

MINUTES OF TAX INCREMENT FINANCE AUTHORITY MEETING
JANUARY 13, 2009

The meeting was called to order by Chairman Jungquist at 7:35 a.m. in the Council Chambers of the East Tawas City Hall.

Members Present: Diane Brewer (arrived at 7:47 a.m.), Steve Fountain, Kevin Jungquist, Mike Mooney, Tim O'Connor, Pat Ruster, and Council representative Craig McMurray
Members Excused: Bob Elliott.
Staff Present: City Manager Ron Leslie (arrived at 7:40 a.m.), Clerk/Treasurer Blinda Baker and Director Helen Pasakarnis.
Guests Present: Bruce Buchinger from R. C. Hendrick and Son.

Mooney moved, O'Connor seconded, CARRIED, to approve the minutes of the December 16, 2008 regular meeting as presented.

Fountain moved, O'Connor seconded, CARRIED, to approve the TIFA financial report and revenue and expense report as presented.

O'Connor moved, Fountain seconded, CARRIED, to approve the budget amendments as proposed by Treasurer Baker.

Fountain moved, Ruster seconded, CARRIED, to approve the Downtown Development Construction Fund financial report as presented.

Diane Brewer arrived during Bruce Buchinger's presentation.

Bruce Buchinger, Construction Manager with R. C. Hendrick and Son, was present to answer questions concerning the Streetscape project. He indicated that work on the project will resume as soon as possible in the Spring. The starting date will be based on frost laws. Construction crews will begin on East Bay Street with hope to complete Bay Street and both the Bay Street and Westover Street intersections before Memorial Day. He stated that it will be necessary to completely close down the intersections to complete the work. Since traffic will not be able to travel down the first block of Newman Street and the sidewalks will be open with parking in the lots available, it will probably be most effective to close down both intersections at the same time. Work on the State Street and Lincoln Street intersections and any replacement of portions of sidewalks would then be completed between Memorial Day and the 4th of July. Drawings are still needed from M.C. Smith Associates for the revamping of the ADA compliant ramps. Mr. Buchinger said that he doesn't see a problem with getting the contractors here in the Spring and getting them to stay until the project is complete. He also indicated that the time the intersections are completely closed can be shortened by constructing some type of temporary crossing.

Discussion was held concerning the brick pavers for the intersections and whether or not installation of the pavers is in the best interest of the City. Changing from brick pavers to stamped concrete was suggested to eliminate the chance that pavers would pop up due to plowing and vehicular traffic. Mr. Buchinger indicated that the design for the installation of the pavers by M.C. Smith Associates is the "Cadillac" of designs and if done properly will not be a problem for the City. As stated by Director Pasakarnis, the problem is with the installation of the pavers by the contractor. The installation requirements are very precise and the contractor for the project may not have the skills necessary to

install the pavers as required. There is an issue with the quality control by the architect. It is the architect that determines if the work completed meets the quality standards needed. There are already documented issues with areas of the sidewalks not meeting the quality standards and these issues will be corrected in the Spring. The reworking of the bricks to meet the quality standards will not be an expense to the City. During the discussion many questions were raised that Mr. Buchinger was not able to answer because they are questions that need to be answered by the architect.

Discussion was held concerning the economic impact on local businesses if the streets are closed for most of the summer. Tim O'Connor asked what it would take to get the entire project completed by Memorial Day. It was the consensus of the members that every effort should be made to get the project completed by Memorial Day to lessen any negative economic impact on the downtown businesses. It was also the consensus of the members that the pavers must be installed according to the precise installation requirements and that the architect must be told that this is the quality standard required by the Authority.

Pat Ruster requested to go on record as stating that if the project is completed as designed with the brick pavers, the City will have problems with the pavers popping up in three to four years.

It was the consensus of the members that a special meeting be scheduled to meet with Mike Smith and possibly the contractors in order to have the Authority's questions answered and to make sure that the Authority's position on the issues is understood.

Director Pasakarnis, City Manager Leslie and Bruce Buchinger will be meeting with Chip Hendrick to establish an agenda for meeting with M.C. Smith Associates on the existing issues. The special meeting with the architect will be scheduled following the meeting with Chip Hendrick.

Discussion was held concerning the issues with Americans with Disabilities Act (ADA) requirements for textural indicators at intersections. Research has shown that the design by M.C. Smith Associates does not meet the requirement of the Michigan Department of Transportation (MDOT). The ramifications for the City for this non-compliance are not known at this time. Director Pasakarnis and City Manager Leslie suggested that the Authority hire an attorney to give an opinion as to the City's obligation to follow MDOT ADA requirements. Ruster moved, Brewer seconded, CARRIED, to authorize City Manager Leslie and Director Pasakarnis to seek a legal opinion to determine the City's responsibility to adhere to MDOT ADA requirements. Yes: Brewer, Fountain, Jungquist, Mooney, O'Connor and Ruster.

Bruce Buchinger and Director Pasakarnis will contact M.C. Smith Associates to determine if other municipalities in the state have used the same method of paver installation as specified in the City's Streetscape Plan and what has been their experience with the process. Mr. Buchinger indicated that it would be the Construction Manager's preference to have the architect proceed with the project as designed and assure the quality of the installation of the pavers.

Mr. Buchinger left the meeting.

Discussion was held concerning the portion of the Streetscape project that is outside of the TIFA district. The approximate cost for finishing the portion of the Lincoln Street intersection outside of the

TIFA district is \$35,390.36. The City Council has not decided if this portion of the project will be funded. At the last City Council meeting Mayor Bolen appointed a committee to review the situation and report back to the Council.

Director Pasakarnis reported that she and Dan Burden discussed the possibility of a collaborative effort with East Tawas, Alabaster Township, Tawas City, Baldwin Township, AuSable Township and Oscoda Township to look at a revised plan for the U.S. 23 corridor through the six communities. Mr. Burden will develop a concept design for approximately \$10,000 plus direct expenses. With the possibility of an infrastructure stimulus package proposed by President-Elect Obama, the hope is that funds might be available for this collaborative effort if the plans can be developed. It was the consensus of the members to have Director Pasakarnis pursue a meeting with the other communities to explain the proposal and gauge their interest.

Ruster moved, O'Connor seconded, CARRIED, to ratify the electronic vote of the Authority members to approve a \$200.00 sponsorship for the Develop Iosco, Inc. 2009 summit. Yes: Brewer, Fountain, Jungquist, Mooney, O'Connor and Ruster.

Director Pasakarnis reported that membership in the Great Lakes Cruising Coalition is \$3,500 per year but that membership in this coalition may be the only way the City can get cruise ships at the harbor if we become a Port of Call. Dave Wentworth is willing to complete a grant application to the Iosco County Community Foundation for \$1,000 toward the membership fee. He would like the City of East Tawas to be listed as the applicant for the grant. Brewer moved, Ruster seconded, CARRIED, to recommend that the East Tawas City Council agree to having the City of East Tawas as the applicant for an Iosco County Community Foundation grant to pay a portion of the membership fee in the Great Lakes Cruising Coalition.

Ruster moved, Fountain seconded, CARRIED, to pay Director Pasakarnis \$15.00 per month through payroll for the business use of her personal cell phone. Yes: Brewer, Fountain, Jungquist, Mooney, O'Connor and Ruster.

Members of the Director evaluation committee will be meeting with Director Pasakarnis on Friday, January 16th.

The next regular meeting will be held at 7:30 a.m. on Tuesday, February 10, 2009. Members will be notified of the date and time for a special meeting when it is scheduled.

Meeting adjourned at 9:42 a.m.

Blinda A. Baker
Clerk/Treasurer