Corridor Improvement Authority Minutes – August 11, 2021 Meeting

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

Chris Barnett called the meeting to order at 5:10 pm. 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 Dan Dewey and supported by Chris Barnett to approve the Minutes of the May 12, 2021 meeting as submitted. Motion carried.

Old Business
Development Updates: Gary Roberts spoke of meeting with Elizabeth King from MEDCD (Michigan Economic Development Corporation) giving her a brief tour of Orion Township including the Playful Dragon. She was very impressed by that. The robotics firm ESYS is moving to Brown Road west of the FedEx property. This is a major development. Tammy Girling stated that conditional approval has been given to the project. Progress continues to be made at Orion Corner (Estes/Huston at Brown Rd) with an area developer. There will be a retail store next to Tommy’s Car Wash. The hotel projects continue in a holding pattern. Chris Barnett reported that he had a meeting with Buzz Silverman and reviewed a concept plan. He added that Bank of America is closing their Brown Road site and that Contour Development is moving ahead with its project.

Baldwin Road Update – Chris Barnett reported that the Building & Grounds Department and the Parks Department will now be the Facilities & Grounds Department. The Township is not happy with the landscape company who is responsible for maintaining the plant materials in the medians and along the roadsides of the roundabout area. This whole section of roadway needs better maintenance and upkeep. A master plumber will be able to better maintain the fountain and provide a better appearance.

Pocket Park Update – Chris Barnett indicated that the Township is working on obtaining grants before starting any work on those parks.

Gregory & Baldwin Road Lot Update
The Township is continuing to negotiate with the owner of Carl’s Car Wash at Baldwin & Gregory Roads. So far, $25,750 has been authorized for this property. The seller wants $3,000.00 more. There will be no playscape there, but will have landscaping and a place for people to sit. The Township Board has approved the funding for this.

Speaking of the two residential development on Gregory Road west of Baldwin, Dan Dewey asked how many homes are being built there. Chris Barnett said that the projected population was included in the plans for Baldwin Road. However, a traffic study will be needed for the Buzz Silverman project. Chris Barnett added that the roundabout at Baldwin and Indianwood Roads is being re-done to look like the other roundabouts, and the Township Board is paying for it. A roundabout is also being planned for the Baldwin-Clarkston Roads intersection.
Pending Business
Amend the By Laws – Section 4 Order of Business
After brief discussion, it was moved by JoAnn Van Tassel and supported by Bill Krausmann to recommend to the Orion Township Board that Article V MEETINGS, Section 4 Order of Business be amended as corrected (NOTE: the corrections are in red) as attached to include all requirements of the Corridor Improvement Authority Act. Motion carried.

Board Member Comments – Bill Krausmann had no comments.
Dan Dewwy expressed concern about future development near Baldwin Road. He also asked about the $3,800,000.00 the Township is to receive from the Federal Government for Covid-19 impacts on the Township. Chris Barnett said the Township is to receive $1,900,000.00 this year and $1,900,000.00 next year. The Township Board will discuss that to do, and it is waiting information from the Federal Government as to the standards and requirements for using those funds, JoAnn Van Tassel asked about the landscaping on Baldwin Road. Chris Barnett said they are waiting for the wild flowers to bloom.

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

It was moved by Dan Dewey and supported by JoAnn Van Tassel to adjourn, and the meeting was adjourned at 5:47pm.

JoAnn Van Tassel, Secretary
Proposed Amendment to the Bylaws of the Corridor Improvement Authority

Amend ARTICLE V MEETINGS, Section 4 Order of Business as follows:

Eliminate the existing Section 4 in its entirety and replace it with:

Section 4 Order of Business. The order of business at Authority Board meetings shall be as follows:

1. Call to Order/Roll Call

2. Public Comment

3. Approval of Agenda

4. ACTION – Approval of minutes of ___(date)___ meeting

5. REPORT – Development Update

6. REPORT – Baldwin Road Update (if necessary)

7. REPORT – Pocket Park Update (if necessary)

8. ACTION – (any action item as needed)

9. Open Items & Next Steps

10. Adjourn

Amendments Process

A recommendation to amend the Bylaws may be made to the Orion Township Board of Trustees. Bylaws may be amended by a 2/3rd affirmative vote by members of the CIA Board. An amendment may be proposed by any CIA Board member and may be considered at the same meeting when it is introduced or at a subsequent meeting. Upon a recommendation to amend the Bylaws approval of an amendment by the CIA Board, it shall be sent to the Township Clerk for placement on the next Township Board agenda for review and possible approval. Its approval by the Orion Township Board of Trustees may seek a recommendation from the CIA Board as to any amendment but is not required to do so and retains full authority to amend the Bylaws as the Board of Trustees sees fit.
Reporting & Informational Meeting Requirements

1. Reporting Requirements

Annually the CIA Board shall submit to the governing body of the municipality, the governing body of taxing units levying taxes subject to capture by the CIA, and the Department of Treasury a report on the status of the CIA’s financing account. The report shall be on a form and in the manner prescribed by the Department of Treasury and shall contain the information required under MCL 125.4911.

2. Informational Meeting Requirements

Each year, the CIA Board shall hold not fewer than two (2) informational meetings. The informational meetings may be held in conjunction with other public meetings of the CIA or the Township Board of Trustees. Notice of the meeting shall be provided as set forth in MCL 125.4910(4).