Orion Township Corridor Improvement Authority Board Meeting

Meeting Agenda

March 8, 2023
5:00 PM
Township Hall
2323 Joslyn Road

1. **Call to Order/Roll Call**
    a. **Welcome new Board Member – Kim Urbanowski, Township Treasurer**
2. **Public Comment**
3. **Approval of Agenda**
4. **ACTION - Approval of minutes from August 10, 2022 meeting**
5. **ACTION – Approval of minutes from November, 9, 2022 meeting**
6. **REPORT - Development Update**
7. **REPORT - Baldwin Road Update**
8. **REPORT – Pocket Park Update**
9. **REPORT – Brown/Joslyn Roads Beautification Project**
10. **REPORT – Township Gateway Signage**
11. **REPORT – Township Marketing Strategy**
12. **REPORT – 2023 Annual Budget**
13. **REPORT – Corridor Improvement Authority Loan**
14. **ACTION – Recommendation to Board of Trustees**
    a. **2022 Annual Report**
15. **Open Items & Next Steps**
16. **Adjourn**

Joint Meeting, March 22, 2023 at 6:00 p.m. at Orion Township Hall.
Next meeting May 10, 2023

Corridor Improvement Authority Minutes –August 10, 2022 Meeting

Present: H Scott Bicknell, Dan Dewey, Bill Kraushmann, and JoAnn Van Tassel
Chris Barnett came in 5:15pm/
Absent: Donni Steele, and Jeff Schmjtz
Others: Tammy Girling, Gary Roberts and Dan Kelly

The meeting was called to order at 5:10pm It was moved H Scott Bicknell to designate JoAnn Van Tassel 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 May 10, 2022 meeting as submitted. Motion carried

Development Updates:
Gary Roberts reported that the General Motors site plan has been approved which will add 2,800,000 square feet to the existing 3,000,000 square feet and will add 2,000 new jobs to the existing 1,000 jobs.
The plans for Baldwin Village on the west side of Baldwin north of Morgan Road have been proposed by the Silverman organization.
Along Brown Road starting east of Joslyn, the additional 30,000 square feet of self storage will be fully taxable by December 31, 2022. On the west side of Joslyn, the new retail store next to Tommy's Express Car Wash will also be fully taxable by the end of December 2022.
Grand Management east of Menard's is now under construction for a mixed use development.
Chris Barnett entered the room and assumed the Chair.
A new proposal for a small store on a Menard's outlot has been proposed.
Breckenridge Condominiums by Pulte is nearing completion. And should be fully taxable by the end of December this year. This property is west of Menard's.
There has been multiple meetings and discussion with developer Steve Schafer and brokers recently on the property along Estes and Huston Streets regarding twin four-story mixed used building mostly multi-family.
Hyatt House hotel on Georgia Street is under construction, and it was granted a liquor license last month.
Baldwin Village has qualified to be a PUD. It contains a variety of uses including 465 residential units with a mix of owner and rental ones which are all north of the main entrance at the Judah Road roundabout. The commercial use of 45,000 square feet south of the roundabout include a neighborhood grocery, small store retail, a car wash, and a Chick-Fil-A restaurant.
Still working on several inquiries and other direct contacts.

Baldwin Road Update – Chris Barnett reported that the Township is changing landscape contractors. He added that a grant has been received from America in Bloom for landscaping at the northwest corner of Joslyn and Brown Roads and that representatives form that organization had a tour of the community. That group gave out $22,000,000 in grants in 2022 and plans on giving out $50,000,000 in 2023. Representatives from Orion Township will be attending the Annual Convention in St Louis this year.

Open Items & Next Steps
H Scott Bicknell asked about the status of the road study for the Baldwin/Brown Roads area. Chris Barnett indicated that the Township is looking for funding for this study. However, now the first priority is for the roads around the General Motors facility.

The next meeting is scheduled for **Wednesday, November 9, 2022.**

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

JoAnn Van Tassel, Secretary

Corridor Improvement Authority Minutes – November 9,-2022 Meeting

Present: Dan Dewey, and JoAnn Van Tassel

Absent: Chris Barnett, Donni Steele, H Scott Bicknell, Bill Kraushmann, and Jeff Schmjtz
Others: Tammy Girling and Gary Roberts

No meeting was held because of a lack of a quorum.

JoAnn Van Tassel, Secretary

Charter Township of Orion
2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org
Phone: (248) 391-0304

Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: March 6, 2023
Subject: REPORT – Pocket Park Update

REPORT SUMMARY

A Pocket Park Sub-Committee was established to develop a design and plan for the future Pocket Park at Pasadena and Baldwin Roads.

REPORT

The members of the Pocket Park sub-committee are Supervisor Chris Barnett, CIA Representatives JoAnn Van Tassel and Dan Dewey, Trustee Julia Dalrymple, Chief of Staff Samantha Timko, Parks & Recreation Superintendent Patrick Ross, and Parks Maintenance Worker Conner Reiter. Economic Development Consultant Gary Roberts and Trustee Mike Flood will be consulted throughout the planning of the development of the pocket park.

The Pocket Park sub-committee met on Wednesday, October 12, 2022 to discuss design ideas for the pocket park. The committee agreed to the following components to have within the park:

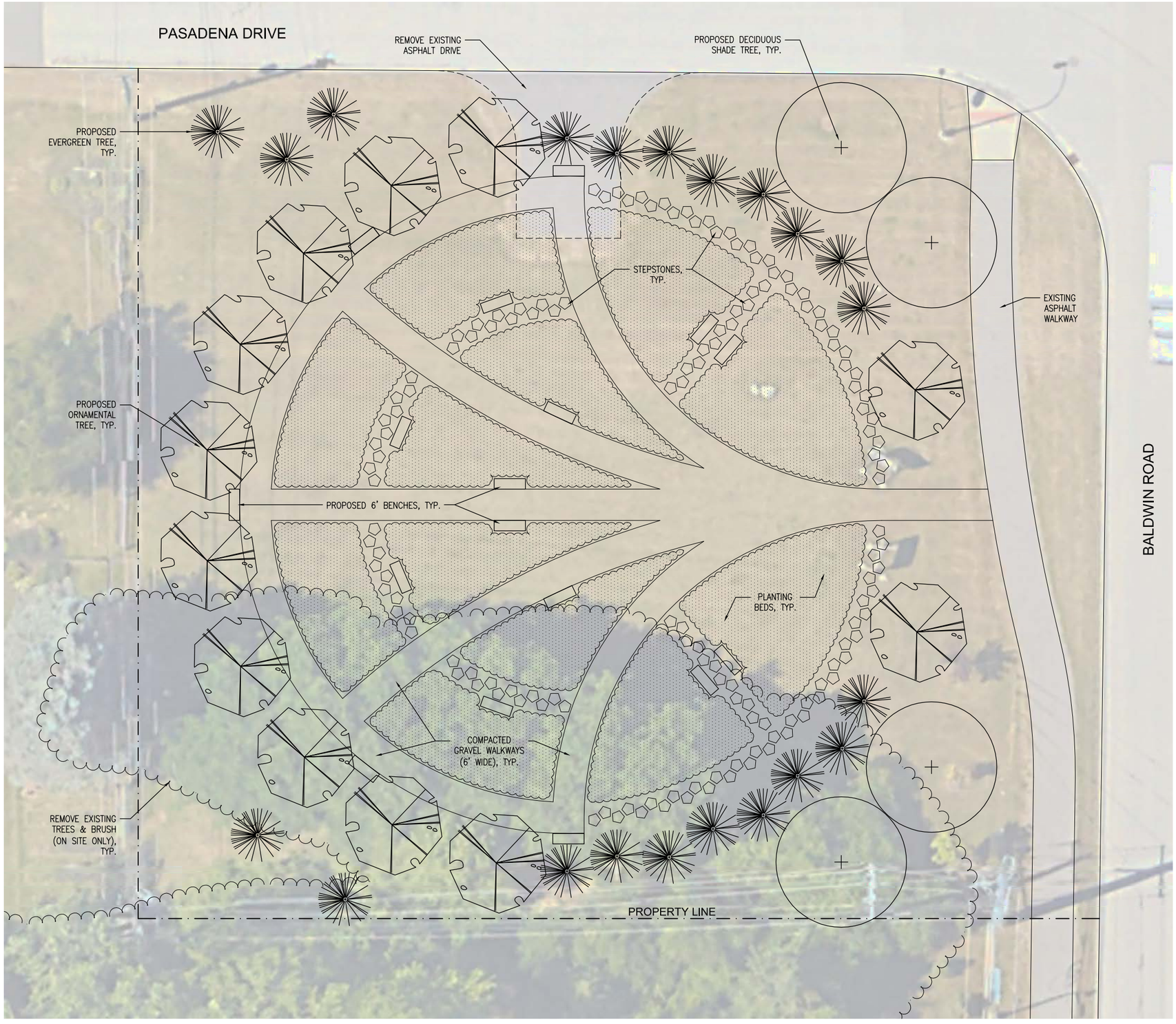
- Winding trail
- Historical information signage: Gingellville families, buildings, etc.
- Sensory Pollinator Garden, with educational signage on plant species and local fauna
- Benches
- Historical mural
- Trees

Attached is a draft concept plan developed by OHM Advisors based on the design ideas from the sub-committee. The Orion Township Parks & Recreation department will be going out for bid for the construction work later this spring.

The Township has received $25,000 in grant funding from America in Bloom for the plantings at the park, and will be applying to the Michigan SPARK grant for the remainder of the funding. $100,000 has been budgeted in the Township's General Fund for the Pocket Park, in the event the SPARK grant is not awarded.

ATTACHMENTS

Pasadena Pocket Park Draft Concept Plan



N

GRAPHIC SCALE: FULL HALF 5' feet 1"=10' feet
0 5' 10' 20' 30'

Know what's **below.** **Call** before you dig.

OHM
ARCHITECTS ENGINEERS PLANNERS
2365 PONTIAC ROAD, SUITE 201
AUBURN HILLS, MI 48326
248.751.3100
OHM-ADVISORS.COM

ISSUE:
REVISIONS:

DATE 12/19/2022
PROJ NUMBER 0121-224101
ENGINEER BWH
PROJMGR BWH
CADD BWH
COUNTY OAKLAND
MUNICIPALITY

PASADENA POCKET PARK
ORION TOWNSHIP, MICHIGAN
CONCEPTUAL PLAN

SHEET 1

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DRAWING PATH: C:\Users\bwaver\OneDrive - OHM Advisors\Desktop_Current Projects\OT Pasadena Park\Pasadena Park_CONCEPT PLAN.dwg Dec 19, 2022 - 12:25pm

Charter Township of Orion
2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org
Phone: (248) 391-0304

Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: November 7, 2022
Subject: REPORT – Brown/Joslyn Roads Beautification Project

REPORT SUMMARY

At the end of 2021, CN, in partnership with America in Bloom, awarded the Township $25,000 in grant funding through their *EcoConnexions From the Ground Up* program to go towards the gateway beautification project at Brown and Joslyn Roads.

REPORT

Over the course of 2022, the Township, working with OHM Advisors, developed a landscape beautification plan for the Brown/Joslyn Roads gateway, and acquired the necessary easments to allow for the work to be completed. In September, 476 plants and 22 trees were planted at the project location. A ribbon cutting was held on October 6, 2022 with representatives from the Township Board, CIA Board, and America in Bloom in attendance. A gateway sign is planned to be installed early 2023.

ATTACHMENT

Ribbon Cutting Press Release and Photo

CHARTER TOWNSHIP OF ORION

OFFICE OF THE SUPERVISOR

CHRIS BARNETT

FOR IMMEDIATE RELEASE

CONTACT: **Samantha Timko**
248-391-0304 ext. 1002
stimko@oriontownship.org

ORION TOWNSHIP HOLDS RIBBON CUTTING FOR THE BROWN & JOSLYN ROAD GATEWAY BEAUTIFICATION

What: Orion Township holds ribbon cutting event in celebration of the completion of the gateway beautification project at the corner of Brown and Joslyn Roads.

Who: The public is invited and encouraged to attend this event.

When: Thursday, October 6, 2022
3:00 p.m.

Where: Brown and Joslyn Roads
Parking is available at Lake Orion Roofing (881 Brown Road) and Tommy's Car Wash/Mattress Firm (861 Brown Road)

Why: Orion Township Supervisor Chris Barnett, Township Trustees, and the Corridor Improvement Authority Board are excited to extend this invitation to the community so we may celebrate together the beautification of the Brown and Joslyn Road gateway.

Earlier this year, the Township was awarded a $25,000 grant from CN, in partnership with America in Bloom, through their *EcoConnexions From the Ground Up* program. This program was established to provide matching grant funding to green communities where CN operates. The Township's project was to transform the existing brush and overgrowth at the Brown and Joslyn Roads gateway to enhanced landscaping with native, low-maintenance evergreens and floral plants. Additionally, a gateway sign that is reflective of the community's brand and image is being commissioned for installation later this year.

The beautification of the eastern border of the CIA has been a priority of the CIA Board and has been in development since the initial planning phases of the CIA Development & Tax Increment Financing Plan in 2015. Off to a positive start, the CIA has seen the completion of the Brown Road widening and improvement project, Baldwin Road streetscape project, and the development of a Menards, Checker's restaurant, Tommy's car wash, and residential townhome development. Currently under construction are a Mattress Firm, the Hyatt House Hotel, and the Grand Square of Orion which will feature three hotels, a Culver's restaurant, and a Texas Roadhouse.

The beautification of the southeast gateway into Orion Township and the Corridor Improvement Authority will finish a major milestone for the community and ensure the existing environmental degradation of the site from litter and roadway debris is regularly cleaned. The intersection will be a showcase reflective of the community's environmental stewardship and hometown pride.

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Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: November 7, 2022
Subject: REPORT – Township Gateway Signage

REPORT SUMMARY

At the October 17, 2022 Regular Board of Trustees meeting, the Township Board approved the plans for gateway signage and Baldwin Road streetscape plantings to be completed in 2023.

REPORT

The Township has been discussing developing a uniform, cohesive branding plan for the past ten years. At the June 20, 2022 Board of Trustees meeting, the Township Board awarded a bid to Signgraphix to develop gateway and wayfinding signage to establish a cohesive look for Township gateway signs and signage in the Township parks. The Township has budgeted for the installation of five gateway signs in 2023, including a new sign at Baldwin Road, and a sign to be installed in the newly landscaped Joslyn Road gateway.

Additionally, the Township has been working with Superiorscape to develop a new landscape plan for what were the wildflower beds along Baldwin Road, which did not take as expected. This landscaping, along with the new gateway signage, will further enhance the look and community image once complete.

ATTACHMENTS

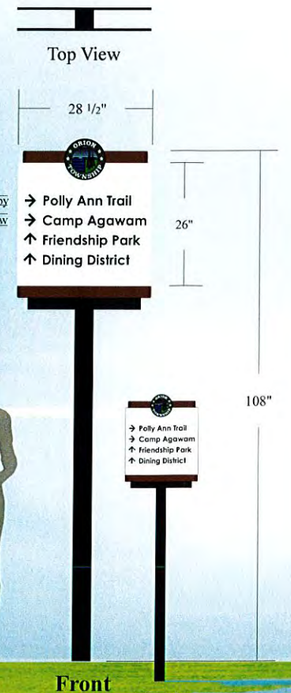
Gateway Signs Design

Baldwin Road Streetscape Plantings

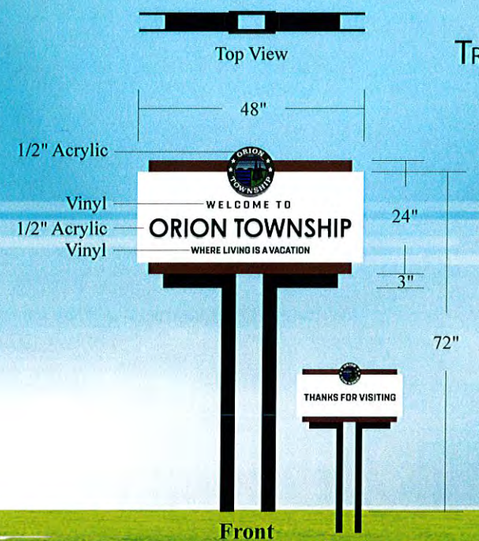
Primary Gateway



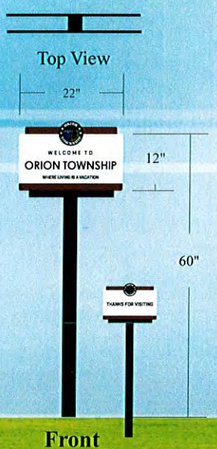
Pathway Sign



Mini Gateway Sign



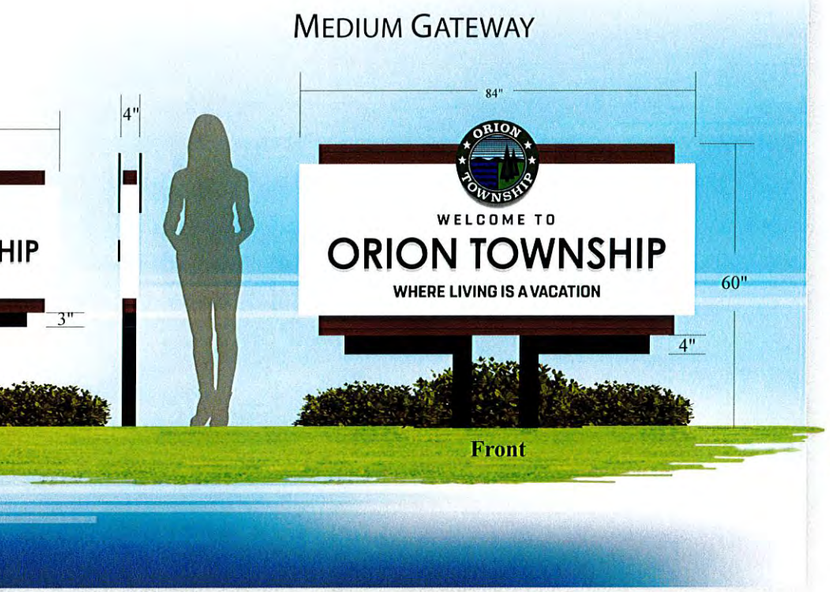
Trail Gateway Sign



Small Gateway



Medium Gateway



Eldorado Cultured Stone



Boardwalk



Montecito



Barley

White	MAP 41306SP Signal Jet Black	PMS 462 MAP 158 Brown Betty	PMS 7735 MAP 15953 Tackle Box Green

Scale: 3/8" = 1'

SIGNgraphix
8457 Andersonville Rd, Suite H
Clarkston, Michigan 48346
(O) 248.848.1700 (F) 248.848.1722
www.signgraphix.net

Orion Township

DRAWING:						
23587	7-15-22	9-6-22	10-11-22A	11-02-22	12-05-22	12-21-22A
	7-28-22	9-22-22	10-13-22A	11-21-22	12-06-22	
JOB:	8-12-22A	9-26-22	10-31-22A	11-28-22	12-07-22	
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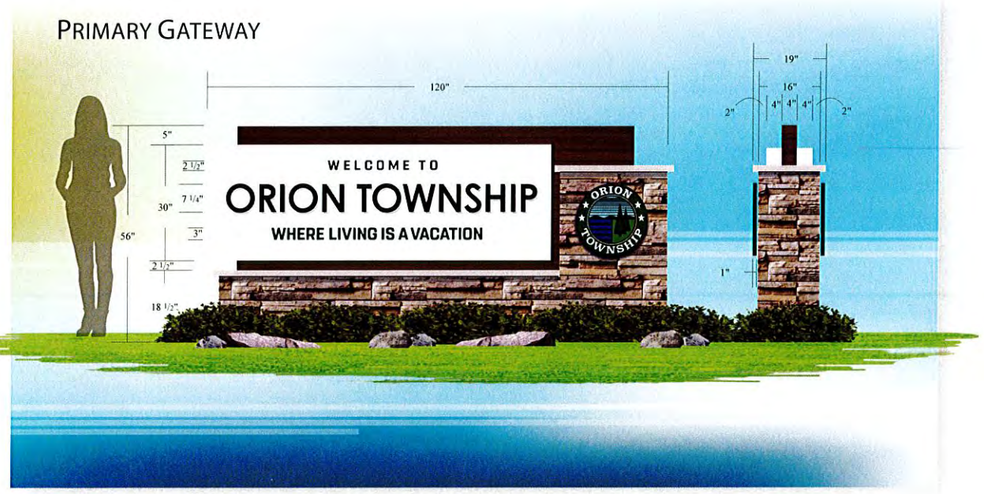
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A PRIMARY GATEWAY







NOT TO SCALE

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Orion Township

DRAWING: A-2905
JOB: 25841

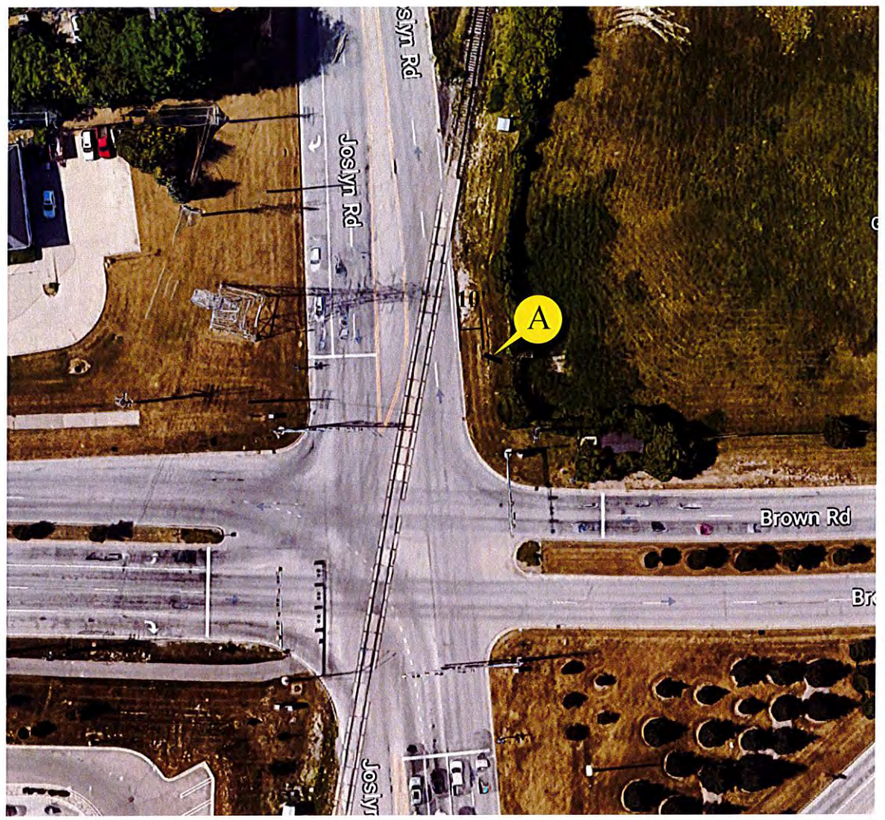
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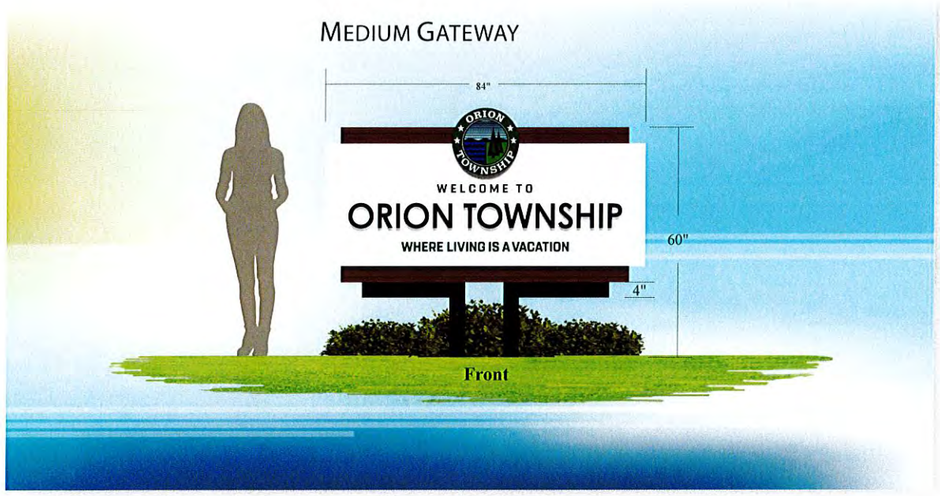
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A MEDIUM GATEWAY







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www.signgraphix.net

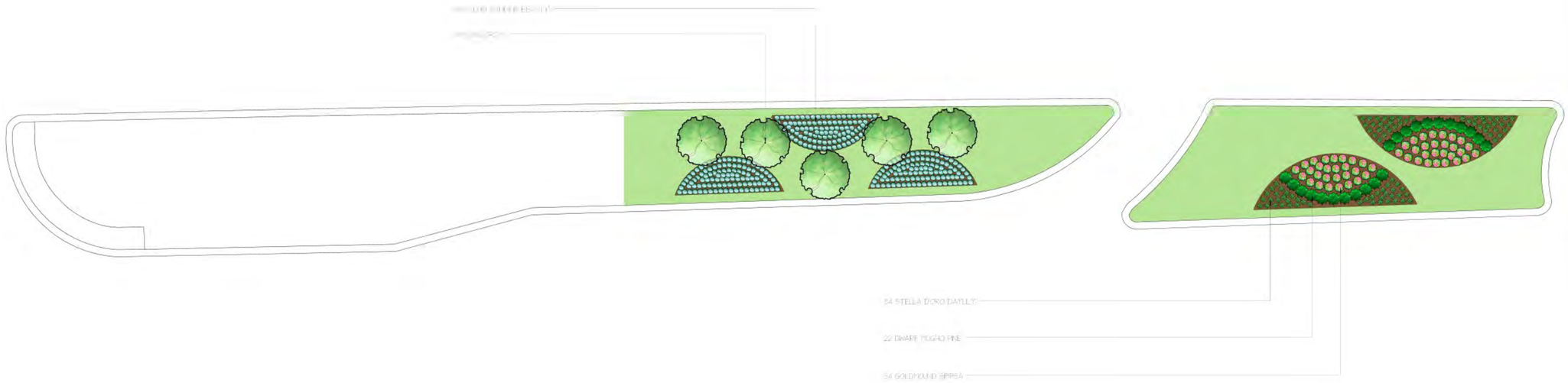
Orion Township

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JOB: 25841

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DWARF MUGHO PINE



ALLIUM 'SUMMER BEAUTY'



GOLDMOUND SPIREA



STELLA D'ORO DAYLILY

No. Date Description

REVISIONS

Superior Scape, Inc.
Full Service Landscape Management...Since 1984

WILD FLOWER REVISIONS
AREAS 1 & 2

BROWN ROAD TO GREGORY ROAD
LANDSCAPE PLANTINGS

ORION TOWNSHIP

SCALE:	1" = 20' - 0"
DRAWN BY:	S. RIDLEY
CHECKED BY:	T. NEHMAN
DATE:	7.22.2022
DATE OF MAP:	

PROJECT NO.

SHEET NO. 1

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KARL FOERSTER REED GRASS



LAVENDER 'HIDCOTE'



SEDUM 'AUTUMN JOY'



SUM AND SUBSTANCE HOSTA

NOTES:

NO.	DATE	DESCRIPTION

REVISIONS

WILD FLOWER REVISIONS
AREA 3

BROWN ROAD TO GREGORY ROAD
LANDSCAPE PLANTINGS

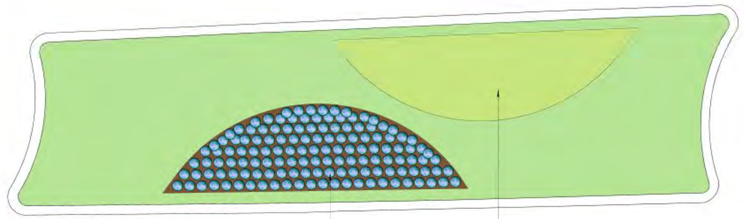
ORION TOWNSHIP

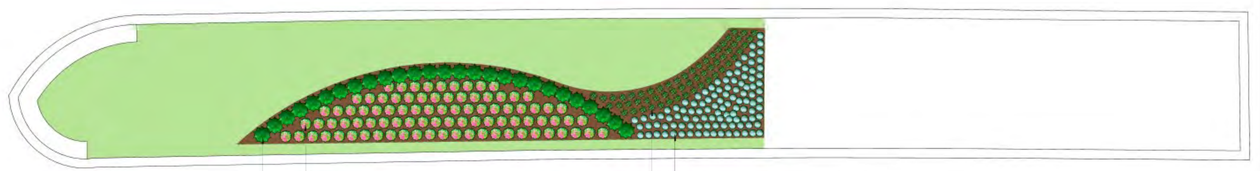
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DATE	7.22.2022
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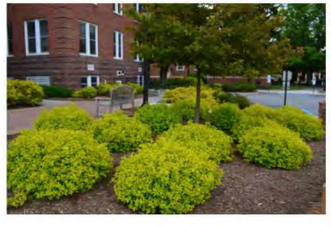
RUSSIAN SAGE



DWARF MUGHO PINE



STELLA D'ORO DAYLILY



GOLDMOUND SPIREA



ALLIUM 'SUMMER BEAUTY'

NOTES

No	Date	Description
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WILD FLOWER REVISIONS
AREAS 4 & 5

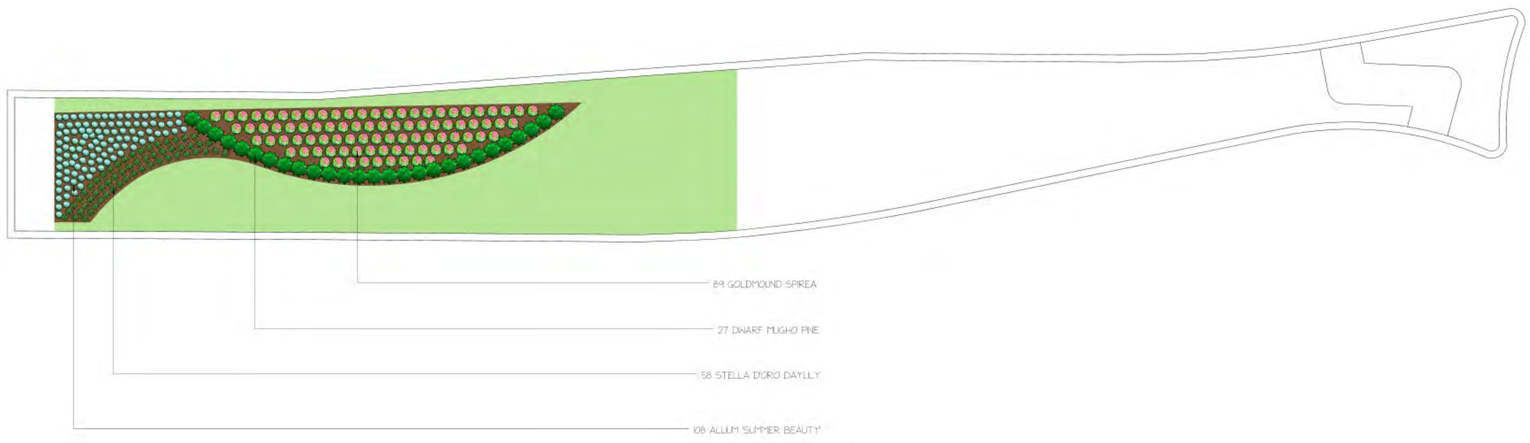
BROWN ROAD TO GREGORY ROAD
LANDSCAPE PLANTINGS
ORION TOWNSHIP

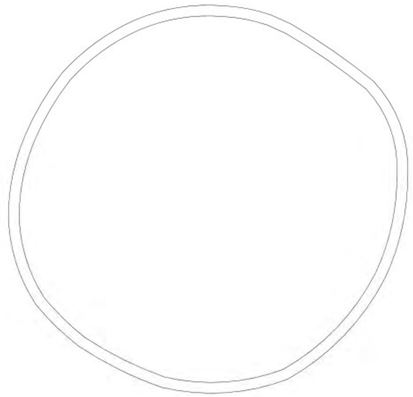
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3

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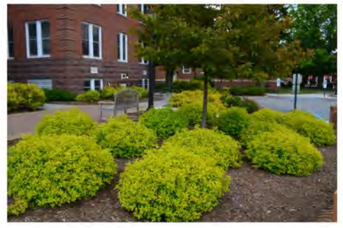
ALLIUM 'SUMMER BEAUTY'



STELLA D'ORO DAYLILY



DWARF MUGHO PINE



GOLDMOUND SPIREA

NOTES

REVISIONS

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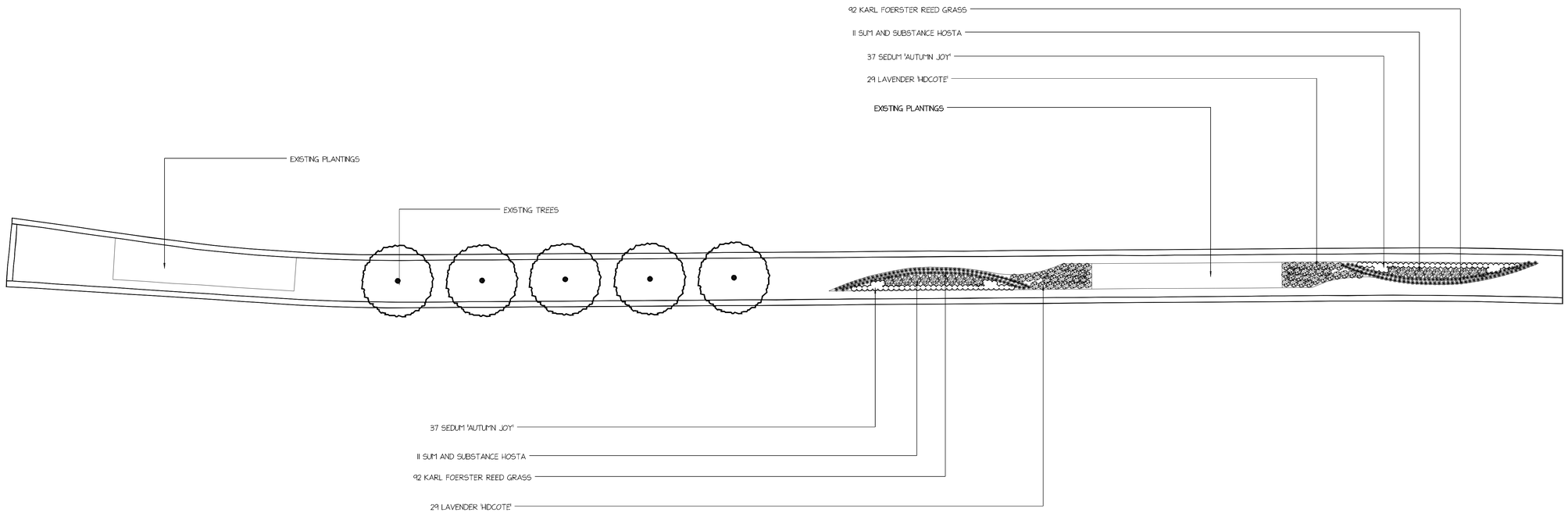
WILD FLOWER REVISIONS
AREA 5

BROWN ROAD TO GREGORY ROAD
LADSCAPE PLANTINGS
ORION TOWNSHIP

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CHECKED BY: T. NEWMAN
DATE: 7.22.2022
DATE OF ISSUE:

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KARL FOERSTER REED GRASS



SUM AND SUBSTANCE HOSTA



SEDUM 'AUTUMN JOY'



LAVENDER 'HIDCOTE'

NOTES

No.	Date	Description

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WILD FLOWER REVISIONS
SHEET 421

GREGORY ROAD TO WALDON ROAD LANDSCAPE PLANTINGS

ORION TOWNSHIP

SCALE	1" = 20' - 0"
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DATE	2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.

1

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KARL FOERSTER REED GRASS

SUM AND SUBSTANCE HOSTA

SEDUM 'AUTUMN JOY'

LAVENDER 'HIDCOTE'

NOTES

No.	Date	Description

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WILD FLOWER REVISIONS
SHEET 423

GREGORY ROAD TO WALDON ROAD LANDSCAPE PLANTINGS

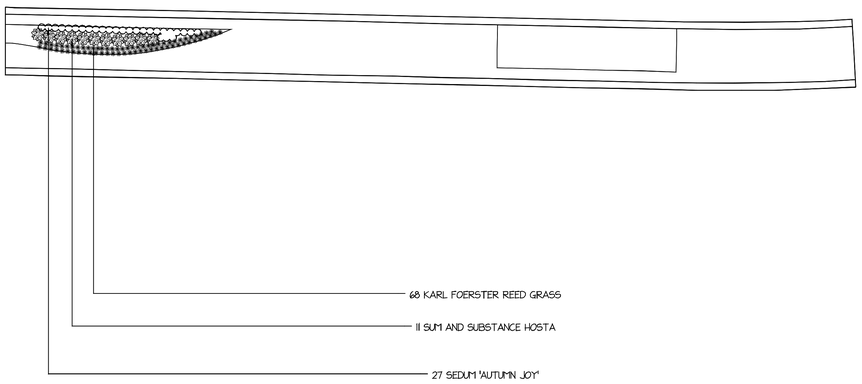
ORION TOWNSHIP

SCALE	1" = 20' - 0"
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DATE	2022
DATE OF PRINT	

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SHEET NO.
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NOTES

No.	Date	Description

REVISIONS

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WILD FLOWER REVISIONS
SHEET 424

GREGORY ROAD TO WALDON ROAD
LANDSCAPE PLANTINGS

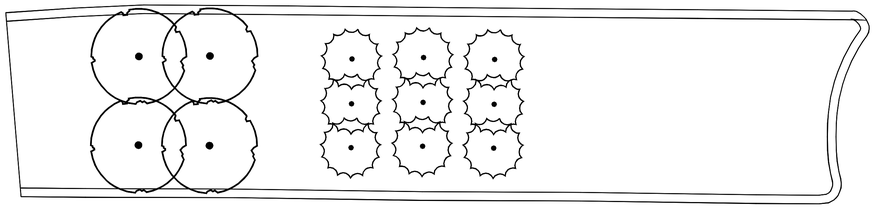
ORION TOWNSHIP

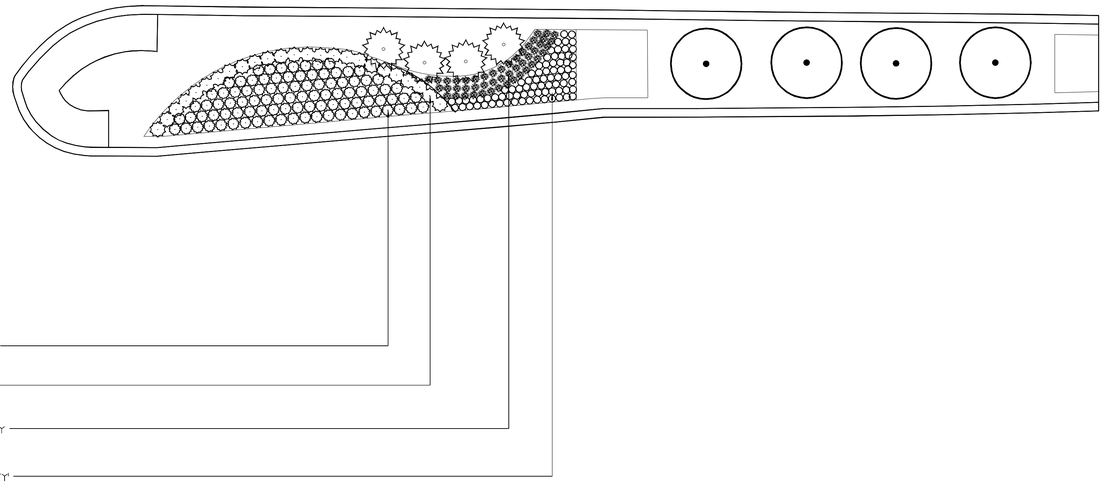
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DATE	2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.
4

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GOLDMOUND SPIREA



DWARF MUGHO PINE



ALLIUM 'SUMMER BEAUTY'



STELLA D'ORO DAYLILY

NOTES

No.	Date	Description

REVISIONS

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WILD FLOWER REVISIONS
SHEET 425

GREGORY ROAD TO WALDON ROAD
LANDSCAPE PLANTINGS

ORION TOWNSHIP

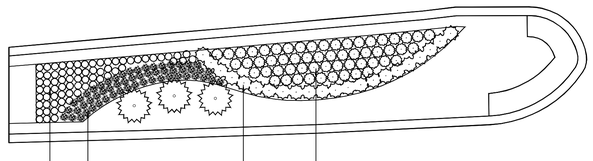
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CHECKED BY	T. NEWMAN
DATE	2022
DATE OF PRINT	

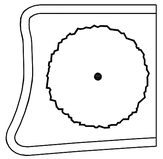
PROJECT NO.

SHEET NO.

5

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57 GOLDMOUND SPIREA

22 DWARF MUGHO PINE

57 STELLA D'ORO DAYLILY

71 ALLIUM 'SUMMER BEAUTY'



GOLDMOUND SPIREA



STELLA D'ORO DAYLILY

DWARF MUGHO PINE



ALLIUM 'SUMMER BEAUTY'

NOTES

No.	Date	Description

REVISIONS

Superior Scape, Inc.
Full Service Landscape Management...Since 1984

WILD FLOWER REVISIONS
SHEET 425

GREGORY ROAD TO WALDON ROAD
LANDSCAPE PLANTINGS

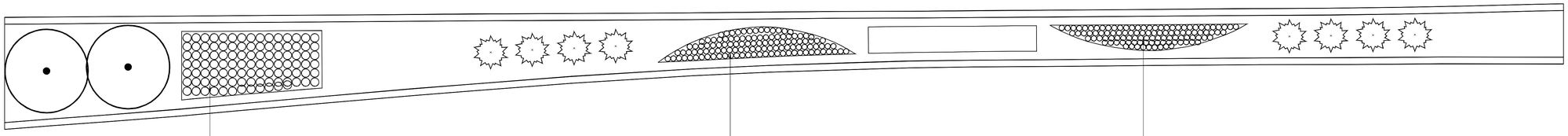
ORION TOWNSHIP

SCALE	1" = 20' - 0"
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DATE	2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.
6

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RUSSIAN SAGE



ALLIUM 'SUMMER BEAUTY'

NOTES

No.	Date	Description

REVISIONS

Superior Scape, Inc.
Full Service Landscape Management...Since 1984

WILD FLOWER REVISIONS

SHEET 427

GREGORY ROAD TO WALDON ROAD
LANDSCAPE PLANTINGS

ORION TOWNSHIP

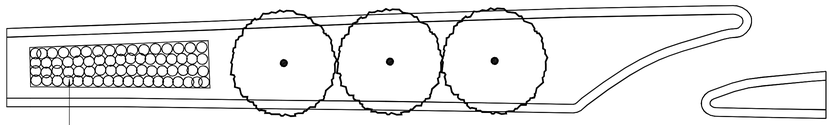
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CHECKED BY	T. NEWMAN
DATE	2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.

7

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64 RUSSIAN SAGE 'ATRIPLICIFOLIA'

NOTES

No.	Date	Description

REVISIONS

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Full Service Landscape Management...Since 1984

WILD FLOWER REVISIONS

SHEET 428

GREGORY ROAD TO WALDON ROAD
LANDSCAPE PLANTINGS

ORION TOWNSHIP

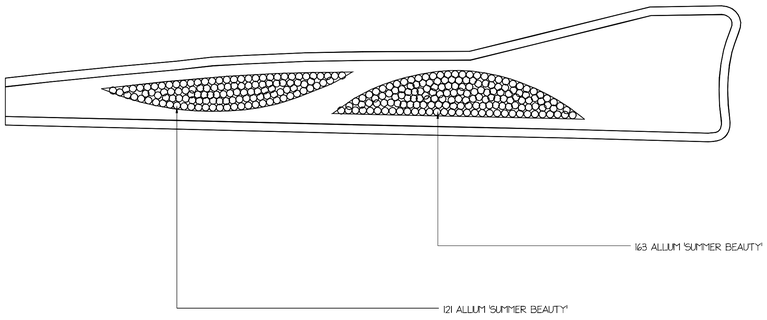
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DATE	2022
DATE OF PRINT	

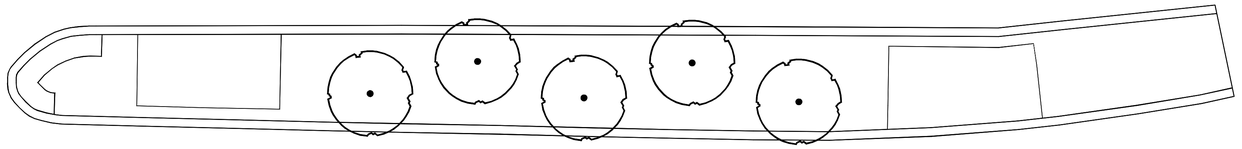
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ALLIUM 'SUMMER BEAUTY'

NOTES

No.	Date	Description

REVISIONS

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SHEET 429

GREGORY ROAD TO WALDON ROAD
LANDSCAPE PLANTINGS

ORION TOWNSHIP

SCALE	1" = 20' - 0"
DRAWN BY	S. RIDLEY
CHECKED BY	T. NEWMAN
DATE	2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.
9

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Charter Township of Orion
2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org
Phone: (248) 391-0304

Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: November 7, 2022
Subject: REPORT – Marketing Strategy

REPORT SUMMARY

At the August 15, 2022 Regular Board of Trustees Meeting, the Township Board approved entering into an agreement with Place + Main for the development of a Township Marketing Strategy.

REPORT

A Marketing Strategy is required as part of the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) certification. The Township has been working towards MEDC RRC Certification since the summer of 2019. With the approval of the updated Master Plan, the last major piece the Township still needs to complete is a marketing strategy.

To assist communities with certification, MEDC offers Technical Assistance dollars for RRC engaged communities that have made continuous progress towards certification over the past six months. Orion Township has been approved for a 75/25 technical assistance match grant to complete the marketing strategy.

A kick-off meeting was held on Friday, October 14, 2022 to recommend participants for virtual focus group meetings with Place + Main. Focus Group meetings took place November 4 – 11. A draft of the Marketing Strategy is expected to be presented to the Township before the end of next week.

Charter Township of Orion
2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org
Phone: (248) 391-0304

Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: March 6, 2023
Subject: REPORT – 2023 Annual Budget

REPORT SUMMARY

The Orion Township Board of Trustees approved the Township's 2023 Annual Budget at their regular meeting on December 19, 2022, which included the 2023 budget for the Corridor Improvement Authority. Beginning with the 2022 Annual Budget, line items including consultant and maintenance costs were no longer included in the CIA budget, but instead in the Township's General Fund Budget. As such, the only expenditures in the 2023 Adopted Budget, and requested budgets for 2024-2026 are only principle and interest expenses for the CIA Loan from the Water & Sewer fund.

REPORT/BUDGET SUMMARY

Revenues

- Current Taxes
  - 2022 Activity, $195,797.98 – actual taxes received by the CIA for 2022.
  - 2023 Adopted, $250,000 – Treasurer's estimate of what should be received for 2023.
  - **2023 Current Activity is $271,872.11 – actual taxes received by the CIA for 2023; $21,872.11 higher than estimated**.
- Contribution from General & Host Fee Fund
  - 2023 Adopted, $470,032.20 – requested from the Township's General Fund and Host Fee Fund to put towards the CIA loan principal and interest payment, as the CIA taxes do not yet meet the current loan payment amounts.

Expenditures

- Note Principal - CIA
  - See the attached CIA Payment Schedule for principle payments made in 2022.
  - 2023 Adopted, $443,028.63 – principal payment due for the CIA loan.
- Interest Expense - CIA
  - 2023 Adopted, $46,139.40 – interest payment based on 0.71% interest rate.

Net of Revenues/Expenditures

- The net revenues/expendures in 2022 of $516,304.92 reflects the funding allocated to the CIA to make an additional principle payment to the CIA loan.
- While the 2023 adopted budget shows a negative net revenues/expenditures, with the 2023 CIA taxes being $21,000 higher than expected, the budget will not end the year negative.

ATTACHMENT

Corridor Improvement Authority 2023 Budget
Corridor Improvement Authority Payment Schedule

Charter Township of Orion
2023 Corridor Improvement Authority Adopted Budget

GL NUMBER	DESCRIPTION	2020 ACTIVITY	2021 ACTIVITY	2022 ACTIVITY	2023 ADOPTED BUDGET	2024 REQUESTED BUDGET	2025 REQUESTED BUDGET	2026 REQUESTED BUDGET
REVENUES								
247-000-402.000	CURRENT PROPERTY TAXES	111,900.97	175,599.79	195,797.98	250,000.00	300,000.00	300,000.00	300,000.00
247-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)							
247-000-433.000	COMMERCIAL FACILITES TAX (CFT)							
247-000-437.000	INDUSTRIAL FACILITY TAX (IFT)							
247-000-442.000	PRIOR YEAR TAX ADJ'S & COLLECTIONS		2,593.73	(390.80)				
247-000-665.000	INTEREST EARNED	1,635.31	1,598.23	2,880.16				
247-000-669.000	INVESTMENTS GAIN & LOSSES	1,660.88	(1,195.97)	(7,889.75)				
247-000-693.000	GAIN/LOSS ON SALE OF ASSETS							
247-000-699.101	CONTRIBUTION FROM GENERAL FUND			188,750.00	225,000.00	212,500.00	212,500.00	212,500.00
247-000-699.517	CONTRIBUTION FROM HOST FEE FUND			283,282.20				
TOTAL REVENUES		**115,197.16**	**178,595.78**	**662,429.79**	**475,000.00**	**512,500.00**	**512,500.00**	**512,500.00**
EXPENDITURES								
247-446-802.000	ATTORNEY FEES		513.00	640.50				
247-446-806.000	CONTRACTUAL HELP	54,844.76	44,753.75					
247-446-920.247	ELECTRICITY-CIA STREETSCAPE	42,104.52	33,561.58					
247-446-922.000	WATER -		4,742.27					
247-446-961.000	ADMIN SERVICE CHARGE TO GENERAL FUND	20,000.00	20,000.00					
247-446-972.000	CAPITAL OUTLAY-LAND		2,863.50					
247-446-974.000	CAPITAL OUTLAY- GROUNDS	467,691.81	444,098.45	94,766.34				
247-446-991.247	NOTE PRINCIPAL-CIA				443,028.63	449,863.85	453,057.88	456,274.60
247-446-993.247	INTEREST EXP-CIA	117,540.00	45,582.50	50,718.03	46,139.70	39,304.48	36,110.45	32,893.73
247-446-995.101	CONTRIBUTION TO GENERAL FUND	220,000.00						
TOTAL EXPENDITURES		**922,181.09**	**596,115.05**	**146,124.87**	**489,168.33**	**489,168.33**	**489,168.33**	**489,168.33**
NET OF REVENUES/EXPENDITURES - FUND 247		**(806,983.93)**	**(417,519.27)**	**516,304.92**	**(14,168.33)**	**23,331.67**	**23,331.67**	**23,331.67**

Last updated 2/22/23

Calculated annual payment $489,168.33

0.71%

Corridor Improvement Authority Payment Schedule

Schedule is audited every year by Plante and Moran at year end

	Payment #	Payment $ amount	Loan Draws	Principle	Interest	Loan Balance	Years remaining		
12/20/16			350,000.00	0.00	0.00	350,000.00			
04/11/17			1,177,000.00	0.00	0.00	1,527,000.00			
05/01/17	1	3,855.00		0.00	(3,855.00)	1,527,000.00	20	Int only 2%	
06/07/17			250,000.00	0.00	0.00	1,777,000.00			
08/18/17			500,000.00	0.00	0.00	2,277,000.00			
09/21/17			200,000.00	0.00	0.00	2,477,000.00			
09/29/17			600,000.00	0.00	0.00	3,077,000.00			
10/16/17			700,000.00	0.00	0.00	3,777,000.00			
11/7/2017			800,000.00	0.00	0.00	4,577,000.00			
12/21/2017			100,000.00	0.00	0.00	4,677,000.00			
12/31/17			0.00	0.00	0.00	4,677,000.00			
01/30/18			250,000.00	0.00	0.00	4,927,000.00			
2/26/2018			450,000.00	0.00		5,377,000.00			
05/01/18	2	71,261.39		0.00	(71,261.39)	5,377,000.00	19	Int only 2%	
12/04/18			500,000.00			5,877,000.00			
01/01/19			0.00	0.00	0.00	5,877,000.00			
05/01/19	3	0.00		0.00	(113,144.72)	5,877,000.00	18	Int only 2%	
05/01/20	4	0.00		0.00	(117,540.00)	5,877,000.00	17	Int only 2%	
12/15/20		0.00	560,000.00	0.00	0.00	6,437,000.00			
05/01/21	5	0.00		0.00	(45,582.50)	6,437,000.00	16	Int only .75% 2021 rate	
06/07/21			500,000.00	0.00	0.00	6,937,000.00			
05/01/22	6	489,168.33		(438,450.30)	(50,718.03)	6,498,549.70	15	P&I .71% 2022 rate	Journal 17077
12/31/22	Addtl principal	516,015.34		(516,015.34)	0.00	5,982,534.36			Journal 18167
05/01/23	7	489,168.33		(446,692.34)	(42,475.99)	5,535,842.02	13	P&I .71% 2022 rate	
05/01/24	8	489,168.33		(449,863.85)	(39,304.48)	5,085,978.17	12	P&I .71% 2022 rate	
05/01/25	9	489,168.33		(453,057.88)	(36,110.45)	4,632,920.29	11	P&I .71% 2022 rate	
05/01/26	10	489,168.33		(456,274.60)	(32,893.73)	4,176,645.69	10	P&I .71% 2022 rate	
05/01/27	11	489,168.33		(459,514.15)	(29,654.18)	3,717,131.55	9	P&I .71% 2022 rate	
05/01/28	12	489,168.33		(458,981.06)	(26,391.63)	3,258,150.49	8	P&I .71% 2022 rate	
05/01/29	13	489,168.33		(466,035.46)	(23,132.87)	2,792,115.02	7	P&I .71% 2022 rate	
05/01/30	14	489,168.33		(469,344.31)	(19,824.02)	2,322,770.71	6	P&I .71% 2022 rate	
05/01/31	15	489,168.33		(472,676.66)	(16,491.67)	1,850,094.05	5	P&I .71% 2022 rate	
05/01/32	16	489,168.33		(476,032.66)	(13,135.67)	1,374,061.39	4	P&I .71% 2022 rate	
05/01/33	17	489,168.33		(479,412.49)	(9,755.84)	894,648.90	3	P&I .71% 2022 rate	
05/01/34	18	489,168.33		(482,816.32)	(6,352.01)	411,832.57	2	P&I .71% 2022 rate	
05/01/35	19	411,832.57		(411,832.57)	0.00	0.00	1	P&I .71% 2022 rate	
05/01/36	20	0.00		0.00	0.00	0.00			
			6,937,000.00	(6,937,000.00)	(697,624.18)				
					(52,442.25)	interest savings due to additional principle			

Charter Township of Orion
2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org
Phone: (248) 391-0304

Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: November 7, 2022
Subject: REPORT – Corridor Improvement Authority Loan

REPORT SUMMARY

At the February 21, 2023 Regular Board of Trustees Meeting, the Township Board approved a Resolution making revisions to how the CIA repays the Water and Sewer loan, as well as approved guidelines for debt repayment, which impacts the CIA loan.

REPORT

A Resolution was approved at the February 21, 2023 Regular Board of Trustees meeting that consolidates prior amendments to the Resolution regarding the transfer of funds from the Water and Sewer Fund to the Corridor Improvement Fund. This Resolution also states that no further loan transfers from the Water and Sewer Fund to the CIA Fund will be made, and that the total amount owed as of December 31, 2022, was $6,498,549.70. See the attached Board of Trustees memo for further details.

At the same meeting, the Board of Trustees approved guidelines that allow the Township's Budget & Procurement Director to make additional payments on the Corridor Improvement Authority Loan when funds are available. Following these guidelines, an additional principle payment was made in 2022, as a result of the Township receiving $516,015.34 more in dedicated revenue than estimated. The attached Board of Trustees memo and Proposed 2022 Principal Payment Schedule provide further details.

ATTACHMENTS

Board of Trustee Memo and Resolution – *Resolution Regarding Prior Transfer from the Water and Sewer Fund to the Corridor Improvement Fund and Amending Obligation for Repayment Resolution*

Board of Trustee Memo – *Guideline Debt Repayment – CIA & Municipal Complex*

Proposed 2022 Principal Payment Schedule

Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Phone: (248) 391-0304

Agenda Item Summary

To: Board of Trustees
From: Ashley Coyle, Budget & Procurement Director
Meeting Date: February 21, 2023
Memo Date: February 15, 2023
Subject: Resolution: Corridor Improvement Authority Update

☒ Consent ☐ Pending

REQUEST

Approve the Resolution regarding prior transfer from the Water and Sewer Fund to Corridor Improvement Fund and amending obligation for repayment.

REASON

Now that Brown Road has been widened and the Baldwin Road construction project has been completed, the updated resolution puts the terms of the agreement in one document. There have been prior amendments, so this will help make sure all information is in one place.

The updated resolution states that the board:

- Adopted a newly fixed interest rate at the September 20, 2021 Board of Trustees meeting;
- Understands there will be no further loan transfers from the Water and Sewer Fund to the CIA Fund;
- Is aware that the total amount owed as of December 31, 2022 is $6,498,549.70;
- Has the option to make additional principal payments annually using General Fund and/or Host Fee Funds in an effort to pay off the loan faster, resulting in less interest paid; and
- Has the option to reimburse the General Fund and/or Host Fee Fund for all prior contributions made while the CIA was not self-sustaining.

The prior resolution stated the Board of Trustees could borrow up to $8,000,000 for the project at a variable interest rate and mandated that the Host Fee and/or General Fund be reimbursed for all contributions made. Because the CIA is a tax-capture, once the loan is paid off, the CIA tax-capture will cease to exist, and it may not be necessary to recoup the funds contributed from the Host Fee and/or General Fund. This revision gives the board the discretion to make this decision.

PROCESS

Approve the attached resolution.

RECOMMENDATION (MOTION)

"I move to approve the Resolution Regarding Prior Transfer from the Water and Sewer Fund to Corridor Improvement Fund and Amending Obligation for Repayment Resolution and authorize the Township Clerk to certify and file same."

CHARTER TOWNSHIP OF ORION
COUNTY OF OAKLAND
STATE OF MICHIGAN

RESOLUTION REGARDING PRIOR TRANSFER FROM THE WATER AND SEWER FUND TO THE CORRIDOR IMPROVEMENT FUND AND AMENDING OBLIGATION FOR REPAYMENT RESOLUTION

At a regular meeting of the Board of Trustees of the Charter Township of Orion, Oakland County, Michigan, held on February 21, 2023, at 7:00 p.m., with those present and absent being:

PRESENT:

ABSENT:

the following resolution was offered by _____ and supported by _____.

WHEREAS, the Charter Township of Orion ("Township") adopted a Resolution to Transfer Funds from the Water and Sewer Fund and Obligation for Repayment on or about September 6, 2016; and

WHEREAS, that Resolution states that the Township has an established Water and Sewer Fund; and

WHEREAS, the Water and Sewer Fund is the depository for revenues collected for the construction, operation, maintenance and replacement of the water and sewer system facilities; and

WHEREAS, the 2016 Resolution stated that, taking into consideration the current balance in the operating revenues of the Water and Sewer Fund, and the revenues reasonably anticipated to be received in the future, there is sufficient operating revenues and reserves in the Water and Sewer Fund over the amounts immediately needed to pay all anticipated indebtedness chargeable to such fund in the foreseeable future; and

WHEREAS, the Orion Township Corridor Improvement Authority ("CIA") approved and recommended approval to the Township Board of Trustees, a Development and Tax Incremental Financing Plan on March 30, 2016, and the Charter Township of Orion Board of Trustees held a public hearing and approved the Development and Tax Incremental Financing Plan on May 16, 2016; and

WHEREAS, the Township Board determined that it would be in the interest of the Township, and serve an important public purpose, to utilize a portion of the operating monies and/or reserves in the Water and Sewer Fund up to the amount of Eight Million ($8,000,000) Dollars to loan monies for the purpose of financing the improvements and land acquisition as contained in the Orion Township Corridor Improvement Authority Development and Tax Incremental Financing Plan dated May 16, 2016, with the view that such monies would be repaid to the Water and Sewer Fund from the revenues of the Orion Township Corridor Improvement Authority Development and Tax Incremental Financing Plan, with a reasonable interest as set forth herein and determined by the Township Board of Trustees; and

WHEREAS, this Resolution has been reviewed by the Township's auditors and engineers to assist the Board of Trustees in determining the transfer and loan of such monies from the operating revenues and reserves of the Water and Sewer Fund, assuming reasonable and necessary rate adjustments would not impair future operations or debt service payments, would not result in cash flow deficiencies within the Water and Sewer Fund, would not postpone normal maintenance and repair to the sewer and water system operations, and would not result in a deficit in the Water and Sewer Fund at December 31, 2015 based on the Statement of Net Position in the Township's December 31, 2015 audited financial statements; and

WHEREAS, the Board of Trustees has determined that the transfer and loan of monies from the Water and Sewer Fund, as contemplated above, would not jeopardize the normal operation of the sewer and water system and is in the best interest of both the Township residents and Water and Sewer Fund customers; and

WHEREAS, no further transfers from the Water and Sewer Fund to the Corridor Improvement Authority shall be made; and

WHEREAS, the total amount owed from the Corridor Improvement Authority to the Water and Sewer Fund as of December 31, 2022, is $6,498,549.70; and

WHEREAS, on or about September 20, 2021, the Board of Trustees modified the Resolution dated September 6, 2016, to reflect that the interest rate for the repayment of funds loaned by the Water and Sewer Fund to the Corridor Improvement Authority to a fixed interest rate of .71% via memo; and

WHEREAS, the Township would like to make additional principal payments on the loan from the Water and Sewer Fund;

NOW, THEREFORE, BE IT RESOLVED, that the Orion Township Corridor Improvement Authority received a loan from the Water and Sewer fund, the balance of which totals $6,498,549.70 as of December 31, 2022, the repayment of this loan shall be subject to and in accordance with the following terms of this Resolution:

1. There shall be no further transfers from the Water and Sewer Fund to the Corridor Improvement Authority.

2. The amount owed to the Water and Sewer Fund from the Corridor Improvement Authority is $6,498,549.70 as of December 31, 2022.

3. The amount so transferred shall be repaid to the Water and Sewer Fund in annual installments on or before May 1 of each year, the amount of which shall be determined based upon the payback of principle and interest over a twenty (20) year term beginning May 1, 2017.

4. Annual installment payments provided in paragraph 1, above, will be calculated using a fixed annual interest rate of .71% in accordance with the memo dated September 20, 2021.

5. There shall be no penalty for prepayment.

6. The Township Board, by resolution, may revise the above repayment schedule and interest rates from time to time to offset any adverse effect on either the Township's General Fund or Water and Sewer Fund, however, the intent is that monies would be repaid to the Water and Sewer Fund, with a reasonable interest, from the proceeds collected from the Orion Township Corridor Improvement Authority Development and Tax Incremental Financing Plan.

7. This Resolution shall become effective and implemented only if the Township proceeds with the improvements as set forth in the Orion Township Corridor Improvement Authority Development and Tax Incremental Financing Plan, confirmation is received to the Board of Trustees' satisfaction that assuming reasonable and necessary rate adjustments the transfer and loan of such monies from the operating revenues and reserves of the Water and Sewer Fund would not impair future operation or debt service payments, would not result in cash flow deficiencies within the Water and Sewer Fund, would not postpone normal maintenance and repair to the sewer

and water system operations, and would not result in a deficit or negative audit of the Township or Water and Sewer Funds.

8. Any deficiency in the CIA's ability to make its annual payment to the Water and Sewer Fund will be made up by a contribution in an amount equal to the deficiency from the Township's General Fund or Host Fee Fund, as determined by the Township Board of Trustees. The Township will have the option to be reimbursed for all prior contributions on an annual basis with payments being made when funds are available in the CIA Fund on or before April 15 of each year. The deficiency payment made by the CIA to the Township will be the full amount of proceeds collected in excess of the annual loan payment, unless otherwise determined by the Orion Board of Trustees. It is the intent that the Township Water and Sewer Fund and General Fund will be reimbursed to the full extent possible for all monies paid on behalf of CIA improvements on or before April 15 and that the total reimbursement owed will be paid by the CIA as soon as practical.

9. The Township Board of Trustees has the option to make additional principal payments effective December 31st of each year via payments from either the General Fund or Host Fee Funds. If a principal payment is made, the annual payment will remain the same and the reduction of the principal owed will reduce the interest owed on the loan.

IT IS FURTHER RESOLVED that on or before April 15 of each year, the Township Treasurer shall make an annual payment to the CIA Fund in an amount equal to the tax capture for the proceeding collection period, which for each payment, other than the first payment, will be for a one (1) year period;

IT IS FURTHER RESOLVED that such installment payments shall be made to the Water and Sewer Fund from the expected revenues of the Orion Township Corridor Improvement Authority Development and Tax Incremental Financing Plan, with the understanding that such installment payments shall be included in the Township's budget in accordance with all regulations made and provided for the approval of the Township's budget; and

IT IS FURTHER RESOLVED that all receipts and payments of the loan set forth herein are authorized by the Orion Township Board and all said annual payments and receipts of payment consistent with this Resolution shall not require any further approval or Board action by any Board or Authority, rather, may be administratively performed.

Moved: _____ **Seconded:** _____

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED THIS _____ DAY OF FEBRUARY 2023.

CERTIFICATION

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, Penny Shults, the duly qualified Clerk of the Orion Township Board of Trustees, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Resolution adopted by the Board of Trustees for the Charter Township of Orion, on the ____ day of February, 2023, the original copy will be kept on file in the Charter Township of Orion Clerk's Office.

_____
Penny Shults, Clerk

Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Phone: (248) 391-0304

Agenda Item Summary

To: Board of Trustees
From: Ashley Coyle, Budget & Procurement Director
Meeting Date: February 21, 2023
Memo Date: February 16, 2023
Subject: Guideline: Debt Repayment - CIA & Municipal Complex

☒ Consent ☐ Pending

REQUEST

To formulate a guideline that allows the Accounting Controller and Budget and Procurement Director to facilitate additional principal payments on the Corridor Improvement Authority Loan when funds are available.

REASON

Currently, funds from various revenue streams within the General Fund and revenues from the Host Fee Fund are earmarked to pay the annual debt payments for the CIA Loan and the Municipal Complex Bond. Some years, there is the potential for the earmarked revenues to exceed the annual debt payment obligations. It is the recommendation of the Budget & Procurement Director for the Board of Trustees to approve guidelines on how the additional revenue funds should be used when they are available.

As part of the Municipal Complex Bond agreement, the bond cannot be prepaid for a minimum of ten years. This prevents the township from making any additional principal payments on the bond. There is no such restriction with the CIA Loan. Therefore, it is the request of the Budget and Procurement Director that the following occur annually when earmarked revenues exceed the debt repayment obligations:

1. Maintenance of a fund balance in the Municipal Building Debt Fund equal to one-year of debt payments.

Should additional funds still be available,

2. Make one additional principal payment to the CIA debt equal to the full amount of remaining earmarked revenue funds.

It is the intent that this guideline will ensure the earmarked revenue streams are being used only for the purpose of debt payments; allow the township to ensure at least one year of funding is available for the Municipal Complex bond payment; save on CIA loan interest over time; and potentially pay back the CIA loan earlier than anticipated.

This guideline will stay in effect until the Board of Trustees revokes it, or the CIA becomes self-sufficient.

For a better understanding, an example of the proposed 2022 Principal Payment schedule is attached. The request is that effective December 31, 2022, an estimated $516,015.34 be made and applied to the CIA principal, while keeping $964,875 worth of reserves in the Municipal Building Debt Fund Balance for 2023's Municipal Complex Bond Debt payment.

PROCESS

At the end of each fiscal year, the Budget and Procurement Director will work with the Accounting Controller to determine how much revenue was collected from the earmarked funds from the General Fund and the Host Fee Fund. One year's worth of Municipal Complex Bond Debt payment will be maintained in the Municipal Building Debt Fund Balance, and any remaining revenue funds will be paid to the Corridor Improvement Authority Loan. Annually, the Board of Trustees will be notified of the additional CIA principal payment and be provided with an updated CIA amortization schedule.

Once the CIA becomes self-sufficient with CIA tax revenues fully covering the CIA Loan Debt, this guideline will be brought back to the board to ensure that the board would like to continue with using excess revenues from the earmarked General Funds and Host Fee Fund to make additional CIA principal payments.

RECOMMENDATION (MOTION)

"I move to approve and authorize the Budget and Procurement Director and Accounting Controller to maintain one year's worth of Municipal Complex Bond Debt payment in the Municipal Building Debt Fund Balance and to make one additional principal payment annually to the CIA loan dated December 31 using any remaining excess funds from the earmarked revenue sources."

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Proposed 2022 Principal Payment Schedule

REVENUES

2022 Revenues	
2021 Municipal Building Fund Balance	$926,502.97
Excess CIA Funds	$43,983.14
Host Fee Fund	$810,112.15
Marihuana Off-Set	$188,750.00
Non-General Fund Rent Payments	$484,117.08
Total Revenues	**$2,453,465.34**

This table shows the available earmarked revenues after making the 2022 annual principal payment to the Corridor Improvement Authority Loan. The Municipal Building Fund, while technically not a revenue, had a remaining fund balance of **$926,502.97** following the 2021 audit, which can be used for paying the Municipal Building Bond debt. This fund balance was comprised of the excess revenues from earmarked funds in 2021.

EXPENSES

2022 Expenses	
Municipal Complex	$(972,575.00)
Total Expenses	**$(972,575.00)**

In 2022, **$972,575.00** was expensed from the Municipal Building Fund. This total expense included the 2022 Bond Debt principal payment, interest, and the annual $1,500 agent fee.

2022 PROPOSED PRINCIPAL PAYMENT SCHEDULE

2022 Proposed Principal Payment Schedule	
2022 Fund Balance Reserves	**$1,480,890.34**
Municipal Building Debt Fund Balance (Equal to 2023 Bond Payment Obligation)	$964,875.00
2022 Additional CIA Principal Payment (Equal to Fund Balance Reserves minus Bond Debt Reserve)	$516,015.34

A total of **$1,480,890.34** is currently available in earmarked revenue after making all 2022 debt repayment obligations. Following the proposed *Guidelines: Debt Repayment – CIA & Municipal Complex*, **$964,875.00** will be reserved in the Municipal Building Debt Fund Balance, which is equal to the 2023 Municipal Building Bond Payment obligation. The remaining **$516,015.34** will be applied as an additional 2022 CIA principal payment, effective December 31, 2022.

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Agenda Memo

To: Corridor Improvement Authority Board
From: Chris Barnett, Township Supervisor
Meeting Date: March 8, 2023
Memo Date: March 6, 2023
Subject: ACTION – Recommendation to Board of Trustees – FY 2022 Annual Report

REQUEST

The request is to submit the 2022 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 20, 2023 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 2022 Corridor Improvement Authority Report and authorize distribution of the report as required by PA 57 of 2018.

ATTACHMENT

2022 Corridor Improvement Authority Report

Charter Township of Orion

2323 Joslyn Rd., Lake Orion MI 48360
www.oriontownship.org

Phone: (248) 391-0304

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, 2022.

OVERVIEW:
This report is intended to summarize the activities of the Orion Township CIA for the reporting period of January 1, 2022 to December 31, 2022. 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 2021 the Orion Township Board of Trustees lowered the interest rate to 0.71%, 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 Pasadena and Baldwin Road have been completed, with a $25,000 grant awarded from America in Bloom and CN for the purposes of activating the space with trees, plants, and historical and environmental educational information. 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 2022 can be found in the District Marketing Activity section later in this report.

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

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 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 & PRIORITY THREE OTHER ENHANCEMENTS:

- The CIA Plan budgeted the Baldwin Road streetscape plan at $2,199,000, which included planning, DTE Lighting, and RCOC contractor payments. Additionally, the plan budgeted $800,000 for additional enhancements within the district.

- Due to the changes in the scope for priority two and three projects, work that covered both priority areas, and budget formatting over the years, the expenditure breakdown between priority two and priority three expenses is difficult to represent for the purposes of this report. What is known, is that the expenditures came in below plan estimates.

GRAND TOTAL:

- The total improvement expenditures budgeted in the May 2016 approved CIA Plan were $8,084,000.

- The total loan draws made by the CIA fund from 2016 to 2021 were $6,937,000.00, $1,147,000 less than estimated in the 2016 Plan.

- At the February 21, 2023 Regular Board of Trustees meeting, the Township Board approved a Resolution that included language stating no further loan transfers will be made, and the total amount owed as of December 31, 2022 was $6,498,549.70.

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. The CIA Budget and Board will focus annual reporting on budget to actual taxable values, budget to actual TIF proceeds collected, and budget to actual debt and interest payments.

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:

2016 Budgeted in Plan: $30,804,520	2016 County Actual: $36,225,890
2017 Budgeted in Plan: $40,324,633	2017 County Actual: $37,519,730
2018 Budgeted in Plan: $58,774,733	2018 County Actual: $39,139,660
2019 Budgeted in Plan: $68,702,616	2019 County Actual: $51,009,920
2020 Budgeted in Plan: $74,378,697	2020 County Actual: $57,643,270
2021 Budgeted in Plan: $83,016,553	2021 County Actual: $60,352,590
2022 Budgeted in Plan: $92,990,613	2022 County Actual: $68,240,512

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 2022 continues.

CIA TAX INCREMENT DOLLARS COLLECTED:

2016 Budgeted in Plan: $0	2016 Collected by CIA: $6,828
2017 Budgeted in Plan: $76,408	2017 Collected by CIA: $15,928
2018 Budgeted in Plan: $203,148	2018 Collected by CIA: $30,583
2019 Budgeted in Plan: $275,254	2019 Collected by CIA: $112,767
2020 Budgeted in Plan: $316,479	2020 Collected by CIA: $179,535
2021 Budgeted in Plan: $379,216	2021 Collected by CIA: $199,961
2022 Budgeted in Plan: $451,658	2022 Collected by CIA: $271,872

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.

PROGRESS IN 2022 INCLUDES:
2022 has been a very significant year in terms of actual construction completions and new starts. As anticipated in the prior report, the climate controlled self-storage building east of Joslyn Road was completed, as was the new Tommy's car wash and adjacent 8,000 SF retail building. Also substantially completed in 2022 was the Pulte Breckenridge Townhouse project, which adds more than 100 new condominiums to the CIA district. It should be noted that projects completed in 2022 will not really hit the tax roll revenues until 2024.

In addition to these project completions, progress should all be noted on actual major project starts in 2022. This is in part driven by post-pandemic demand and the 2022 GM announcement of a $4 billion investment in the Orion Assembly Plant (just east of the District). As the first phase of the 13-acre mixed use project east of Menards, the new Culvers and Texas Roadhouse restaurants are under construction and the developer reports a planned spring groundbreaking on the first extended stay hotel on the property. Just west of the Breckenridge project, the construction of the new Hyatt House hotel is well underway.

The CIA District's largest project is a proposed mixed-use development on the west side of Baldwin Road, north or Morgan Road. The developer has received conceptual PUD approval and is working toward site plan and engineering approvals at the present time. Although actual groundbreaking timing is unclear as of this writing, this project is anticipated to be a major contributor to the CIA constructed dollar projection by as much as one third of the total anticipated. 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 the 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