

Thursday, August 9, 2018 Regular Meeting Minutes



**CITY OF PLYMOUTH
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

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CITY OF PLYMOUTH
DOWNTOWN DEVELOPMENT AUTHORITY

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Meeting called to order at 7:00 p.m. by Chairperson Jason Smith.

1. ROLL CALL

MEMBERS PRESENT:

Jason Smith, Chairperson
Kerri Pollard, Vice Chairperson
Oliver Wolcott, Mayor
Adam Covington
Dan Johnson
Robert Parent
Michelle Potter
Brent Rieli

MEMBERS ABSENT:

Sarkis Anusbigian
Robert Parent
Frank Yaquinto

OTHERS PRESENT:

Colleen Pobur, Mayor Pro Tem
Bob Marzano, City of Plymouth Attorney
Tony Bruscatto, DDA Director
Sam Plymale, DDA Coordinator
Don Capobres, Harmonie Park Development
Wendi Baker, Harmonie Park Development

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2. CITIZEN COMMENTS:

Resident Dave Rucinski asked for an update on the Kellogg Park Fountain project.

Mayor Oliver Wolcott said that City officials hoped to meet with the Wilcox Foundation over the next month to determine the next steps of the fountain project.

3. BOARD COMMENTS: NONE

4. APPROVAL OF AGENDA:

A motion was made by Mayor Wolcott and seconded by Director Johnson to approve the 8-9-2018 Regular Meeting Agenda.

MOTION PASSED 7-0.

5. APPROVAL OF MINUTES:

A motion was made by Director Potter and seconded by Mayor Wolcott to approve the 7-12-2018 Regular Meeting Minutes.

MOTION PASSED 7-0.

6. OLD BUSINESS

a. Saxton's Development Update

Director Smith updated the DDA Board on negotiations with Harmonie Park on the potential development of the Saxton's property. Smith said that Harmonie Park has essentially asked for the property and TIF revenue of \$5 million over the next 20 years. Smith said there is no signed agreement between Harmonie Park and the owner of the Wilcox property which was a part of the design plans. Smith said the DDA Board has three options to move forward. Accept the offer, negotiate further, or dissolve the partnership with Harmonie Park and move to plan B.

Mayor Wolcott said that the 2011 parking study led the DDA Board to purchase the property and after over a year of negotiations with Harmonie Park, it seems that we are too far apart to make a deal. Mayor Wolcott said that he recommends moving to plan B.

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Wendi Baker, Harmonie Park, said they provided their term sheet last October. Baker said that costs involved with the parking deck section of the development were too high.

Don Capobres, Harmonie Park, said he expected the costs per parking space to be lower, but that was not the case. Capobres said that the proposed project would create significant TIF dollars and they are asking for a portion of those TIF dollars to make the project work.

Smith said that the biggest concerns with the Saxton's project have been cost and risk. Smith said that negotiations with Harmonie Park have been excellent. Smith said the dead ends were all related to funding.

Director Covington said that the east section of the downtown is the last area for a significant development and the DDA Board needs to figure out a way to invest in this section of the downtown.

Director Rieli said that if we can explore the option of development without raising taxes he is all for it.

Director Covington made a motion to table the Saxton's property discussion to further explore and get more detail from legal counsel. The motion was seconded by Vice Chair Pollard.

MOTION PASSED 7-0

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7. NEW BUSINESS

a. DDA Board Chair Election

Director Smith thanked the DDA Board for their support during his time as the DDA Chair.

Vice Chair Pollard nominated Adam Covington to replace Director Smith for the remainder of the 2018 calendar year.

RESOLUTION

The following resolution was offered by Vice Chair Pollard and seconded by Director Johnson.

WHEREAS The Downtown Development Authority Board of Directors has established the office of Chairman, and

WHEREAS Chairman Jason Smith is vacating his position as he is moving out of the City of Plymouth,

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors appoints Adam Covington as Chairperson for the remainder of the 2018 calendar year.

MOTION PASSED 7-0

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8. REPORTS AND CORRESPONDENCE

a. Saxton's expenditure tab

Staff Director Bruscato gave an update on Saxton's property expenditures.

9. Adjournment

Mayor Wolcott made a motion to adjourn the meeting seconded by Director Rieli.

MOTION PASSED 7-0.

Meeting adjourned at 8:25 p.m.