

## 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 October 6, 2010

I. Chairman Ouellette called the meeting to order at 9:00 a.m. Roll Call:

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

Absent: Joe Pius (Vice-Chair).

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

II. Approval of Agenda.

Motion by McGuirk, second by Hunter, to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. September 1, 2010 Regular Meeting

Motion by Silverberg, second by Krapohl, to approve the minutes as presented. Motion carried.

IV. Old and New Business:

A. DDA- Consider request by MDOT to partner on Mission St. crosswalks.

Morrison provided an update of the recent meeting with the Michigan Department of Transportation (MDOT) regarding the 2011 planned project to resurface and re-stripe Mission Street from Bluegrass to High Street. He stated that the project will no longer include bike lanes. A shoulder will be striped on the street and the travel lanes narrowed in an effort to encourage slower speeds.

He noted that MDOT is planning conventional double-bar pedestrian crossing stripes at the intersections. MDOT is open to considering higher emphasis markings at the crossings, and is asking the DDA to consider partnering on the cost.

Morrison noted the letter from Jack Hofweber dated September 28, 2010 noting the intersections under consideration and the total cost of \$12,000. He explained that the markings would be “zebra stripe” with bold white bars running parallel to the road across the width of the crossing.

It was noted that the letter asks for a 5-year commitment to maintenance. Morrison stated that the life span of the new pavement is anticipated to be 5-years, and the markings are intended to last the life of the pavement. He noted that it is possible that the pavement will last beyond 5-years and the DDA may be asked to partner in some capacity after the initial 5-years.

Motion by Krapohl, second by Hunter, to approve the expenditure of up to \$12,000 to provide crosswalk upgrades with the 2011 MDOT resurface project on Mission between High and Bluegrass.

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

Morrison provided an update regarding development on the property, noting that the applicant has plans to complete the façade renovation on the remainder of the existing building and to build a new single story retail building near the corner.

Morrison noted that several components of the plans are consistent with the preferred redevelopment that the DDA has been encouraging along Mission Street. He noted that the applicant has inquired about potential incentives for the property.

The DDA discussed various components of the project that might be eligible for incentives and the relative costs so that staff could begin negotiations with the applicant. It was noted that the property is a key location in the City and that the site has the potential to make a significant impact on the character of Mission Street.

- C. CBD TIFA – Consider new Oak St lighting and sidewalk project in partnership with adjacent property owner.

Morrison indicated that he had been approached by the owners of the Michigan Building regarding the potential of partnering to extend the Michigan Street lighting project and sidewalks on Oak Street between Michigan and Broadway.

Staff placed the matter on the agenda believing that there may be significant cost savings to the project if lights were ordered with the order for Michigan Street. Costs have since been provided by the vendor and there is a minimal long term savings.

Morrison will meet with the owners to discuss options for a future project.

- D. Other.

There was no further discussion or business.

- V. Adjournment.

Chairman Ouellette adjourned the meeting at 9:38 a.m.

jmg