

## Corridor Improvement Authority Minutes – September 13, 2017 Meeting

Present: Chris Barnett, H Scott Bicknell, Dan Dewey, Donni Steele, and JoAnn Van Tassel  
Absent: Steve Pearson and Terry Winter  
Others: Tammie Girling, Dan Kelly and Gary Roberts

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

**Minutes** – It was moved by JoAnn Van Tassel and supported by Dan Dewey to approve the Minutes of the June 14, 2017 as submitted. Motion carried

**Appointment of Secretary and Treasurer** – Chris Barnett suggested that Donni Steele be appointed as CIA Treasurer and JoAnn Van Tassel be appointed as CIA Secretary. H Scott Bicknell questioned if there would be a problem with the Township Treasurer serving as the CIA Treasurer. Township Attorney Dan Kelly said it would not be a problem because there was no conflict between the two positions. **It was moved by Dan Dewey and supported by H Scott Bicknell to appoint Donni Steele as CIA Treasurer and JoAnn Van Tassel as CIA Secretary pending an opinion on the Treasurer appointment from the Township's auditor. Motion carried.** Donni Steele indicated that she wanted to be included in future budget meetings regarding the CIA.  
(NOTE: Confirmation has been received from the auditor that there is no conflict between the positions)

**Brown Road Update** – H Scott Bicknell noted there was some finger-pointing going on when folks on Estes had trouble getting out around 7:00am. A person with a hard hat knocked on doors to let people know about the situation. This could have been handled better. **It was moved by JoAnn Van Tassel and supported by Dan Dewey to receive and file the Brown Road Update Report. Motion carried.** H Scott Bicknell asked if the project was ahead or behind schedule. Chris Barnett reported it was ahead of schedule.

**HCMA Update** – Chris Barnett said that he has been talking with Kurt Heise, a Huron-Clinton Metropolitan Authority Board Member, about approving a 50% tax capture on the Brown Road CIA project. Right now it appears that 2 of the 7 Board members are opposed, 2 of them are in favor and 3 of them are in the middle. The concern is that if the Board approves this for Orion, then other communities will want the same treatment. There's about \$260,000 in revenue to the CIA involved. All other taxing entities have approved the 50% sharing proposal. The HCMA Board recently fired the Executive Director. Chris Barnett noted that he wants to be on that Board's meeting agenda to discuss this matter.

**Baldwin Road Update** – Chris Barnett reported that the contractor (Dan's Excavating) is working on the utilities. All of the Phase I demolitions have been done. He noted that property owners in the area are investing in their properties, especially the strip centers that are upgrading their facades.

**Innovation Zone Plan Review** – Chris Barnett handed out copies of the draft brochure as prepared by OHM, the Township's engineering firm, and briefly reviewed the contents. Gary Roberts said that he would like to see Menard's building footprint and the outlots on the Menard site indicated on the plan. Chris Barnett said that comments from CIA Board members are needed by Friday, September 22<sup>nd</sup>. Gary Roberts reported that on Friday, October 13<sup>th</sup>, the Oakland County One Stop Shop would be hosting an Oakland Property Showcase at 9:00am in the Conference Center. The intent is to give interested companies and developers an opportunity to see wants available in the County.

**Budget Review and Approval** – Chris Barnett reported that he met with Barb Armstrong, Township Accounting Controller, Dan Kelly, Township Attorney, and Jim Stevens, OHM engineer, to discuss the proposed 2018 CIA Budget. Effective January 1, 2017, the CIA Board pays \$20,000 to the Township's General Fund for administrative support. Before the budget is finalized, there is a need to double check all the costs for the properties that have been acquired. This includes taxes, utilities, and similar costs. Asbestos has been found at 95 Brown Road, and that will have to be removed before the building can be demolished. Dan's Excavating is using the property at 313 Brown Road for offices for the Baldwin Road project, and Dan Kelly is drafting an agreement to cover it. H Scott Bicknell suggested that it include a hold harmless clause.

Chris Barnett stated that the Brown Road project is underbudget. H Scott Bicknell asked if there was anything from Menard's. Gary Roberts said he is working on a hotel with a restaurant on the outlot at Menard's, but they won't release any outlots until they go to the companies they work with first. He added that's just the way they work.

Donni Steele asked if a motion was needed to pay bills between meetings. Dan Kelly stated that it's really not needed. Chris Barnett noted that the CIA budget will be adopted with the rest of the Township's various budgets. Dan Dewey suggested that the second page have more information on the acquired properties. No action was taken on the draft CIA budget.

**Open Items – Next Steps** – Dan Dewey asked that the streetscapes on Baldwin be an item on the next agenda. Gary Roberts noted that there are funds for pre-planning the pocket parks. Chris Barnett said the Township needs to be sure it can get the property at the southwest corner of Baldwin and Gregory for a pocket park.

On motion by Chris Barnett with support from H Scott Bicknell, the meeting was adjourned at 5:58pm.

JoAnn Van Tassel, Secretary