

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
March 3, 2010
City Hall, Commission Chambers

I. Chairman Coscarelly called the meeting to order at 8:00 a.m. Roll call:

Present: Tim Coscarelly (Chair), Tim Dolehanty, Kathie Grinzinger, John Hunter, Tom Krapohl, Rick McGuirk, Doug Ouellette (Vice Chair), Joe Pius, Steve Silverberg, Jeff Smith.

Absent: Rich Swindlehurst.

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

II. Approval of Agenda:

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

III. Approval of Minutes:

A. February 2, 2010 Regular Meeting

Coscarelly noted that the minutes should have reflected the fact that he disclosed the fact that he is a partner in the Central Square redevelopment project. Motion by Krapohl, second by Ouellette, to approve the minutes as amended.

IV. Old and New Business

A. Presentation by Luna Tech

Mark Chrisinske with Luna Tech presented a sample of the company's business marketing tool. The product utilizes Google Earth technology to model businesses in 3-D and interfaces with other web products.

B. Mission St. Activity

1. Update on Mission cross connector drives

Morrison provided a status update regarding the proposed cross connector drive between Mission and East Campus Drive at Gordon Food Service. The real estate staff with Gordon's have expressed some concern with the available space. Morrison noted that staff has offered to stripe the parking lot to illustrate the concept. He also explained that staff is trying to get the concept to decision makers for the company.

The DDA discussed other options including setting up a meeting with the corporate office or hiring a design firm of the company's choosing to prepare the concept. Ouellette offered to join staff in a meeting if necessary.

Motion by Silverberg, second by Hunter, to approve the expenditure of up to \$2,000.00 to prepare a revised design and/or to stripe the parking lot at Gordon Food Service to illustrate a proposed design. Motion carried.

2. Update on potential façade projects

Morrison provided copies of the façade renderings recently prepared for Ryan Schlicht for the former Laundromat building on south Mission Street. Mr. Schlicht is currently evaluating his budget for the project. The illustrations show two possibilities, one at a \$20,000 budget, the second at \$50,000.

Morrison also reported that there has been some preliminary interest in an updated façade at the building on the south side of Preston across from the former Embers site. Morrison noted that the building does not have frontage on Mission, but may be close enough to be eligible for incentives. He asked whether the DDA is interested in considering the building for the program. It was the consensus of the DDA that all buildings in the tax capture district should be eligible for the program.

3. Funds allocated from City Commission to DDA to support Mission Street business for growth.

Morrison presented his memorandum to the City Commission dated January 26, 2010 that proposed the allocation of economic development funds to the DDA to incent continued redevelopment on Mission Street. He noted that the City Commission has approved the allocation of \$250,000 for large project façade and site enhancement low interest loans and \$50,000 for low interest loans for start up businesses.

The DDA noted that in entertaining proposals they will need sufficient information regarding the project and its details. Before funds will be allocated to a project, it will be necessary for an applicant to demonstrate that they have bank approval.

C. Other:

1. Morrison stated that he had been approached by the owner of the property located at 305 N. Main Street regarding the City's interest in purchasing the property. It is located to the north of properties owned by the CBD-TIFA and EDC. The other properties had been purchased due to their proximity to land already owned by the City to allow for assembly and redevelopment in the future.

Morrison stated that the current assembly is likely of sufficient size to enable future redevelopment. He also noted that the current sale price is not competitive with the price of the previously purchased parcels. It was the consensus of the CBD-TIFA that a purchase could be entertained at an attractive price.

2. Phil Seybert was present to provide an update regarding the development of a new Firstbank branch at 2015 S. Mission Street. He noted that the bank has closed on the purchase of the property and will soon close on the sale of the existing bank branch. He shared the revised building elevation.

He noted that it has become apparent that a utility pole will impact the installation of the radius for the widened shared vehicle access at Broomfield. He stated that the relocation of the pole is necessary to allow the installation of the widened driveway. The cost estimate for the relocation is \$15,000. He also expressed confusion about the DDA's policy regarding the reimbursement of such improvements, noting that his project received 50% of the costs, but he is aware that the DDA is contemplating a higher percentage on a recent project.

Lastly, Seybert noted that he has some questions about the DDA's policy with regard to decorative fencing. He noted that the policy requires the use of brick columns that are identical to the brick used on other Mission Street entry features. He proposed that the DDA consider requiring the same column design, but allow property owners to utilize different bricks. Seybert was asked to bring his brick to the DDA for consideration.

Motion by Smith, second by Krapohl, to pay 50% of up to \$15,000 for the relocation of the utility pole to allow installation of the proposed access drive at Broomfield Road for the proposed Firstbank project. Motion carried (Ouellette abstained).

V. Adjournment:

As there was no further discussion, Coscarelly adjourned the meeting at 9:10 a.m.