Corridor Improvement Authority Minutes November 10, 2021

Present: Chris Barnett, Dan Dewey, Bill Krausmann, Donni Steele, H Scott Bicknell,
Absent: JoAnn Van Tassel, Jeff Schmijtz
Others: Dan Kelly, Tammy Girling, Gary Roberts

Chris Barnett called the meeting to order at 5:13pm. The Pledge of Allegiance was led by Mr. Barnett

Brief Public Comment- There was no public comment.

Agenda Approval- It was moved by Scott Bicknell and supported by Dan Dewey to approve the agenda as submitted. Motion carried

Consent Agenda

- Minutes- It was moved by Scott Bicknell and supported by Dan Dewey to approve minutes of the August 11, 2021 meeting as submitted. Motion carried. Comment: Dan Dewy indicated Ms. Van Tassel submitted excellent minutes.

Old Business

- Development Updates: Gary Roberts indicated that there was a lot happening within the Corridor. He stated that OnTv created a nice segment with Chris Barnett and Gary Roberts about the CIA: https://www.youtube.com/watch?v=397C8i8sPRQ

Gary commented on the general state of the real estate market. Large distribution and higher density residential are the metro area leaders.

Within the District, east to west: the self-storage project east of Joslyn is set to expand with a new +/-30K sf facility; a new 8000SF retail facility is planned on the Tommy’s car wash site; Contour Development continues to work through engineering matters for the first mixed use buildings behind Checkers; Grand Management has broken ground, preparing for the first two restaurants pads on Brown; Pulte is on track to complete townhouse construction and sales of all units in 2022, now projected to be $40+ million of constructed value; Hyatt House is still in a financing mode but remains viable and another small retail project is proposed at Brown & Baldwin near the bank. North of Brown, a prospective developer is in engaged in a land assembly for about 12 acres. Mr. Adler’s project, the largest single parcel in the district, continues to communicate robust, yet conceptual plans.

Of the required $338,000,000 of constructed value, we are currently tracking a pipeline of +/-215,000,000 of constructed, planned and conceptual projects known of.

Finally, Gary indicated that the CIA will have the draft 2021 CIA report to the Board of Trustees at the first meeting in 2022. This report will contain budget to actual values and tax collections for 2021, but a timing variance should still be anticipated.
• **Baldwin Road Update:** Round-a-bout, plan to place a Christmas tree on water fountain - township to bear expense. Tree to be attached to a fixed structure. Confirming expense/cost of project. Working on Winterizing sprinklers along corridor - maintenance is being handled by Township.

• **Pocket Park Update**—Baldwin/Gregory - In negotiation with Cal’s Auto wash, RCOC and Kelly firm to improve corner, not create a designated pocket park and confirm that it’s not Cals employee parking. Township agreed to pay $25,000 to put in parking - car wash agreed, RCOC now wanted full price. Our goal was to put in landscaping, trees and make look pretty—more to follow.

Pasadena/ Baldwin Pocket Park in holding/ pause mode. Improving park may be a possible community benefit from new developer(s) in that area.

Joslyn/Brown Road NE corner. The Township wants to apply for a CN Railroad Grant in partnership with America in Bloom - see attached memo and information. The grant is up to $25,000 and there would be a need for a match of $25,000; this grant would be to place landscaping, beautification, “Welcome to Orion sign”. Goal is to use Township funds and fundraiser from adjacent property owners for matching and contributing funds.

It was moved by Donni Steele and supported by Dan Dewey to submit CN Railroad grant application as presented which includes trying to get donations from developers; in the event there is additional funds needed from the CIA this request will be brought to the CIA at a future meeting. Motion carried.

**New Business**

• **Budget**- It was moved by Donni Steele and supported by Scott Bicknell to make recommendation to the Board of Trustees to approve CIA 2022 budget and the 2021 budget adjustments. Motion carried.

  Comments: this budget includes removing administration fee from future budgets, also the expenditures and changes on where & how expenses are recorded was discussed.

• **Bylaws Amendment**- It was moved by Scott Bicknell and supported by Donni Steele to approve the recommended changes (attached) to the by- laws and present to the Board of Trustees for approval. Motion carried.

• **Meeting Schedule** – it was motioned by Scott Bicknell and supported by Bill Krausmann to accept the 2022 Meeting Schedule including the new location to be 2323 Joslyn Road, Orion. Motion carried.

**Board Member Comments**- Dan Dewey is impressed on the nice new changes to Brown Road.

Chris Barnett- new Township Hall almost complete; GM big announcement for Orion-electric vehicles and in process of applying for grants to resurface roads surrounding plant; American Battery Solutions expansion; Esys Automation expansion on Brown Road with opportunity for pedestrian mobility to tie existing and new buildings together.

Next Meeting Wednesday March 9th, 2022

It was moved by Donni Steele and supported by Scott Bicknell to adjourn, and the meeting was adjourned at 6:25 p.m.