Corridor Improvement Authority Minutes –November 13, 2019 Meeting

Present: Chris Barnett, H Scott Bicknell, Dan Dewey, Donni Steele, and JoAnn Van Tassel
Absent: 
Others: Dan Kelly, Jim Stevens, Gary Roberts, Karen Knox and MaryAnne Thorndycraft

Chris Barnett called the meeting to order at 5:00pm

**Agenda Approval** – It was moved by JoAnn Van Tassel and supported by H Scott Bicknell to approve the agenda as submitted. Motion carried

**Minutes** – It was moved by Dan Dewey and supported by H Scott Bicknell to approve the Minutes of the September 12, 2019 meeting as corrected. The Latshaw property is “under contract” rather than “sold” Motion carried

**Development Updates:**
Gary Roberts reported there is strong interest in property along Baldwin Road and on Brown Road east of Menard’s. Two Realtors have assembled and are marketing approximately 15 acres starting at the southeast corner of Baldwin and Judah Road and going south to Baldwin Square. Gary Roberts indicated that he is marketing the northwest corner of Baldwin and Morgan Road. That property is being put in the BIZ zoning district.

Chris Barnett noted that B J’s Wholesale is looking at Orion Township, and Pulte has broken ground on its Hyatt House development. Pulte is working to get some vacant houses torn down. He added that there is extreme interest in the corridor and that a $40,000 SEMCOG grant has been applied for in conjunction with Auburn Hills, The Road Commission for Oakland County and MDOT. They are seeking developer contributions to help cover the cost of a $200,000.00 study.

Jim Stevens gave a brief history of looking at accessing Brown Road from I-75 without going on Baldwin Road. A study of that whole area along Baldwin Road north and south of I-75 is in the study area and involves Great Lakes Crossing, Baldwin Road, Brown Road and Joslyn Road. The study will include all of the intersections and what impacts them and what improvements may be viable.

Chris Barnett reported that Buzz Silverman is working on plans for the Adler property on the west side of Baldwin north of Morgan Road. Pulte is coordinating with Buzz Silverman on interconnecting the internal roads. He also indicated that Jeff Schmidt, owner of the new multi-use building in downtown Lake Orion, has business interests in the area of the CIA and is replacing Tony Montgomery.

**Baldwin Road Update** – Jim Stevens indicated that the goal is to finish the paving on Baldwin at Waldon and Maybee Roads and have them open by Thanksgiving. The problem is having at least 38 degree temperature to put down the asphalt. Traffic will be switched over to the northbound concrete lanes. In December, work will be done on the west side utilities.

Chris Barnett reported that plans are underway for a grand opening at the fountain in the roundabout between Gregory Road and Maybee Road. No date has been set for it as yet. He mentioned the handicap of working with the Road Commission for Oakland County on this project.

**Pocket Parks Update** – Chris Barnett noted that a $65,000.00 grant from the Ralph C Wilson Foundation has been approved, and the pocket part at Baldwin and Jordan is to be completed by July 2020. Pulte is making an in-kind donation. The park will feature a “playful dragon”. The emphasis will be on park that people can walk or bike to. A Little Library box will also be part of the park.

**Baldwin Road Banners** – Chris Barnett indicated that banners for the light poles along Baldwin will be put up after a contest is held to design the banners. There will be an event where people can walk or bike along Baldwin and it will have a tie-in to local businesses and restaurants.
Budget Approval – Jim Stevens presented the proposed 2020 budget and noted that it is similar to the 2019 budget with the addition of funding for the maintenance of the landscaping. H Scott Bicknell noted that he felt great progress is being made. Gary Roberts said the plan calls for a $300,000,000.00 investment in property value over 20 years. Right now there’s been a $150,000,000.00 investment in just 3 years. Gary Roberts noted that a developer with a $20,000,000.00 project sold it for $19,000,000.00 plus some frontage assessed for $4,500,000.00. Donni Steele asked the cost of a light pole. Chris Barnett responded that the Township has a stock light pole. It is not a special design pole, and the Township pays a set amount per month for each light pole. It was moved by H Scott Bicknell and supported by Dan Dewey to recommend approval of the 2020 budget to the Orion Township Board. Motion carried.

Open Items & Next Steps –

Next Meeting – the next meeting is scheduled for Wednesday, February 19, 2020. This is the third Wednesday rather than the second one of the month since Chris Barnett will be in Washington D C on the second Wednesday in February. The other CIA Board meetings in 2020 are scheduled for:

- Wednesday, May 13th
- Wednesday, August 12th
- Thursday, November 12th

It was moved by JoAnn Van Tassel and supported by Dan Dewey to set the CIA Board meetings at 5:00pm on the dates noted in 2020 and to publish this meeting notice and send the information to the various taxing units. Motion carried.

Brown Road – Dan Dewey remarked that what’s been done along Brown Road is fantastic. The area has been cleaned up. This is an epic Michigan Mile.

Announcements – Chris Barnett indicated that the following:

- Orion Township staff and volunteer party will be held at King’s Court Castle at Canterbury Village on Friday, December 13th starting at 4:00pm, and everyone is invited to attend.

- The joint meeting of the Orion Township Board, Planning Commission, Zoning Board of Appeals and CIA Board will be at 7:00pm on Wednesday, January 8, 2020.

- The Citizen of the Year for December will the Orion Area Lighted Parade

It was moved by H Scott Bicknell and supported by Donni Steele to adjourn, and the meeting was adjourned at 6:20pm.

JoAnn Van Tassel, Secretary