

REGULAR MEETING MINUTES

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 of the Regular Meeting April 17, 2012 at 10:00 A.M. City Hall, Conference Room A

I. Present:

Tim Coscarelly, Tim Dolehanty, Kathie Grinzinger, John Hunter, Tom Krapohl, Rick McGuirk, Doug Ouellette (Chair), Jeff Smith, Rich Swindlehurst (Vice-Chair)

Absent: Steve Silverberg

II. Approval of Agenda.

III. Approval of Minutes:

- A. Meeting of February 21, 2012 – Moved to accept as presented (Smith) Supported (Dolehanty), motion passed unanimously.

IV. Old and New Business:

- A. DDA – Update on CVS development, Consider Draft Lease Agreement for Grid Street – Gray

Gray outlined the development, highlighting the shared driveway on the NW section of the CVS portion of the development, the new right turn lane to alleviate concerns with backed up traffic through the nearby intersection, and some of the additional items under consideration for incentive. Among them: decorative fencing, closing of driveways, some sidewalk work, and other incentives. He stated that the property owner has agreed in principle to grant an easement for a grid street along the south property line for a grid street between Mission and East Campus for consideration of these incentives. Gray reported that the property is not currently served by a public sanitary sewer; the previous buildings were served by multiple leads from a single private service. The applicant is exploring the feasibility of upgrading the private service to meet public standards at an approximate cost of \$10,000 - \$15,000 instead of the estimated \$45k to run a new main. The City will cancel consideration for the existing brownfield, since amendments could not be complete in time to meet the projected May construction schedule. The pedestrian refuge area at the Preston right turn lane is also potentially on the table for DDA support, relocation of utilities to make it possible may be an obstacle.

Ouellette questioned Gray as to whether MDOT will allow for a full drive with a left hand turn out of the property, Gray responded that they will favor it if the City can secure the easement to

the south. Gray added that gaining this easement will require the DDA to consider its priority with the potential development of a grid street at the Special Olympics property. Coscarelly added that paying for the easement would be better than retroactively finding incentives, Ouellete supported the sentiment. Gray suggested some traffic calming on Preston would go a long way as well. Grinzinger added that better signaling for pedestrians will be crucial to assist the longer distance to cross with the new right hand lane.

Gray stated that once the applicant has provided cost estimates for the proposed work and reimbursements, a recommendation will be brought to the DDA for consideration.

B. DDA/TIFA/CBD - Accept 2011 Year End Financial Report

Kornexl walked through the Year End Financial Report for the various Authorities. Motion by Smith, second by Swindlehurst, to accept the 2011 year end financial reports for the DDA, CBD-TIFA, Industrial Park North TIFA, and the University Park TIFA as presented. Motion carried.

C. DDA/TIFA/CBD – Establish new permanent meeting time – Anderson

Anderson explained the several conflicts that exist with finding a new time, the group proposed continuing with the Third Tuesday at 10 a.m. for the time being to see how things go.

D. Other.

Sponseller gave an update on the Michigan St. reconstruction, there will be two phases with informational meetings coming up. There is also a grant awarded to Jockey Alley reconstruction giving \$580k in CDBG infrastructure, hoping to begin this fall but likely will be in the spring. The grant bumped the project from a \$280 project to a \$1 million project, matching w/ state funds, and now includes bio-swales, porous concrete, and buried powerlines.

V. Adjournment.