

## **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 April 6, 2011**

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

Present: Tim Dolehanty, John Hunter, Rick McGuirk, Doug Ouellette (Chair), Steve Silverberg, Jeff Smith, Rich Swindlehurst (Vice-Chair).  
Absent: Tim Coscarelly, Kathie Grinzinger, Tom Krapohl, one vacancy.  
Staff: Rich Morrison, Economic Development Director; Mary Ann Kornexl, City Treasurer; Michelle Sponseller, Downtown Development Director; Brian Kench, Building Official; Jeff Gray, Community Development Director.  
Guest: Phil Seybert, P.S. Equities.

II. Approval of Agenda.

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

III. Approval of Minutes:

A. March 2, 2011 Regular Meeting

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

IV. Old and New Business:

A. DDA – Consider request for additional reimbursements - Firstbank project.

Gray noted the requests for additional reimbursements as described in the staff memorandum dated March 28, 2011. He stated that staff is recommending all of the additional requests, but cannot support the request for reimbursement of the screening fence. The fence was installed between neighboring properties, as a result of a private negotiation between the property owners. The DDA was not afforded the opportunity to weigh in on the selection of materials prior to construction. Staff is concerned whether the fence can be considered a benefit to the public.

Mr. Seybert explained that the fence was installed to replace some shrubs that were removed during the widening of the access drive between Broomfield and the K-Mart parking lot. In his view, the fence is related to that work.

Discussion followed regarding the nature of the work and the public benefits of the screening fence.

Motion by Smith, second by Silverberg, to approve additional reimbursements at the Firstbank site in the amount of \$1,406 for the utility pole relocation, \$2,063 for the decorative fence, and \$2,800 for the screening fence. Motion carried.

B. CBD-TIFA – Michigan Street lighting fixtures.

Kench updated the board on the status of the light fixture installation along Michigan Street. He noted that the manufacturer has sent the incorrect arms for the second time. One of the incorrect arms has been installed for viewing. He distributed photographs showing the arm and a photoshop representation of the arm that was ordered. He noted that the significant difference is that the installed arm has a finial that was not on the ordered fixture.

It was discussed that both errors are the fault of the manufacturer and that all costs to correct (including labor) will be the responsibility of the manufacturer. Kench indicated that he is looking for the board's preference for the arm that has been delivered or the one that was ordered.

It was the consensus of the board that there was not a significant difference in the appearance of the two arms.

Motion by Swindlehurst, second by Smith, to approve the installation of the arms that have been delivered.

Morrison indicated that staff is seeking a discount for accepting a fixture that is different than the one ordered.

Motion carried.

C. Other.

There was no further discussion.

V. Adjournment.

As there was no further discussion Chairman Ouellette adjourned the meeting at 8:30 a.m.