

**CITY OF MASON
REGULAR CITY COUNCIL MEETING
MINUTES OF JANUARY 20, 2014**

Clark called the meeting to order at 7:30 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan. Brown led the Pledge of Allegiance and offered the invocation.

Present: Councilmembers: Brown, Bruno, Clark, Droscha, Ferris, Mulvany, Naeyaert
Absent: Councilmember: None
Also present: Martin A. Colburn, City Administrator
Deborah J. Cwiertniewicz, City Clerk
Eric Smith, Finance Director/Treasurer
Tom Yeadon, City Attorney
John Stressman, Chief of Police

ANNOUNCEMENTS

- Brass Quintet, Hand Bells, and Organ Concert – First United Methodist Church – January 26, 2014
- Fish Fry – St. James Church – January 31 – April 11, 2014

PEOPLE FROM THE FLOOR

None.

PUBLIC HEARING

Brownfield Plan for Proposed Dart Bank Headquarters

Colburn spoke regarding the process and project requirements of the Brownfield Plan for the Dart Headquarters project. Yeadon explained the Brownfield Plan and the financing process allowed by the plan, Tax Increment Financing (TIF).

Sandy Gower, Ingham County Economic Development Coordinator, stated that the Ingham County Brownfield Redevelopment Authority (BRA) is a recommending body in the process where an applicant is willing to clean up contaminated properties and redevelop the property for a productive use. If the plan is approved by City Council, the Ingham County Board of Commissioners will hold a public hearing on the proposal on February 4, 2014.

Clark opened the public hearing at 7:35 p.m.

Peter Kubacki, President/CEO of Dart Bank, spoke regarding the proposed project to construct a new building for Dart Bank Headquarters. The bank purchased property located at 222 West Ash Street. The property meets the criteria, and is eligible for a Brownfield Plan. Mr. Kubacki requested Council to approve the Brownfield Plan for the proposed Dart Bank headquarters that will allow removal of an obsolete building, clean up environmental concerns of the property, construction of a new building, construction jobs, and room to grow an additional 6 jobs in the future.

Clark closed the public hearing at 7:49 p.m.

Resolution No. 2014-04 – Approval of Ingham County Brownfield Redevelopment Authority Plan for Proposed Dart Bank Headquarters

MOTION by Naeyaert, second by Droscha,
to consider Resolution No. 2014-04 read.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2014-04 was introduced by Droscha, seconded by Mulvany.

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2014-04
RESOLUTION TO APPROVE INGHAM COUNTY BROWNFIELD REDEVELOPMENT
AUTHORITY PLAN FOR PROPOSED DART BANK HEADQUARTERS
January 20, 2014**

WHEREAS, in 1925 Dart Bank established its business within the City of Mason; and

WHEREAS, Dart Bank has determined to build a new, \$6.5 million, 25,000 square foot Corporate Headquarters at the old INCO Graphics building located at 222 West Ash Street and

WHEREAS, Dart Bank will demolish three buildings, located at 222 West Ash Street (Parcel # 33-19-10-08-235-026) and 368 South Park Street (Parcel # 33-19-10-08-235-025), removing blight and obsolete buildings; and

WHEREAS, they have identified eligible costs for reimbursement through a Brownfield Plan to remediate such properties totaling \$1,437,811.00; and

WHEREAS, on December 13, 2013 the Ingham County Brownfield Redevelopment Authority approved the Brownfield Plan for the proposed Dart Bank Headquarters; and

WHEREAS, on January 20, 2014 the Mason City Council held a public hearing to allow all persons to comment on the Ingham County Brownfield Plan for a proposed Dart Bank headquarters.

BE IT HEREBY RESOLVED, by the Mason City Council that the City of Mason accepts and approves the proposed Dart Bank Headquarters Brownfield Plan as established by the Ingham County Brownfield Redevelopment Authority for the reimbursement of eligible costs towards the proposed Dart Bank Headquarters located in Mason, Michigan.

RESOLUTION APPROVED UNANIMOUSLY

CONSENT AGENDA

MOTION by Naeyaert, second by Droscha, to approve the Consent Agenda as follows:

- A. Motion – Approval of Minutes – Regular Council Meeting: January 6, 2014
- B. Motion – Approval of Bills - \$60,726.05

MOTION APPROVED UNANIMOUSLY

REGULAR BUSINESS

Resolution No. 2014-05 – Authorize the City of Mason to Enter into a Development Agreement for the Rehabilitation of 124 and 140 East Ash Street

Ryan Kincaid, representative of Ash Street Redevelopment, LLC., gave a brief account of the events on the proposed redevelopment of the historic three story building located at 124 and 140 East Ash Street.

MOTION by Naeyaert, second by Droscha, to consider Resolution No. 2014-05 read.

MOTION APPROVED UNANIMOUSLY

Resolution No. 2014-05 was introduced by Droscha, seconded by Mulvany.

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2014-05
RESOLUTION AUTHORIZING THE CITY OF MASON TO ENTER INTO A DEVELOPMENT AGREEMENT
FOR THE REHABILITATION OF 124 AND 140 EAST ASH STREET
January 20, 2014**

WHEREAS, the Ingham County Fast Track Authority, Ash Street Redevelopment, LLC (Developer) and the City of Mason are entering into a Development Agreement to redevelop the properties at 124 and 140 East Ash Street, Mason, benefiting the City of Mason and its historical downtown, removing blight and continuing economic revitalization; and

WHEREAS, the City will work in a cooperative manner by applying for and managing the Michigan Community Development Block Grant secured through the Michigan Economic Development Corporation (MEDC) of \$446,000 and Rental Rehabilitation provided by Michigan State Housing Development Authority of \$350,000, reimbursing Developer for all applicable and reimbursable grant eligible costs; and

WHEREAS, the City shall also reimburse Developer for eligible costs through a Façade Grant from the City of Mason Downtown Development Authority (MDDA) totaling \$50,000, payable over two fiscal years; and

WHEREAS, the City Administrator is given signature authority to enter into the Development Agreement; now

BE IT HEREBY RESOLVED, that the Mason City Council of the City of Mason approves authorizing the City of Mason to enter into a Development Agreement with the Ingham County Land Bank Fast Track Authority and the Developer, Ash Street Redevelopment, LLC, also known as Ryan Henry and Ryan Kincaid, and provides the City Administrator signature authority to enter into the same Agreement.

RESOLUTION APPROVED UNANIMOUSLY

Motion – Request for Street Closures for the Fifth Annual Camino of Saint James 8K Run/5K Walk
Christopher Mumby, Committee Chair, Camino of St. James Church, elaborated on his correspondence to Council regarding requested street closures for the fifth annual Camino of Saint James 8K/5K and Fun Runs.

MOTION by Droscha, second by Brown,
to approve the requested street closures as outlined in the letter submitted by Christopher Mumby, Committee Chair, Camino of St. James Church, dated December 9, 2013, for the fifth annual Camino of St. James Church 8K/5K and Fun Runs on Sunday, August 10, 2014, starting at 8:00 a.m. for the duration of approximately two hours in accordance with the maps provided to the Police Department.

MOTION APPROVED UNANIMOUSLY

UNFINISHED BUSINESS

A brief discussion was held regarding the statement of Christian Andersen, System Manger of WOW, who told Council he would attend one meeting a month. Since Mr. Anderson has not been at a meeting in some time, an invitation will be extended to him to attend the next Council meeting.

NEW BUSINESS

None.

CORRESPONDENCE

All correspondence was distributed.

LIAISON REPORTS

- Ferris informed Council that the Tree Commission is seeking nominations for the person that will be honored at this year's Arbor Day celebration
- Naeyaert informed Council regarding Planning Commission business
- Brown informed Council regarding the Sesquicentennial Committee business

COUNCILMEMBER REPORTS

None.

ADMINISTRATOR'S REPORT

Colburn informed Council regarding city business. It was discussed to schedule the annual Budget Meeting on April 8 and 9, 2014.

ADJOURNMENT

The meeting adjourned at 8:38 p.m.

Deborah J. Cwierniewicz, City Clerk

Leon R. Clark, Mayor