

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

July 6, 2011

City Hall, Commission Chambers

I. Vice-Chairman Swindlehurst called the meeting to order at 8:02 a.m. Roll call:

Present: Tim Coscarelly, Tim Dolehanty, John Hunter, Tom Krapohl, Rick McGuirk, Steve Silverberg, Jeff Smith, Rich Swindlehurst (Vice-Chair).

Absent: Kathie Grinzinger and Doug Ouellette (Chair) with one vacancy.

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 McGuirk to approve the agenda as presented. Motion carried.

III. Approval of Minutes:

A. June 1, 2011 Regular Meeting

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

IV. Old and New Business:

A. DDA/CBD-TIFA/IPN-TIFA/UP-TIFA – Review of Capital Projects

Gray and Sponseller described the DDA and CBD-TIFA planned projects that have been included in the proposed 2012-2016 Capital Improvements Plan (CIP). Staff explained that the purpose of the (CIP) is to prepare for capital expenditures that are anticipated in future years. The CIP is approved annually by the City Commission as a part of its budgeting procedure.

Brief discussion followed, with some discussion on the proposed installation of bike shelters in the downtown. Sponseller noted that a survey would be conducted to assess the need for shelters before installation is considered.

B. DDA/CBD-TIFA/IPN-TIFA/UP-TIFA – Approval of budgets

Kornexl presented the proposed amendments to the 2011 budget and the proposed 2012 budget for the CBD-TIFA. There was some discussion regarding the expenditure to support the LeTour event. Motion by Smith, second by Dolehanty to approve the budgets as presented. Motion carried.

Kornexl presented the proposed amendments to the 2011 budget and the proposed 2012 budget for the DDA. There was brief discussion. Motion by Smith, second by Silverberg to approve the budgets as presented. Motion carried.

Kornexl presented the proposed amendments to the 2011 budget and the proposed 2012 budget for the IPN-TIFA. There was brief discussion. Motion by Smith, second by Dolehanty to approve the budgets as presented. Motion carried.

Kornexl presented the proposed amendments to the 2011 budget and the proposed 2012 budget for the UP-TIFA. There was brief discussion regarding the contracts with MMDC and the LDFA. Motion by Silverberg, second by McGuirk to approve the budgets as presented. Motion carried.

C. DDA – Update on proposed connector drive

Gray and Morrison provided an update on the status of conversations with the University, several property owners and MDOT to address an access concern that was presented to staff by the owner of the property formerly occupied by the Grand Traverse Pie Company.

The DDA was supportive of staff continuing to work with the parties to develop concepts and financial implications of constructing a connector drive.

D. DDA- Discussion of Mission/High Street proposed development

Gray and Morrison presented the plan for the proposed development of a financial institution on the southeast corner of Mission and High. It was noted that the plan would be in front of the Planning Commission at their July 7th meeting.

Staff provided an overview of the project, noting that it was advancing several of the concepts that the DDA has been encouraging for redevelopment projects along Mission Street, including decorative fencing, closure of 3 driveways, utilization of an existing public safety driveway, and a high quality building that would represent a significant increase in tax base.

Staff noted that the site also has some challenges, including a significant easement for an existing billboard and a shallow depth. These issues have impacted the flexibility to place the building on the property and have made it challenging to address a full service driveway along High Street.

There was considerable discussion of the driveway access, including potential risks to drivers. It was noted that the applicant has made significant steps to improve traffic safety, including the elimination of all direct driveways to Mission Street. It was noted that the High Street access would be problematic regardless of the use of the property, and it was noted that a bank would have traffic volumes lower than many other uses that might be attracted to a high profile intersection.

Motion by Krapohl, second by Smith, to strongly support the proposed project as presented and is willing to provide financial support to improve traffic circulation. Motion carried.

E. Project updates

Staff noted that with projects like the financial institution at Mission and High Street, we sometimes find that some professional assistance with traffic or design issues could be beneficial. The DDA was asked if they might be interested in retaining some professional assistance to address these issues, similar to the assistance they receive with the façade program. It was the consensus that the DDA would consider a cost of services estimate for that purpose.

It was noted that I-Ride had previously promised ridership counts for the Downtown to Campus Connection. It was asked that those be requested for a future meeting.

F. Other

There was no further discussion.

V. Adjournment.

Vice-Chairman Swindlehurst adjourned the meeting at 9:25 a.m.