Corridor Improvement Authority Minutes – May 11, 2022 Meeting

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

Donni Steele called the meeting to order at 5:00pm It was moved H Scott Bicknell to designate Donni Steele to chair the meeting in the absence of Chris Barnett, and seconded by Dan Dewey. Motion carried.

Brief Public Comment – There was no public comment.

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

Consent Agenda
Minutes – It was moved by Dan Dewey and supported by Bill Kraushmann to approve the Minutes of the March 9, 2022 meeting as submitted. Motion carried

Development Updates:
Gary Roberts reported on what is happening in the southeast Michigan market now. Office vacancy has risen to 18%, and the City of Southfield is looking to convert some office space to residential use. Ashley Capital has announced a huge distribution initiative in Flint. The self-storage business on Brown Road east of Joslyn has received all the needed permits and is starting construction. The building adjacent to Tommy’s Express Car Wash is up and the inside is being finished for a mattress store. Contour Development behind Checkers is working on a mixed use building and should start construction this year. Grand Management east of Menard’s has begun construction on 2 restaurants and a hotel there. Menard’s is considering 2 proposals for the outlet it has. Breckenridge Condominiums by Pulte is nearing completion – estimated $40,000,000 development. Hyatt House Hotel at Brown & Huston is working on financing and hopes to start construction soon. Orion Corners brokers are working to acquire remaining parcels for development Adler property on Baldwin north of Morgan Road has a well known residential builder interested in part of the project. Site plan is under consideration.

Dan Dewey asked about possible tax breaks, and Dan Kelly replied that those are not available for residential development that they are available for industrial.

Baldwin Road Update – Donie Steele indicated that the fountains at the middle roundabout are working, but there is nothing else new.

Pocket Park Update – Donni Steele noted that there is a Canadian National Railroad grant for the southeast corner of Joslyn and Brown roads for beautification. There is nothing new on the Pasadena parcel. Dan Kelly reported that the Road Commission for Oakland County wants fair market value for the property on the southwest corner of Baldwin and Gregory. There is an agreement with the car wash but the Road Commission is the hold up.
Annual Report on Status of Tax Increment Financing Plan - It was moved by JoAnn Van Tassel and supported by Bill Krausmann to submit the 2021 Status on the Tax Increment Financing Plan to the Orion Township Board for approval and also authorize its distribution. Motion carried.

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Open Items & Next Steps –
Donnie Steele asked about the things on the Status Report coming to fruition. Gary Roberts said he was confident that those items will be built.
Gary Roberts spoke of the need to update the Township’s Innovation Zone booklet. Tammy Girling noted that Chris Barnett needs to be consulted on this.
Dan Dewey noted that there is land available to be developed.

The next meeting is scheduled for Wednesday, August 10, 2022.

It was moved by H Scott Bicknell and supported by Dan Dewey to adjourn, and the meeting was adjourned at 5:57pm.

JoAnn Van Tassel, Secretary