Corridor Improvement Authority Minutes – May 12, 2021 Meeting

Present: Chris Barnett, Dan Dewey, Bill Krausmann, Donni Steele and JoAnn Van Tassel
Absent: H Scott Bicknell, Jeff Schnijz
Others: Gary Roberts,

Chris Barnett called the meeting to order at 5:09pm. The Pledge of Allegiance was led by Mr. Barnett.

Brief Public Comment – There was no public comment.

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

Consent Agenda
Minutes – It was moved by Donni Steele and supported by Dan Dewey to approve the Minutes of the March 10, 2021 meeting as submitted. Motion carried.

Old Business
Development Updates:
Gary Roberts reported that in the first quarter construction is down and commercial steel construction is very much down. Very little is being done in big box retail. Residential development is strong but lumber prices are going up.
He has spoken with various developers – Dedu Kay of Contour Properties has his project in the works. Grand Development, east of Menard’s, needs some modifications to its plan. The hotel development is on hold because of Covid-19 concerns. The same is true of the Hyatt House project. Buzz Silverman is getting ready for a pre-application meeting for his project on the Adler property on Baldwin Road. There’s a 3 acre lake in the middle of it. The Georgia-Huston Road area is being developed as a multi-family project. Chris Barnett noted that the property owners are looking for the maximum dollar while the developers are seeking incentives.

Baldwin Road Update – Chris Barnett reported that a ribbon cutting was held by the roundabout with the fountain to formally open all the roundabouts on Baldwin. A contract has been signed for landscape maintenance. The fountain stonework is being grouted, and the fountain will be flowing shortly.
Donni Steele asked if all the easements had been signed. The information will have to come from Jim Stevens, OHM engineer. Chris Barnett indicated that he is checking to be sure that what has been installed is what was contracted for. Dan Dewey asked about the lamp posts along Baldwin and was told they are like the rest of them in the area.

Pocket Parks Update – Chris Barnett told about the successful ribbon cutting for the Playful Dragon pocket park at Baldwin and Jordan Roads. It was financed in part by a grant of $62,500 from the Ralph C Wilson Foundation. He added that a number of favorable comments have been received from the neighbors and from families with children.
Chris Barnett noted that the Township is looking for grants to develop the pocket park at Baldwin and Pasadena. It will feature remembering old Gingellville with artifacts and other information. It will be a place for people to stop and rest and reflect on the area. JoAnn Van Tassel suggested checking out the Herbert & Grace Dow Foundation.

Pending Business
Baldwin-Gregory Road Update - Chris Barnett reported that the Township thought it could acquire the property at Baldwin & Gregory Roads from the Road Commission for Oakland County (RCOC) for $1,00. However the RCOC gave the car wash owner an easement from Gregory Road as part of the cost of acquiring the property. Now the plan is to have a stopping spot for people walking in the area.
Pending Business

Baldwin-Gregory Road Update – continued
He indicated that the car wash owner has a number of demands, especially regarding parking for his employees, that he wants met before he will agree to anything. Dan Kelly, Township attorney, and Jim Stevens, Township engineer, are putting together a cost estimate for the project. A possible cost is $100,000.00.

Agenda Format – Chris Barnett noted that the CIA meeting agenda has never really followed the agenda in the CIA By Laws. JoAnn Van Tassel suggested amending the By Laws to follow the less formal agenda that has been used for past meeting. She agreed to draft a proposed amendment for consideration.

Board Member Comments – Bill Krausmann asked about the annual meeting. Dan Dewey commented on the good job done on State of the Township and also spoke about the work of GFL, the single trash pick up provider in the Township. Chris Barnett spoke of the need to keep costs down.

Reports

FY 2019 Annual Report on Status of Tax Increment Financing Plan (TIF) – Chris Barnett noted that Township has to notify all taxing units regarding the status of the TIF Plan. Donni Steele noted that the report is due 6 months after the annual audit. It was moved by Donni Steele and supported by Dan Dewey to receive and file the 2019 TIF Report. Motion carried.

FY 2020 Annual Report on Status of Tax Increment Financing Plan (TIF) – Chris Barnett indicated that at its May 17, 2021 meeting, the Township Board set the interest rate for the loan repayment by the CIA. Bill Krausmann asked about the interest income. Donni Steele noted that it was the interest on winter delinquent taxes. It was moved by Donni Steele and supported by Bill Krausmann to receive and file the 2020 TIF Report. Motion carried

The next meeting is scheduled for Wednesday, August 11, 2021.

It was moved by Dan Dewey and supported by Chris Barnett to adjourn, and the meeting was adjourned at 6:00pm.

JoAnn Van Tassel, Secretary