

## **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**

**November 3, 2010**

**City Hall, Commission Chambers**

I. Chairman Ouellette called the meeting to order at 8:43 a.m. Roll call:

Present: Tim Coscarelly, Tim Dolehanty, Kathie Grinzinger, John Hunter, Tom Krapohl, Doug Ouellette (Chair), Joe Pius (Vice-Chair), Jeff Smith, Rich Swindlehurst.

Absent: Rick McGuirk, Steve Silverberg.

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

II. Approval of Agenda.

Motion by Smith, second by Dolehanty, to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. October 6, 2010 Regular Meeting

B. October 6, 2010 Joint Meeting

Motion by Pius, second by Krapohl, to approve the regular and joint meeting minutes as presented. Motion carried.

IV. Old and New Business:

A. CBD-TIFA- Review proposal for 309 & 315 N Main St. submitted by Jean Prout

Members of the CBD-TIFA heard the presentation and engaged in the discussion at the EDC meeting that preceded this meeting.

B. CBD-TIFA Consider sale of property at 315 N Main St

Motion by Pius, second by Dolehanty, to accept the proposal from Mrs. Prout and to authorize the Chair to execute a land contract for the sale of 315 N. Main that is in appropriate final form, incorporating the provisions of the proposal and those discussed at the EDC meeting. Motion carried.

C. CBD-TIFA – Consider staff request to support Michigan St. lighting project.

Kench provided the CBD-TIFA with an update of the Michigan Street lighting project, noting that light bases and conduit are installed. The light fixtures are currently being manufactured and should be installed in one or two days once they are on site.

The fixtures have been placed to provide an appropriate distribution of light along Michigan Street. One of those fixtures has been placed in front of the Culligan store. Kench provided a photo showing that there is no curb or greenbelt in this area that defines the street edge. He recommended that the TIFA consider a \$1,000 expenditure to install curb and grass in this area to provide some protection to the fixture. In addition, the curb will have the benefit of creating some separation between the street and sidewalk at the main entrance to the building.

Motion by Smith, second by Coscarelly, to approve the installation of curb and greenbelt at the Culligan store in association with the Michigan Street lighting project in an amount not to exceed \$1,000. Motion carried.

- D. DDA – Consider façade reimbursement and site enhancements for property at southwest corner of Mission and Preston Streets (MC Sports, Sears and other businesses).

Morrison reported that he had a meeting with the property owner. In principle, the owner is agreeable to the financial support previously proposed by the DDA. The owner is still working through approvals by tenants of the center, so he is unable to make a firm commitment at this time.

Morrison also reported that since the last DDA meeting, it has been discovered that the northern portion of the site where the new building would be located is not currently served with public sanitary sewer. The previous buildings on the site were served with sanitary leads across the parking lot that may not be adequately sized for the new development. DPW has provided a cost estimate of \$45,000 to extend sewer to the northern property line. The 8-inch sewer would be sized to serve adjoining properties, in the event that neighboring sites redevelop and require service in the future.

He stated that the developer has been advised of the situation and will not be expected to cover this cost.

Morrison indicated that he would bring a complete package for the DDA's consideration once he had a firm commitment from the owner.

- E. DDA- Mission St. Updates

Morrison indicated that staff has been advised that MDOT will be attempting to extend its 2011 mill and surface project to Mission north of High Street. He indicated that MDOT may request additional funds for pedestrian markings as it did on south Mission and that he hopes to discuss the possibility of an appropriately designed mid-block crossing for the north Mission project.

- F. Other.

Gray reported that he has met with Ryan Schlicht, owner of the former Laundromat located at 1135 S. Mission. Gray reminded the DDA that they had previously funded a façade rendering for the property. Mr. Schlicht is now looking at a second story and has inquired about the possibility of a second rendering for this residential addition. It was the consensus of the DDA to fund a

second façade, with a written agreement that the owner would reimburse the DDA for the cost of the rendering if the project does not proceed within one year.

Gray also reported that he has met with Denny Adams at ICTC regarding their request for 2011 CBD-TIFA funds to support the downtown to campus bus route. Staff is working with them on a promotions concept that could be funded under the current TIFA plan. He hopes to have a proposal for their consideration at the December meeting.

V. Adjournment.