

MINUTES OF TAX INCREMENT FINANCE AUTHORITY MEETING MARCH 10, 2009

The meeting was called to order by Chairman Jungquist at 7:30 a.m. in the Council Chambers of the East Tawas City Hall.

Members Present: Brewer (left at 9:49 a.m.), Fountain, Jungquist, Mooney, and O'Connor.
Members Absent: Ruster and Council Representative McMurray
Members Excused: Elliott.
Staff Present: City Manager Leslie, Clerk/Treasurer Baker and Director Pasakarnis.

Fountain moved, Brewer seconded, CARRIED, to approve the minutes of the February 10, 2009 regular meeting as presented.

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

O'Connor moved, Brewer seconded, CARRIED, to approve the Downtown Development Construction Fund financial report as presented.

Bruce Buchinger from R. C. Hendrick & Sons presented a written schedule of the work that is to be done on the Streetscape project this Spring. Mobilization would begin on March 22nd. If the rest of the project is to be completed as designed, Mr. Buchinger estimated that the project would be finished by the 4th of July. The Bay Street and Westover Street intersections would be completed by Memorial Day. Road closures would be necessary in order to get the project completed by the 4th of July. Some leeway has been built into the schedule to allow for weather issues.

Director Pasakarnis reported that she and Bruce Buchinger traveled to East Grand Rapids last week to look at its Streetscape. This project was designed by M.C. Smith Associates and is located about a half mile from M.C. Smith Associates' office. The brick pavers were installed using the same method of installation as is proposed for our project. Director Pasakarnis and Mr. Buchinger walked the project by themselves, with the DPW Superintendent and again with the City Engineer. Director Pasakarnis displayed pictures showing how the brick has chipped and broken due to the freeze-thaw cycle and vehicular traffic. This is the third winter for the East Grand Rapids bricks. Director Pasakarnis and Mr. Buchinger also traveled to Frankenmuth and pictures of the brick pavers there were also displayed. The Frankenmuth project was completed over a three-year period beginning around 2002. The area displayed has much more vehicular traffic than Newman Street but major wearing of the brick pavers was evident in the pictures. Discussion was held as to whether or not the brick pavers and compass rose should be installed. If it is determined that the pavers should not be installed, portions of the project that were cut originally could be put back in the project. This could include the two parking lots, benches and trash receptacles. Steve Neilsen representing Porath Construction was also present at the meeting. He explained why deletions from the project do not equate to a dollar for dollar payback to the Authority. Bruce Buchinger estimated that if the brick pavers are not installed, the Authority would have approximately \$180,000 to \$230,000 to spend on other portions of the original project.

Chip Hendrick suggested that M.C. Smith Associates is contacted before any decision is made on the brick pavers to determine if there would be any structural ramifications if the brick pavers and compass rose are not installed and to also see if there are any other options for the intersections. Chip Hendrick volunteered to leave the meeting and contact the architect. When he returned, he reported that he had spoken with Jim DeWilde who indicated that it was entirely up to the City to either install the pavers or not install the pavers and that there would be no structural effect if the pavers were not installed. Mr. Hendrick also reported that he had discussed a couple of options with Mr. DeWilde including stamped concrete and stamped asphalt. Mr. DeWilde indicated that stamped concrete would not hold up as well as the brick pavers and that stamped

asphalt would probably not last three months. Director Pasakarnis will contact Jim DeWilde to ask about concrete intersections or any other possible options.

It was the consensus of the members to have Director Pasakarnis send a memo to the City Council detailing the concerns with the brick pavers and requesting input from the Council. The members decided to hold a special meeting at 11:30 a.m. on Friday, March 13th to make a decision on whether or not the pavers will be installed.

Director Pasakarnis reported on correspondence from Attorney Bill Reising who indicated that there is not an issue of non-compliance with the ADA ramps as designed by M.C. Smith Associates. If the City chooses to change the ramps, the added cost would be approximately \$55,000.

Director Pasakarnis reported that the Notice of Intent to apply for the Michigan Main Street Program has been submitted. The City must now decide if there is enough interest in completing and submitting the application.

Director Pasakarnis reported that the City would probably be eligible for MSHDA funds for the parking lots based on the potential sale of Chum's Restaurant because jobs will be created and there will be private investment in the property. The stumbling block to getting a grant is that an environmental review must occur before any funds are expended. The review would take between two and three months and the potential new owners would like to be open by May 1st. The owners are interested in helping the City but would not be able to wait an additional two to three months. The former Hennigar building is another possible opportunity for a grant but the amount would not be as great because fewer jobs would be created. A grant would also add to the cost of the project because Davis-Bacon wages would need to be paid.

Dawn Shellenbarger is getting quotes on the hanging baskets. The baskets as specified by M.C. Smith Associates are too heavy for the light fixtures. The baskets will be purchased and flowers will be planted in them for display by Memorial Day. The irrigation system might not be functional by the time the flowers are hung so they may have to be watered by hand for a couple of weeks.

Brewer left the meeting.

Director Pasakarnis reported that there are still about ten signs that need to be installed. Discussion was held concerning buying the poles from Valley City Sign at a cost of \$284 per pole or purchasing 500 lbs. of aluminum and making 61 poles. The poles from Valley City Sign are powder-coated and the other poles would be painted. Director Pasakarnis will get more information on the details including the gauge of the aluminum, if there are caps on the poles and the ability to match the color of the poles. Tim O'Connor cautioned the other members to look past the immediate cost savings and consider the continuity and long-term investment.

Discussion was held concerning a request from the Farm Market to be included on the informational signs in the TIFA district. It was the consensus of the members to not change the existing signs.

The next regular meeting will be held at 7:30 a.m. on Tuesday, April 14, 2009.

Meeting adjourned at 10:01 a.m.

Blinda A. Baker
Clerk/Treasurer