Orion Township Corridor Improvement Authority Board Meeting

Meeting Agenda
March 9, 2022
5:00 PM
Township Hall
2323 Joslyn Road

1. Call to Order/Roll Call

2. Public Comment

3. Approval of Agenda

4. ACTION - Approval of minutes from November 10, 2021 meeting

5. REPORT - Development Update

6. REPORT - Baldwin Road Update

7. REPORT - Pocket Park Update

8. ACTION - Recommendation to Board of Trustees
   a. 2021 Annual Report

9. Open Items & Next Steps

10. Adjourn

Next meeting May 11, 2022
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 fundraise 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 6:25p.m.
Agenda Memo

To: Corridor Improvement Authority Board
From: Gary Roberts, Economic Development Consultant - SCS
Meeting Date: March 9, 2022
Memo Date: March 1, 2022
Subject: REPORT – Development Update

REPORT SUMMARY

The following written report is being provided in lieu of an oral presentation from Economic Development consultant Gary Roberts who is unable to attend the March 9, 2022 CIA Board meeting due to scheduling conflicts.

REPORT

General Market Comments:
Latest Oakland County numbers provide a good snapshot of various classes of real estate assets in the community. Worst off, predictably is office and retail numbers. Office vacancy has risen to 18% countywide. The new term of art for office working is 3-2-2, which means 3-days in the office, 2-days working from home and 2-days off. Southfield reports new zoning initiatives to convert class B & C office buildings, generally low-rise to multifamily. Retail absorption numbers are negative, meaning more retail has been demolished than newly constructed or occupied.

Industrial, light industrial, large distribution, and higher density residential are the booming asset classes with seemingly no end in sight.

GM Orion plant EV announcement:
Supervisor Barnett is best versed on these truly amazing numbers, most notably the $4 Billion in new investment bringing 2,300 jobs. This is already having a very positive effect on the CIA. We have feedback that at least two of our four hotel projects should come off the shelf this year. I fully expect much more activity to be spurred, more on that in future meetings.

Current project status update:
1. The 30K SF self-storage project east of Joslyn now has all site permits and is expected to commence immediately.
2. The 8,000 SF retail building west of Tommy's Car Wash is finalizing entitlements. Spring start anticipated (Board member Jeff S.).
3. Contour Development has site plan approval on initial Mixed-Use buildings in the BIZ and working on a condition of coordination with Checkers. Following GM closely and pushing for 2022 start, he says.
4. Grand Management (Jason Kishmish) has finalized restaurant pad leases (2) and commenced earthwork. Vertical construction summer 2022. Proposing storm water system modifications. Says GM should spur the first of his three hotels into summer start.
5. Breckenridge Condominiums by Pulte expected to be complete and sold out in 2022. (Now estimated $40 Million constructed value +)
6. The Hyatt House Hotel (Brown & Huston) is similarly re-engaged by the GM announcement. Says they expect financing to now become available for hopefully summer start. We talked conceptually about a ground breaking ceremony.
7. We brought in Signature Associates (Scott Elliot) to co-op with Budreau on Huston, Georgia, Estes subdivision working with land owners. We had another well qualified builder/developer, through an LOI process, approach all owners but on a gross basis an insurmountable delta remains. I expect a new listing on smaller number of parcels, hopefully working together on less than the total to start.

8. Another free-standing **small retail project** on surplus Bank parcel at Baldwin & Brown, is in an entitlement process. Seems to be moving ahead.

9. A local developer has acquired the SE corner of Judah and Baldwin. The proposed use is not yet disclosed.

10. Mr. Silverman continues to send strong signals but has yet to file a formal submittal. We did send along a new restaurant for their consideration. Gross constructed value still anticipated to be $95 to $100 Million.

11. A builder/developer was presented opportunities for land assembly along Baldwin (likely 8 to 10 acres) and is in pursuit as of this writing.

**Taxes and Taxable Value:**
Budget to Actual collected tax and Taxable Value is found on page 4 of the 2021 Annual Report of the CIA.
Project start timing variance remains

**Anticipated Pipeline:**
Pipeline of built, planned, and known conceptual projects I am currently tracking is +/- $220,000,000 of total constructed value against the 20-year requisite increase of $338,000,000 in the original plan.
Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 9, 2022
Memo Date: March 3, 2022
Subject: ACTION – Recommendation to Board of Trustees – 2021 Annual Report

REQUEST

The request is to submit the 2021 Corridor Improvement Authority Report to the Orion Township Board of Trustees for approval and authorization to distribute as required by PA 57 of 2018.

REASON

An executive report is prepared each year on the progress made within the Orion Township Corridor Improvement Authority (CIA). Upon recommendation by the CIA Board, the report will be submitted to the Township Board of Trustees at their March 21 regular meeting for approval and authorization to distribute to the State of Michigan for compliance with the PA 57 of 2018. The report will also be mailed to the applicable taxing authorities, and uploaded to the Township’s website.

RECOMMENDED MOTION

Recommend the Board of Trustees approve the 2021 Corridor Improvement Authority and authorize distribution of the report as required by PA 57 of 2018.

ATTACHMENT

2021 Corridor Improvement Authority Annual Report
March 9, 2022

ANNUAL REPORT OF THE ORION TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY

Executive Summary Report on the activities of Orion Township’s Corridor Improvement Authority (CIA). The Orion Township CIA Development and Tax Increment Financing Plan was approved by the Orion Township Board of Trustees on May 16, 2016. This report is for the reporting period ending December 31, 2021.

OVERVIEW:
This report is intended to summarize the activities of the Orion Township CIA for the reporting period of January 1, 2021 to December 31, 2021. Reports from prior periods, this report, minutes of CIA Board meetings, and other CIA related information is available for public review on the Orion Township website at www.oriontownship.org, and at the Township Clerk’s Office located at Orion Township Hall (2323 Joslyn Road, Lake Orion, Michigan 48360).

CIA PLAN RECAP AND SUMMARY OF ACTIVITIES:
In summary, the CIA Plan approved in May 2016 is divided into three priorities. Priority One is the engineering, property acquisition, watermain relocation, and the hard cost of widening Brown Road from Joslyn Road to Baldwin Road from three lanes to five lanes (two each way plus a center turn lane). Priority Two is the Baldwin Road streetscape, which followed the route of the first phase of the Road Commission for Oakland County (RCOC) project from Brown Road to Gregory Road. Priority Three is enhancements intended to improve the appearance of the district and other components to stimulate development. The total estimated cost of all three Priorities is slightly over $8,000,000. A partial breakdown of these costs and budget to actual is discussed later in this report.

To support these Priorities, the CIA embarked on a not-to-exceed 20-year tax capture for 50% of the eligible taxes collected; the incremental increases in taxable values in the district from 2016, from the stakeholder taxing jurisdictions, in accordance with Public Act 280. As projected in the annual plan, and although there is and always will be variance with the budget to the actual timing of these increases, the increase in taxable value begins from a real estate taxable value floor of slightly under $31,000,000 in 2016 to a projected taxable value of just under $199,000,000 in 2035. If this projection were accomplished without variance, the original projection would generate $13,911,000 +/-, which is deemed sufficient to cover the hard cost of the Priorities, interest (at 4% - as established in the original plan), and soft costs. It should be noted that in 2020 the Orion Township Board of Trustees lowered the interest rate to 0.75%, which is deemed to be in-line with commercially available municipal bonds.

All activities are overseen by the appointed seven-member CIA Board. This board meets in publicly noticed sessions on a quarterly basis and, once approved, minutes of each meeting are posted on the Orion Township website. Individual stakeholder taxing jurisdictions participating in the CIA are individually noticed in advance of CIA Board meetings by Orion Township administration.

The very first and clearly threshold activity of the CIA was to seek approval from all the applicable taxing authorities. Presentations, in some cases on multiple occasions, conveyed the plan and its anticipated long-term benefits to the community and each agency. The applicable taxing authorities include Oakland County TIF and Finance Committees, Oakland County Board of Commissioners, Oakland County Community College, Oakland County Parks, North Oakland Transportation Authority, Orion Township Library Board, and the Huron Clinton Metro Parks Authority (HCMA). These presentations were prepared with input from the CIA Board and were conducted under the leadership of CIA Board Chairman Barnett, supported by SCS and other advisors. This task is nearly complete with all agencies agreeing to opt-in, except the HCMA. The HCMA policy of opting out remains in place although the Orion Township CIA remains hopeful that a new policy is forthcoming.
In 2018, the remaining details of the Priority One action items relative to the Brown Road widening were completed. The CIA, through the Township’s engineering consultant OHM Advisors, skillfully managed all aspects of the engineering, entitlement, and construction components of the road project to bring it in on time and under budget (summarized below). This effort required the acquisition of two properties and approximately 18 grading easements to achieve engineering and safety standards. It is noteworthy that the two properties acquired for this purpose, 95 Brown Road and 313 Brown Road, have resold to the private sector for commercial development, as anticipated. 95 Brown Road has been sold to a hotel developer and 313 Brown Road is under construction as component of a larger Pulte Homes residential project.

The traffic congestion relief and private sector development feedback about the Brown Road improvements has been outstanding. The road improvement is, and will continue to be, a key catalyst in repositioning the Brown Road Innovation Zone District (BIZ) properties and in turn, the overall image of two key southern gateways to the community. It is noteworthy also that the Planning and Zoning Director and Planning Commission have contributed greatly to this image initiative through the design and implementation of new standards for lighting, landscape, and architectural features along the Brown Road frontage, which will be required by individual applicants in the site plan approval process.

In response to multiple opportunities for public input, including a specifically designed public forum charrette on the Baldwin Road streetscape and pedestrian scale amenities, conceptual streetscape design has been completed on Priority Two. The land transfers to Orion Township to facilitate the pocket parks from surplus RCOC Baldwin Road real estate was completed in 2018. Preliminary designs for the proposed pocket park location at Gregory Road and Baldwin Road in the Gingellville overlay zone is in process. The Playful Dragon pocket park at the corner of Jordan and Baldwin was completed in 2020 and funded primarily by grant and in-kind developer donation. Additional details on private sector activity in 2021 can be found in the District Marketing Activity section later in this report.

In 2021 the CIA Board is pleased to announce that the improvements contemplated in the 2016 plan were substantially completed.

**PRIORITY ONE BROWN ROAD IMPROVEMENTS:**
- The acquisition, design, and construction costs are budgeted in the plan at **$5,085,000**. The final total of those items is $5,127,754 less $710,000 received by the CIA for the sale of the acquired properties (95 Brown Road and 313 Brown Road). As a result, the expenditures for Priority One were **$4,417,754**, representing a net savings of **$667,246** for Priority One.

- It should also be noted that in addition to $710,000 of cash proceeds, the developer of the 313 Brown Road property also provided approximately $65,000 toward the Playful Dragon pocket park on an in-kind basis.

- The CIA had been accruing a $20,000 annual administrative expense and interest to be paid to Orion Township as revenue became available as a component of the debt service. However, the Township will no longer be collecting this $20,000 beginning in 2022 as all work has been substantially completed and the CIA district moves into debt repayment.

**PRIORITY TWO BALDWIN STREETSCAPE:**
- The CIA Plan budgeted the Baldwin Road streetscape plan at **$2,199,000**. To date, approximately **$1,715,556.23** has been spent or been committed on planning, DTE Lighting, and RCOC contractor payments. The total expenditures in this category are expected to be **$1,790,556.23**.
PRIORITY THREE OTHER ENHANCEMENTS:

- The CIA Plan budgeted $800,000 for additional enhancements. The total expenditures in this category are expected to be $918,911.40; over 90% has been paid to date. The difference in budget to actual represents a re-classification of Priority One and Priority Two budget savings to facilitate further CIA District area enhancements for design continuity along the Baldwin Road corridor, which will maximize the investment in terms of practicality and visual impact while maintaining an overall positive (below) budget variance.

- Beginning with the 2022 budget, line items including consultant and maintenance costs are no longer included in the CIA budget, but instead in the Township’s General Fund budget.

GRAND TOTAL:
The total improvement expenditures budgeted in the May 2016 approved CIA Plan are $8,084,000. The net CIA expenditures, after deducting land sales, which were not budgeted, is now projected to be at or slightly below that amount. Final invoicing/accounting from RCOC for remaining project work will be completed in 2022 for Baldwin Streetscape. Going forward, the CIA Board will focus annual reporting on budget to actual taxable values and budget to actual TIF proceeds collected.

Increases in taxable value in real property and personal property within the CIA District is the essence of this and any TIF project. Increases are realized by new improvements and inflationary increases on existing properties with no change. All the values in the approved May 2016 CIA Plan are estimated and projected.

COMPARISON OF PLAN WITH ACTUALS:

Oakland County initially established the base year amount as $35,257,840.

**CIA TAXABLE VALUES:**

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Please note that timing variance has a significant impact on taxable values as it relates to any given project. For example, a project which acquires obsolete houses and commences construction in the fall, could for that year have a negative variance because the previously taxed home is removed and the new construction has little or no taxable value on December 31, which is the only relevant day from the County assessing standpoint. That increment will therefore wait a full year, or in some cases two years, to be realized, as was the case with Menards in 2017. Negative timing variance in 2021 continues.

**CIA TAX INCREMENT DOLLARS COLLECTED:**

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<th>Year</th>
<th>Budgeted in Plan</th>
<th>Collected by CIA</th>
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CIA DISTRICT MARKETING ACTIVITY:
The area within the CIA District is approximately 400 acres of land. Since the completion of the Brown Road improvements, the BIZ-zoned portion of the CIA District has seen more meaningful new development activity than at any other time in Orion Township history. The infrastructure improvements and promotional activities of the CIA are clearly having the intended impact. It is important to keep in mind that Orion Township lead activities do not represent any specific properties (except 95 & 313 Brown Road) or any specific transactional elements, but instead focus on representing the concept and opportunities for the community in the CIA District. This is done through the dissemination of promotional materials and meetings with prospective developers, land brokers, sellers, and other prospective stakeholders.

While the real estate market in 2021 continued to experience negative impacts from the COVID-19 pandemic, strong positive movement in a variety of projects within the CIA District was still realized.

PROGRESS IN 2021 INCLUDES:
- Proposed climate controlled self-storage building east of Joslyn Road with submittal for site plan approval.
- Completion and opening of a new car wash facility on Brown Road west of Joslyn Road.
- Proposed 8,000 SF retail building now in the planning stage.
- +/- 5 acres have been sold to a local developer for mixed-use facilities as part of a much larger project within and just north of the northern CIA boundary line.
- Site construction has commenced on the 13-acre site east of Menards for a mixed-use development containing three hotels and two restaurants.
- Pulte Homes has had tremendous success with their 100+ townhome development which is nearing completion of all units and is expected to be entirely built-out in 2022.
- 72 acres of land along Baldwin Road north of Brown Road are now in control of two development groups and are in the planning stages of new development(s).

The CIA continues to promote land opportunities within the district and tracks an active pipeline of projects which of course is not assurance of future performance although is a strong indication of future success.

NOTES ON CIA REPORTING REQUIREMENTS:
Beginning in 2018, The CIA took proactive steps to comply with PA 57 of 2018, which is the new State of Michigan TIF reporting requirements. To ensure transparency, all reports, minutes, and current budgets are posted under the CIA tab on the Orion Township website, www.oriontownship.org. Contact information for all Township officials can similarly be found on the website. CIA Board meetings are publicly noticed and held quarterly. Records of the CIA are audited annually by the Township’s Auditors, Plante Moran, as a part of the Orion Township requisite process.

Should anyone have any questions regarding the information provided herein, please contact the undersigned.

Respectfully submitted,

Chris Barnett, Chairman
Orion Township Corridor Improvement Authority