

Corridor Improvement Authority Minutes – September 12, 2019 Meeting

Present: Chris Barnett, H Scott Bicknell, Dan Dewey, Donni Steele, and JoAnn Van Tassel
Absent: Tony Montgomery,
Others: Dan Kelly, Jim Stevens and Gary Roberts

Chris Barnett called the meeting to order at 5:00pm

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

Minutes – It was moved by H Scott Bicknell and supported by Donni Steele to approve the Minutes of the June 12, 2019 meeting as corrected. The Latshaw property is “under contract” rather than “sold” Motion carried

Sale of 313 Brown Road - Chris Barnett reported that the Township had closed on this property on September 4th. It was sold to Pulte for \$435,000.00 plus \$60,000.00 as an in kind donation. The money will be used to satisfy 2.25 years on interest owed by the Corridor Improvement Authority to Orion Township. **It was moved by Donni Steele and supported by Dan Dewey to receive and file the verbal report. Motion carried.**

Development Updates:

Gary Roberts handed out his written report. Those projects completed, under construction and reasonably committed include:

Baldwin Square townhouses, Menards, Aldi's, Lazy Boy, Hyatt House, Car Wash, and Pulte for a total estimated investment of \$76,000,000.00.

A pre-application meeting has been held with a firm interested in constructing a mixed use development on a 13 acre parcel east of Menards comprising hotels, office buildings and restaurant pads with an estimated investment of \$30,000,000.00.

An informal informational meeting has been held with a developer interested in a large tract on the west side of Baldwin north of Morgan Road. He would construct an up-scale mixed used project with an estimated cost of \$85,000,000.00.

H Scott Bicknell asked what percentage of land is available, and Gary Roberts responded that approximately 25% is.

Baldwin Road Update – Chris Barnett noted that this project is not going well. He said that completion will now be sometime between July to November 2020. The current closure of Maybee Road, Waldon Road and Hidden Timber was discussed. He also reported that the Gingellville Community Church is using the Zion property (former Proper school) and that the Church is not going to sell its property.

Chris Barnett indicated that the Road Commission for Oakland County has signed off on Phaze I of this project with Dan's Excavating. However, Orion Township has not. The Township is mowing the landscaped medians. JoAnn Van Tassel asked that the lights on the Judah Road roundabout be checked because they shine in the eyes of northbound drivers at night. Chris Barnett said the Township is working on it.

Pocket Parks Update – Chris Barnett showed a drawing of a sign that will be placed at the location of the planned pocket parks. It reads – *Creating Memories One Park at a Time*. The Township has applied for a Ralph C Wilson Foundation grant in the amount of \$65,000.00 to construct a playful dragon at the Jordan Road pocket park. Jenny Bhatti and Samantha Timco are working on obtaining other grants.

Pocket Parks Update continued

JoAnn Van Tassel noted there is need to keep the CIA Board informed of what is going on because she said she was surprised to see an article in the Lake Orion Review about the playful dragon in a pocket park. Chris Barnett pledged to do a better job in keeping the members informed about what is going on. He reported that a Consumers Energy grant for \$35,000.00 is in the works for the pocket park. The total cost for the Jordan Road park is estimated to be \$250,000.00 to \$300,000.00. Lazy Boy is helping the Township by grading the park property as it grades the property for its new store. Gregory Meadows subdivision is also donating money for the pocket parks. Chris Barnett added that Aaron Whately, Director of Parks & Recreation, is budgeting \$50,000.00 for pocket parks in his 2020 budget. Gary Roberts said the Township is getting good public input regarding the parks.

Budget Update – Chris Barnett reported that the Township is waiting for cost information from the Road Commission for Oakland County. Jim Stevens, Township engineer, indicated that the budget would be similar to the current year budget, and that he is waiting for some non-Federal-participation costs.

Open Items & Next Steps – Chris Barnett said he would like to hold the next meeting in November with the main focus being on the budget. **It was moved by H Scott Bicknell and supported by Donni Steele to set the next meeting for Wednesday, November 13th at 5:00pm. Motion carried.**

It was moved by Donni Steele and supported by Dan Dewey to cancel the December meeting. Motion carried.

JoAnn Van Tassel asked if there was any interest in selling the naming rights to either of the pocket parks. Chris Barnett replied that there is no one interested at this time. The emphasis for the park at Pasadena and Baldwin will a historic focus and the Gingell family.

It was moved by H Scott Bicknell and supported by Donni Steele to adjourn, and the meeting was adjourned at 6:10pm.

JoAnn Van Tassel, Secretary