

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
October 6, 2009
City Hall, Commission Chamber

- I. Chairman Coscarelly called the meeting to order at 8:00 a.m. Roll call:
- Present: Tim Coscarelly (Chair), Kathie Grinzinger, John Hunter, Tom Krapohl, Rick McGuirk, Doug Ouellette (Vice Chair), Joe Pius (arrived at 8:12 a.m.).
- Absent: Tim Dolehanty, Steve Silverberg, Jeff Smith, Rich Swindlehurst.
- Staff: Rich Morrison, Economic Development Director; Brian Kench, Building Official; Mary Ann Kornexl, City Treasurer; Michelle Sponseller, Downtown Development Director; Jeff Gray, Community Development Director.
- Guest: Rick Anderson, Mt. Pleasant Automotive.
- II. Approval of Agenda:
- Motion by McGuirk, second by Krapohl, to approve the agenda as presented. Motion carried.
- III. Approval of Minutes
- A. September 1, 2009 Regular Meeting.
- Motion by Ouellette, second by Krapohl, to approve the regular meeting minutes as presented. Motion carried.
- B. September 21, 2009 Special Meeting.
- Motion by Hunter, second by McGuirk, to approve the special meeting minutes as presented. Motion carried.
- IV. Old and New Business:
- A. Mission Street DDA: Consider façade reimbursement for Mt. Pleasant Automotive – 703 N. Mission Street
- Morrison reviewed the proposal as presented in the staff memorandum dated October 2, 2009. He noted that the applicant and owner of Mt. Pleasant Automotive, Rick Anderson, had presented a concept for a possible façade improvement to the building. Staff sought the architectural renderings that are available under the façade improvement program; the architect prepared a number of options for the applicant’s consideration. Ultimately, the applicant elected to go with the original concept.
- Morrison indicated that the loan interest rebate would be within the guidelines established by the DDA. The brick and stone work proposed is estimated at around \$50,000; the loan would be for a period of 5 years; and the interest would be rebated annually from a market rate of 6.5% to 3%. He noted that the brick and stone is consistent with the intended character for Mission Street and that staff is excited to see the improvements.

Ouellette indicated that he would be abstaining from discussion or action on the request, due to his company's participation in the loan for the project.

Coscarelly asked if the drawings are depicting signage on the awning. Mr. Anderson confirmed that the existing awnings would be reused. They are consistent with some interior awnings that were recently installed at the site.

Coscarelly asked if the sidewalks would be modified with the proposal. Staff confirmed that the request is for building façade work only; there would be no changes to the sidewalk.

Grinzing noted that it would be good to see some of the signature parapet features shown on the three architect renderings utilized in the future somewhere along Mission, if they could not be incorporated in the proposed design.

Mr. Anderson indicated that he and his financial partner intended to move forward with the design before the architectural renderings were completed. He indicated that he is hopeful that the DDA will choose to partner with them on completing the selected design; however he intends to move forward with the design whether or not the DDA participates.

Motion by Grinzing, second by Hunter, to approve a façade loan interest rebate in an amount not to exceed \$4,683.00 for brick, stone, windows, and architectural details on the building located at 703 N. Mission Street, as depicted on the drawings submitted by the applicant. Motion carried.

B. Mission Street DDA: Mission St. Update

Morrison updated the DDA on the City Commission's action to postpone consideration of the Michigan Department of Transportation (MDOT) design for Mission Street. Morrison noted that, although MDOT had previously indicated that the plans were the final design, they indicated that they were willing to consider "tweaks" to the design and offered to proceed with the south project at Bluegrass and Mission as the first phase. Morrison indicated that staff would be meeting with MDOT later in the day and would be able to speak to any tweaks once the plans had been reviewed. He noted that the south design may have impacts on access and recruiting at University Park and the Board may wish to weigh in on plan revisions in the future, in their role as the University Park TIFA.

Coscarelly expressed his appreciation to the DDA members for their participation in the stakeholder meetings and noted that the meetings were very valuable.

C. Other:

The Downtown Development Director's report was noted for the record. Members indicated that a periodic report of the Director's activities is appreciated.

V. Adjournment:

There being no further discussion, Chairman Coscarelly adjourned the meeting at 8:21 a.m.