

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 1, 2009
City Hall, Commission Chamber

I. Chairman Coscarelly called the meeting to order at 8:02 a.m. Roll call:

Present: Tim Coscarelly (Chair), Kathie Grinzinger, John Hunter, Tom Krapohl, Rick McGuirk, Jeff Smith, Rich Swindlehurst.

Absent: Tim Dolehanty, Doug Ouellette (Vice Chair), Joe Pius, Steve Silverberg.

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

Guests: Brian Atkinson, Jack Hofweber, and Mike Phillips with MDOT.

II. Approval of Agenda:

Motion by Krapohl, second by Swindlehurst, to approve the agenda with the following amendments:

1. Move item IV. B. 2. (Mission Street Plan) to IV. B. 1.
2. Add item IV. C. 3.: University Park TIFA – CME Sidewalk Bid.

Motion carried.

III. Approval of Minutes

A. July 7, 2009 Regular Meeting.

Motion by McGuirk, second by Swindlehurst, to approve the minutes as presented. Motion carried.

IV. Old and New Business:

A. CBD-TIFA – Consider lease agreement for 315 N. Main St.

Morrison reviewed the draft lease agreement that would permit the current tenant to continue residing at the property. He noted that staff has been working with the City Attorney to determine if and how the State Relocation Act could apply to the tenant. Staff had originally considered continuing a month-to-month lease arrangement, but based on the notice requirements in the Act, it does not seem that such an arrangement would be advantageous to the CBD-TIFA. Staff is recommending a six-month lease term since we do not anticipate a development proposal for the property during that time.

Discussion followed. It was noted that the lease should include language prohibiting parties at the property and should be clarified to state that relocation expenses would not be paid if the lease is renewed.

Staff was asked if the unit is properly licensed. Morrison indicated that the subject unit is licensed, but that the second unit on the property is not currently licensed. A few minor repairs are necessary if the CBD-TIFA wishes to rent the second unit.

Motion by Krapohl, second by McGuirk, to approve the lease with Manny Lopez for 315 N. Main, Apt 4 for a 6-month term, with language to be added prohibiting parties at the property and stating that relocation expenses will not be paid if the lease is not renewed, and to authorize the Chair to execute the same. Motion carried.

It was the consensus of the group that the second unit should be leased with the term of the second lease to be consistent with the lease of the first unit.

B. DDA – Mission Street Activity:

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

Morrison reviewed the proposed plan provided by the Michigan Department of Transportation (MDOT) for Mission Street, noting that staff has been working with MDOT for over two years on the project to improve safety at the Mission/Broomfield intersection. Brian Atkinson, Jack Hofweber, and Mike Phillips representing MDOT introduced themselves.

Considerable discussion followed regarding the proposed design, which features indirect (or Michigan) lefts at the Mission/Broomfield and Mission/Bluegrass intersections. A boulevard with widths of 30 to 48 feet would be constructed between and beyond the two intersections.

Staff noted that it has shared concerns regarding the design with MDOT. It was noted that those concerns are based on the feedback provided by the stakeholders at the meetings hosted by the City in February; staff feels that the concerns expressed by the stakeholders have not been addressed in the proposed plan.

MDOT has indicated that this is the final design. The City Commission will be asked to act on the plan at their September 28th regular meeting.

It was the consensus of the DDA that the stakeholders should be invited back prior to the City Commission meeting to review and react to the proposed plan.

2. Discuss low interest loan program and consider approval of funding projects.

Morrison stated that staff met with the local lenders regarding the low interest loan program on August 5th to review the terms discussed by the DDA at the July 7th meeting. Those terms included the interest rebate to write down loans to 3%, a rebate term of 5 years, and a maximum loan of \$50,000. Morrison noted and Smith confirmed that the lenders were in support of the program.

Motion by Krapohl, second by Hunter, to approve the low interest loan program with the stated terms. Motion carried.

Morrison also reported that staff has been approached by Mt. Pleasant Automotive to complete a façade improvement and to take advantage of the loan program. Morrison asked whether the DDA would like staff to bring the proposals to them, before they are sent to the architect to prepare a concept drawing. The DDA indicated that staff can send the requests directly to the architect as they receive them.

Morrison also noted that he is in preliminary discussions with a party who may be interested in utilizing the program at the former laundromat. However, this property is

located south of High Street. The DDA indicated that the site is consistent with the goals of the program.

3. Decorative screen wall update.

Due to the time, this matter was not discussed.

C. Other:

1. University Park TIFA – CME Sidewalk Bid.

Morrison noted that this public sidewalk in University Park near CME was discussed during the budget process. Due to timing constraints, the bids for the project are due later in the day, after the TIFA meeting. Morrison asked if the TIFA would be comfortable authorizing the chair to approve the low bid, provided that it is within the budget for the project.

Motion by Smith, second by Krapohl, to authorize the Chair to approve the low bid for the public sidewalk in University Park, provided that it is within the budget for the project. Motion carried.

V. Adjournment:

There being no further discussion, Chair Coscarelly adjourned the meeting at 10:20.

JMG