

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

May 5, 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, Tom Krapohl, Rick McGuirk, Joe Pius, Jeff Smith, Rich Swindlehurst.

Absent: John Hunter, Doug Ouellette (Vice Chair), Steve Silverberg.

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

III. Approval of Minutes:

A. March, 2010 Regular Meeting

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

IV. Old and New Business

A. DDA Discussion/Possible Action on brick type for decorative walls/screens.

Morrison noted the proposal from Firstbank to utilize brick on the proposed decorative fence that matches the building, rather than brick to match the other Mission entry features as the DDA specified on the decorative fence “menu.” He suggested that if the DDA is interested in entertaining the proposal that they elect to review requests to vary from the entry feature brick on a case by case basis.

Discussion followed with the DDA finding that the proposed brick was close in color to the entry brick and that it was appropriate to review requests to vary from the approved entry brick on a case by case basis.

Motion by Krapohl, second by McGuirk to approve the proposed brick for the Firstbank decorative fence. Motion carried.

B. Consider DDA Large Façade Incentive for MC Sports at 1416 S. Mission St

Morrison reviewed his memorandum dated April 27, 2010 regarding the proposed façade upgrade. He noted that a resolution and easement were attached for consideration. Staff has been working with the City Attorney to address some of the applicant’s concerns regarding terms in the easement. He indicated that if the DDA was inclined to approve the incentive that it could do so contingent upon a corrected easement.

Discussion followed regarding the recommendation to increase the interest write down from 3% to 1%. It was noted that the existing program does not address job creation. Members questioned the need to obtain an easement.

The exterior condition of the existing site was also discussed, with members noting that the construction equipment remains on site from the prior addition to Sears.

Motion by Krapohl, second by Pius, to approve the resolution for an interest write down to 3%. Further, it is requested that the applicant clean up the northern portion of the property. Roll call vote: motion carried unanimously.

C. Mission St. Activity

1. Update on Mission cross connector drives

Gray showed a concept drawing for a connector drive between Mission and East Campus Drive along the south side of Sherwin Williams. The property owner has expressed conceptual support of the connection. Discussion followed regarding the alignment of Fairfield Drive on the east side of Mission.

Staff also explained that we have shifted focus to this connector from the one previously discussed at the Gordon's site because the property owner has expressed support.

Discussion followed regarding possible property acquisition. Staff was asked to consider costs associated with designing around existing buildings and acquiring properties. The DDA indicated that the connector at Gordon's is a priority.

2. Taco Bell

Gray showed the site plan and elevation for the proposed rebuild of the Taco Bell on Mission Street that would be considered by the Planning Commission later in the week. He noted that it would include a number of the Mission Redevelopment District concepts, including a masonry building with good pedestrian features.

He noted that the applicant would be looking at some amount of decorative fencing and closure of one of the driveways. The applicant would likely be seeking some financial assistance from the DDA for these features and staff wanted to assure that the DDA did not have any objections, as the Planning Commission review is moving a bit ahead of the incentive discussion.

There were no concerns or objections.

D. Potential June business

Coscarely noted that election of officers will be coming up in July and that he would like to discuss officers in June as he does not intend to continue serving as Chair.

Morrison noted that a DDA Plan amendment would be coming forward at a future meeting to address the façade improvement program.

E. Other:

There was no further discussion.

V. Adjournment:

Chairman Coscarely adjourned the meeting at 9:12 a.m.