

## **REGULAR 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**

**June 2, 2010**

**City Hall, Commission Chambers**

I. Vice-Chair Ouellette called the meeting to order at 8:00 a.m. Roll Call:

Present: Tim Dolehanty (arrived at 8:08), Kathie Grinzinger, John Hunter, Tom Krapohl, Doug Ouellette (Vice-Chair), Joe Pius, Rich Swindlehurst.

Absent: Tim Coscarelly (Chair), Rick McGuirk, Steve Silverberg, Jeff Smith.

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

Guest: Bill Beckett, WT Development Corporation

II. Approval of Agenda:

It was noted that Chairman Coscarelly would like to have a discussion about future officers for the board. Given the number of absences, it was the consensus of the group to hold off on the discussion until the July meeting.

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

III. Approval of Minutes:

A. May 5, 2010 Regular Meeting.

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

IV. Old and New Business

A. DDA – Consider funding reimbursement for Taco Bell curb cut closure on Mission Street.

Gray presented the proposal from the WT Development Corporation for reimbursement of the costs to close the center curb cut at the proposed Taco Bell. It was noted that project is eligible for 100% reimbursement under the established program. Although the City Engineer has not yet been able to confirm the reasonableness of the cost estimate, it is in line with costs associated with prior closures.

Gray noted that the applicant would likely be presenting a request for reimbursement of costs associated with the proposed decorative fence at the July meeting.

Motion by Krapohl, second by Pius, to approve reimbursement of costs to close the existing center driveway at the Taco Bell site located at 1143-1201 S. Mission in an

amount not to exceed \$5,510.00, pending final review of the cost estimate by City Engineering staff and the final review of plans by MDOT. Motion carried.

B. DDA – Discussion and possible action on Mission-Pickard DDA TIFA Amendment.

Morrison presented the proposed plan amendment that is being recommended by legal counsel to address a few housekeeping matters. The project list in the current plan does not include some of the recent projects that the DDA has prioritized, including pedestrian and traffic safety, façade improvements and site assistance, and broader use of access management funds.

Members appreciated that the project list is clearer and more user friendly. In addition, the public notice requirements were discussed. It was pointed out that there currently is no agreement on tax capture revenues with the Library.

It was determined that final discussion and action should be delayed until July to allow a greater number of the members to be present for action.

Motion by Dolehanty, second by Hunter, to postpone discussion and action on the DDA TIFA amendment until the July regular meeting. Motion carried.

C. DDA/CBD TIFA/Industrial Park North TIFA/University Park TIFA – Discussion on Ethics Policy.

Morrison noted that the Ethics Policy has been provided by the City Commission's Ethics Committee for discussion and comments by all affected boards and commissions. He stated that staff would provide a summary of comments received to the Ethics Committee.

It was noted that by their nature, these boards are served by members with a vested interest in the district. Members questioned whether they would have an inherent conflict of interest under the proposed policy.

They discussed the vote to establish an incentive to cover costs of a decorative fence. Once the program is in place, one of the members who previously voted to establish the incentive could apply for a reimbursement on the costs of a fence. So while the vote to approve the program is not a direct benefit at the time of the vote, it is some time later. They questioned whether this could be considered a conflict.

It was noted that business owner involvement on this board is important and the members would be concerned if a policy would impact the ability to have local business owners serve in the future.

D. Other:

1. DDA – Mission Street Activity/Cross Connector Drives.

Morrison noted that he has made contact with a third party who is willing to make initial contact with some Mission Street property owners to gauge interest in selling their properties. The third party is willing to make the initial contact at no cost to the DDA. If the real estate deals move forward, it may be necessary to negotiate compensation.

V. Adjournment:

There was no further discussion; Vice-Chair Ouellette adjourned the meeting at 8:29 a.m.