

## MINUTES OF TAX INCREMENT FINANCE AUTHORITY MEETING JUNE 9, 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, Elliott (left at 8:02 a.m.), Fountain, Jungquist, Mooney, O'Connor, Ruster and Council Representative McMurray.

Staff Present: City Manager Leslie, Director Pasakarnis, and Clerk/Treasurer Baker.

Others Present: Bruce Buchinger (arrived at 7:45 a.m. and left at 8:30 a.m.)

Elliott moved, Brewer seconded, CARRIED, to approve the minutes of the May 11, 2009 regular meeting and May 26, 2009 special meeting as presented.

At the request of Bob Elliott, the agenda item for Closed Session was moved to the beginning of the Business Items to be followed by the TIFA Director report.

Elliott moved, Mooney seconded, CARRIED, to enter closed session to discuss material subject to Attorney-Client privilege. Yes: Brewer, Elliott, Fountain, Jungquist, Mooney, O'Connor and Ruster.

Entered closed session at 7:32 a.m.

Returned to open session at 7:45 a.m.

Fountain moved, Ruster seconded, CARRIED, to direct the Attorney-of-record to send a letter to M.C. Smith Associates on behalf of the Authority as discussed in closed session.

Bruce Buchinger arrived to discuss the potential for adding a sidewalk behind the businesses in the Sawyer Street and State Street parking lots. Director Pasakarnis reported that there are numerous problems associated with constructing sidewalks behind the businesses in these two parking lots that were not present in the Main Street parking lot. Mr. Buchinger reported that the storm sewer upgrade designed by Wilcox might not be necessary due to the storm drainage changes on West Westover Street. He also indicated that the engineering for the leads to the individual businesses which would allow water from roofs to funnel into the storm drain system were not part of the Wilcox design. This is something that was added to the Main Street parking lot. He indicated that if the City wants to do the sidewalk and the leads, it should be engineered as part of the project before the project is put out for bid and not done as change orders.

Discussion was held as to whether or not the project should be delayed to allow for engineering of a sidewalk and the leads. Several members noted that there would definitely be a benefit by constructing the sidewalks and all the facts and figures need to be determine before a decision can be made. Director Pasakarnis reported that she has not discussed the potential sidewalk with all of the property owners yet.

Elliott left the meeting.

Mr. Buchinger suggested that a committee be formed to look at the concept of a sidewalk behind the businesses. The committee would walk the area, take notes, and discuss the sidewalk with the business owners to determine the feasibility of proceeding. He indicated that there would be no better time to do this project both on a construction and financial level. If TIFA decided to proceed with the project, it would probably be possible to complete one parking lot this Fall and the other in the Spring.

Members acknowledged that currently there is not enough money to complete both parking lots as designed and other funding sources were discussed. It was the consensus of the members that it would be best to have the entire project engineered and put out for bid even if the project has to be completed in phases if all of the money was not available. A committee, consisting of Director Pasakarnis, Bruce Buchinger, City Manager Leslie and Tom Lixey, will walk the area and meet with business and property owners to determine if there is support for continuing with the idea of a sidewalk behind the businesses.

Mr. Buchinger questioned if TIFA was going to continue with correcting the nine corners with ADA concerns and the Authority members indicated that they were standing by the motions made at previous meetings to correct the nine corners to meet MDOT guidelines. Mr. Buchinger will proceed to get these corrections made at a cost of approximately \$60,000.

O'Connor moved, Brewer seconded, CARRIED, to hire Russo Engineering to develop engineering plans for sidewalks behind the businesses in the State Street and Sawyer Street parking lots using public and/or private property if the Concept Committee determines there is interest from a majority of the affected property and business owners.

Director Pasakarnis reported that representatives along the Sunrise Side from AuGres to Rogers City met to further discuss a promotional partnership with Travel Michigan. The group is inviting Arenac County and Cheboygan to join the effort. The cost will be \$30,000 which will be split among the participants based on the population of each county. This part of the State is the only region without a regional partnership with Travel Michigan although Alpena has an individual partnership. More information will be forthcoming.

Director Pasakarnis reported that there is a commercial captain who wants to bring a vessel to the State Dock to conduct dinner and sunset cruises from the dock. At issue is the double dockage fees the State imposes. Director Pasakarnis has been working with Chuck Allen from the Department of Natural Resources to see what can be done.

Discussion was held concerning the need for banner brackets for the light fixtures if the banners are to be displayed downtown. The cost for the brackets would be approximately \$6,000. The East Tawas Business Association has been asked to pay for half the cost of the brackets but the Association did not meet in June. The Department of Public Works will be asked to put the sample brackets and the banners on one of the single light fixtures to see how it looks.

Director Pasakarnis mentioned that MI Great Bay, a six-county organization that includes Iosco County, recently was awarded a \$20,000 grant for a marketing and promotional plan. Through Develop Iosco, Inc., Iosco County was the first county to contribute matching funds toward the grant.

Director Pasakarnis reported that she met with the landscaper concerning the 10 or 11 trees that appear to be dead or dying. The landscaper has asked for a couple of weeks to try to nurse the trees back to health. The landscaper also stated that some of the trees were dying due to the soil and mulch that was added. Director Pasakarnis has contacted Nan Moran who will be writing a letter that disputes this claim based on her certification. Director Pasakarnis will be recommending that all the trees be replaced.

The testing of the irrigation system should be completed within the next ten days.

The installation of the brick pavers using the sand installation system has been working well. Director

Pasakarnis has asked for a two-year warranty on the bricks in front of Mulligans but, as of now, the contractor has not been willing to give the additional warranty.

Director Pasakarnis reported that Valley City Signs has not been here yet to install the balance of the signs because additional approval was needed from Lake State Railway. The approval has now been received and Valley City Signs should be here soon to install the signs.

Mooney moved, O'Connor seconded, CARRIED, to accept the TIFA financial report and revenue/expense report and the Downtown Construction Fund financial report as presented.

The 2009-2010 budget was inadvertently omitted from the packet and will be emailed to members.

Meeting adjourned at 9:04 a.m.

Blinda A. Baker  
Clerk/Treasurer