Corridor Improvement Authority Minutes – August 12, 2020 Meeting

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

Others: Penny Shults, Brian Birney, Julia Dalrymple, Mike Flood, John Steimel, Kim Urbanowski
And Ashley Coyle

Chris Barnett called the meeting to order at 5:02pm

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 Donnie Steele and supported by Dan Dewey to approve the Minutes of the March 11, 2020 meeting as submitted. Motion carried

Development Updates:
Gary Roberts presented an update on various items: A) Projection of dollar value of construction projects: $338,000,000 new since 2016. $9,200,000 Pulte project through 12-31-20, and $17,000,000 estimated by Pulte through 12-31-21. B) Site plan approval has been given for a hotel near the west end of the district. In addition, there are 2 hotels proposed for the property east of Menard’s, but they are currently being delayed by Covid-19. They’re part of a mixed use development valued at $12,000,000. C) There’s been interest in the Adler property on the west side of Baldwin north of Morgan Road but no good feedback at this time. Culver’s is looking for a site in the Brown Road area. And there’s interest in industrial development east of Joslyn Road.
Chris Barnett indicated that a 25% escalator method used for value projections projected less revenue that Gary Roberts presented. He then showed the Township’s development brochure which is sent to potential developers for property in the BIZ District. He added that he has met with potential developers of the property behind Taco Bell. Their project is a high-end design one.
John Steimel noted that the constructed values spread sheet was not included with the documents, and he wants the first column to show the initial values. Gary Roberts said that would be done. Mike Flood noted that he wants good data. Donni Steele asked if the information was estimated taxable value. Gary Roberts said it is construction value and noted that Ashley Coyle used the 1.25% escalator and that amount was not in his figures. There was general discussion regarding value. John Steimel asked about projected development and what would be the assessed value and the resulting revenue be to the Township. H Scott Bicknell reminded others that none of this would have happened with Menard’s and the enlargement of Brown Road. Dan Dewey said that people have to consider where we’ve come from. Chris Barnett indicated that if anyone has questions to call Gary Roberts.

Baldwin Road Update – Chris Barnett reported that he is meeting weekly with representatives from the Road Commission for Oakland County and Dan’s Excavating. All intersections and roundabouts will be open by next Friday, August 21st except for the roundabout by the Great Lakes Athletic Club. The fountain in that roundabout is to be done by October.

Pocket Parks Update – Chris Barnett showed the plan for the Park at the southeast corner of Baldwin and Jordan Roads. He noted that this “playful dragon” park had received a grant from the Ralph C Wilson Foundation. The equipment has been delivered and is being installed. OHM, Township engineers, are working on the landscaping which will include animal footprints in stamped concrete. He is also working with a Lake Orion High School student on the story of the playful dragon which has been written. There will storybook plaques all around the park. There will be a ribbon cutting in the Fall. This is an urban-type park.
**Budget** – Chris Barnett presented the need for a budget adjustment to the budget so that landscaping work between the roundabouts budgeted for 2021 could be done in 2020. Doing this work in 2020 will eliminate the need for Baldwin lane closures in 2021, and doing the work in 2020 will also save money.

**It was moved by JoAnn Van Tassel and supported by Donni Steele to recommend approval of the budget adjustment to move $775,000.00 from the 2021 budget to the 2020 budget for landscape work between the roundabouts on Baldwin Road. Motion carried on a roll call vote 5-0.**

It was moved by Penny Shults, and supported by Brian Birney to authorize the Accounting Controller to make the necessary budget adjustment moving $775,000.00 from the 2021 budget to the 2020 budget for landscape work on Baldwin Road. Motion carried on a roll call vote 6-1.

**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 interest was paid in May in arrears. The Treasury rate by 2-2.5%. Now that rate is 0.9%. The Oakland County rate on municipal funds invested with it is 1.0 – 0.9% and expects the rate to decrease to 0.5%. She suggested to average the rates for 2020. Chris Barnett said he wants this matter on a future Township Board agenda. Today it is only for discussion. Dan Kelly, Township attorney indicated that it is legal for the Township Board to take action. He added that there is a need for input from Jeff Stout, Township Director of Public Services, because you don’t want to hurt either party. JoAnn Van Tassel suggested using the average rate for 2020. Donni Steele recommended using the market rate plus. Chris Barnett asked Donni Steele and Dan Kelly to come up with a proposal.

**Open Items & Next Steps** –

Dan Dewey spoke of his concern about Judah Road and the impact from Brown Road. There is no access to Judah Road from the projects on Brown Road.

Chris Barnett noted that the CIA Board needs 4 people with interest in the corridor on the CIA Board. Terry Winter has sold his property in that area and is no longer eligible to serve.

It was moved by JoAnn Van Tassel and supported by Chris Barnett to adjourn, and the meeting was adjourned at 6:28pm.

It was moved by Penny Shults and supported by Brian Birney to adjourn. Motion carried.

JoAnn Van Tassel, Secretary