

SPECIAL MEETING
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
September 21, 2009
City Hall, Conference Room E

I. Chairman Coscarelly called the meeting to order at 2:00 p.m. Roll call:

Present: Tim Coscarelly (Chair), Kathie Grinzinger, John Hunter, Rick McGuirk, Joe Pius, Steve Silverberg, Jeff Smith, Rich Swindlehurst.

Absent: Tim Dolehanty, Tom Krapohl, Doug Ouellette.

Staff: Rich Morrison, City Economic Development Director; Nancy Ridley, Finance Director; Mary Ann Kornexl, City Treasurer; Jeff Gray, Community Development Director.

II. Approval of Agenda:

Motion by Hunter, second by McGuirk, to approve the agenda as presented. Motion carried.

III. Old and New Business:

A. DDA – Mission Street Activity:

1. Review MDOT Mission St. plan and consider action if appropriate.

Board members reviewed the plan that the Michigan Department of Transportation (MDOT) has identified as the final design for Mission Street that will be presented to the City Commission at their September 28th meeting. Board concerns included the proximity of the sidewalks to the street; the distance from the intersections to the proposed turn-arounds; the prohibition of left turns at the intersections, along with concerns regarding maintenance of the boulevards. Discussion took place regarding what other options there were for making Mission Street intersections safer. Staff indicated that we would be looking at grids, making safer intersections with markings, signs, mast arms, etc., coordinating efforts with Central Michigan University.

It was the consensus of the Board that although there is a need to improve this section of Mission Street and create safer intersections; they did not feel that this plan offers a better design than what is currently in place, and does not address the concerns of the stakeholders.

Motion by Hunter, support by Smith, that the DDA not support MDOT's plan for Mission Street, due to the prohibition of left turns at the Broomfield and Bluegrass intersections, concerns with the sidewalks being too close to the street, and noting that the plan does not advance the city's vision for Mission Street; further, the DDA is willing to work with MDOT on an alternative design that incorporates left turns. Motion carried.

C. Other:

1. University Park TIFA – CME Sidewalk Bid.

Morrison noted that this public sidewalk in University Park near CME was discussed at the September 1st regular meeting, with the TIFA authorizing the Chair to sign a contract with the lowest bidder. Once the bids were opened, the low bid was over the original project budget by approximately \$10,000. It was noted that if the TIFA were interested in proceeding with the project, it would be necessary to approve an increase to the budget, that would also need approval by the City Commission.

Morrison noted that the improvement would address some vandalism issues that CME has been experiencing. In addition, CME has committed to consolidating some of its operations to the Mt. Pleasant site and the sidewalk could be viewed as a community investment in the consolidation.

McGuirk indicated that due to financial interest by his family in the sidewalk project, it would be necessary for him to abstain from discussion or action.

Motion by Smith, second by Silverberg, to increase the budget for the sidewalk project adjacent to the CME project to \$45,000. It was noted that the previous action to authorize the Chair to award the contract to the low bidder remains in effect. Motion carried, with McGuirk abstaining.

IV. Adjournment:

There was no further discussion; Chair Coscarelly declared the meeting adjourned at 2:50 p.m.