

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
May 14, 2015 10:00 AM
City Hall, Conference Room A**

I. Call to Order

The meeting was called to order by Chair Rich Swindlehurst at 10:00 am.

Present: Tim Coscarelly, Tim Driessnack, John Hunter, Margaret McAvoy, Rick McGuirk (Vice-Chair), Nancy Ridley, Jeff Smith, Rich Swindlehurst (Chair),

Absent: Tom Krapohl, Lisa Orlando, Terri Zitzelsberger

Also attending: (Staff): Mary Ann Kornexl, William Mrdeza, Michelle Sponseller

II. Approval of Agenda

It was moved by Ridley, seconded by McAvoy, to approve the agenda as presented. **The motion passed unanimously.**

III. Approval of the April 9, 2015 Meeting Minutes

It was moved by McAvoy, seconded by Smith, that the April 9, 2015 meeting minutes be approved as presented. **The motion passed unanimously.**

IV. Old and New Business

A. TIFA

1. University Park Activity Update

Mrdeza briefly shared a short update with the TIFA Board members regarding the status of the University Park application to extend the school tax capture in the district for five years. The CMU-RC staff is planning on submitting the completed application for this extension by the end of June. Mrdeza and Kornexl reminded the Board that this extension only pertained to the taxes captured in the LDFA district as the TIFA district is set to expire at the end of 2015.

B. DDA

1. Consideration of Revising the 2016 Grid Street Project Location

Mrdeza requested the DDA Board revisit their next priority for a grid street in light of a new potential project on Mission Street. He reminded the Board they had previously identified the cross connection between the new Olympic Drive south to Pizza Hut (with a possible opening to East Campus Drive north of Preston Street) as the priority project for 2016. Since then, a redevelopment project has been proposed for the property on Mission Street between the current McDonalds and Gordon Foods location. Since this was a targeted location identified in the Mission Street transportation plan, and the opportunity arose to work with a property owner in one of the prime grid street locations, Mrdeza asked the DDA Board to discuss the possibility of revisiting their priority. After some discussion, it was moved by McGuirk, seconded by Driessnack, to change the DDA's 2016 grid street priority from the N/S cross connection between Olympic Drive and Pizza Hut to the E/W Mission/East Campus Drive cross connection between Gordon Foods and McDonalds. Should this project not proceed or be delayed, the original priority can then be pursued instead as originally envisioned. **The motion passed unanimously.**

2. Discuss Street Lighting as a Priority Along Mission and Pickard

Mrdeza reported at a recent City Commission work session it was suggested the DDA Board consider decorative street lighting options along the Mission and Pickard Street corridors. The Commission referenced the style of lighting used by Union Township in the East DDA district on East Pickard, noting it was of a decorative style that was similar to the pedestrian lighting the City uses on its local streets. The Commission suggested the DDA consider developing a cost estimate to replace the existing street lights along the Mission and Pickard corridors with fixtures that match the Union Township lights, and to consider funding options for these replacements, including a short-term increase in the district's tax capture rate to pay for the project. McAvoy expressed support for the concept, but raised a concern over the impact an increase in the capture rate might have on other taxing entities. The Board was supportive of the idea of investigating the concept and reporting back to the City Commission on the estimated costs involved. Mrdeza indicated he would work with the City Engineering Department to determine costs, but cautioned it might be later in the summer before information was available to the Board because of the Engineering staff's current work load.

V. Other Business

There was no *Other Business* for the Board to discuss.

VI. Adjourn

There being no other business, the meeting adjourned at 10:48 am.