit in the City.

V. Adjournment:

There being no further discussion, Chair Coscarelly adjourned the meeting at 9:52 a.m.

JMG