Corridor Improvement Authority Minutes – November 12, 2020 Meeting

Present: Chris Barnett, H Scott Bicknell, Dan Dewey, Donni Steele and JoAnn Van Tassel
Absent: Jeff Schmjtz, Terry Winter
Others: Gary Roberts, Tammy Girling and Sarah Budreau

Chris Barnett called the meeting to order at 5:12pm

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

**Minutes** – It was moved by H Scott Bicknell and supported by Dan Dewey to approve the Minutes of the August 11, 2020 meeting as submitted. Motion carried

**Development Updates:**
Chris Barnett reported that things are moving in the corridor. When all the work is done, the CIA will sunset.

Gary Roberts presented an update on various items:

A) earthwork will start in March on the property east of Menard’s. Among the companies building there are Hyatt House, Marriott, Fairfield, Hilton Garden Inn and restaurants. Some houses there currently are being demolished.

B) the car wash near Joslyn is under construction.

C) A site plan is in the works for the Adler property on Baldwin. Changes are being made because of Covid-19. They are moving away from big box stores, and there will be 300 residential units near Baldwin.

D) Redico is looking at various sites. Retail uses interest is slow, but multi-family residential interest is growing.

Chris Barnett noted that Mr Warren is not motivated about actively marketing his property.
Sarah Budreau, Liberty Way Realty, has developers interested in the properties on Georgia, Houston and Estes. There are 44 lots, 34 houses and 29 owners of the properties there. Most of them are under contract. Chris Barnett stated that he is not against big box stores but likes mixed use better. These properties are not ready for development because houses need to be torn down and the land graded for use. Sarah Budreau noted that some of the houses may be left. Donni Steele asked about the price listed for the property- is it for residential or a higher use. Sarah Budreau said the land is valued as commercial the BIZ zone. H Scott Bicknell said that 3 acres on the west side of Estes is ready to go and could be used for a restaurant.

Chris Barnett indicated that there is a conditional re-zoning for the Peral of Orion, a mixed use development off Brown Road with high-end residential to the north of it.

**Baldwin Road Update** – Chris Barnett reported that the orange barrels will be removed from Baldwin Road by Thanksgiving, and that OHM is overseeing the landscaping along the road.

**Pocket Parks Update – Jordan Road** -Chris Barnett noted that the Dragon has landed and the contractor is on site to assemble it. Pulte is finishing the circular path for this park.

**Pasadena Park** – Chris Barnett indicated that this park will have a Gingell brothers emphasis, and that he is talking with representatives of the Gingell family about the plans. Grants will be sought for this.

**Gregory Road Park** – Chris Barnett stated that originally the Township was interested in having a park at this location, but the Road Commission for Oakland County granted an easement to the car wash business for an entrance off Gregory Road. The easement is being used for employee parking. There are talks going on with the car wash owner about beautifying this property. There is interest in obtaining use of the easement in exchange for parking spaces of the employees.
Interest Rate Discussion – Chris Barnett reminded members that there is a 5-year interest only loan from the Township to the CIA at the rate of 2% per year. Donni Steele noted that the CIA was set to pay the 2.0% rate, but the Orion Township Board changed the rate to 0.75% for 2021. This will save the CIA $44,077.50 in interest charges. Donni Steele said she would email the CIA members a copy of the amortization schedule.

Open Items & Next Steps –
Chris Barnett reported that there is a vacancy to fill since Terry Winter has sold his property in the area and is no longer eligible to serve on the Board. There are 7 members on the Board, and 4 of them must have development interests in the area. He said he would appoint JoAnn Van Tassel and Jeff Schmijtz to help seek a replacement for Terry Winter noting that he makes the appointment with Township Board approval.

The next meeting is scheduled for Wednesday, February 10, 2021.

It was moved by H Scott Bicknell and supported by Dan Dewey to adjourn, and the meeting was adjourned at 5:58pm.

JoAnn Van Tassel, Secretary