

Corridor Improvement Authority Minutes – October 11, 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 Donni Steele and supported by JoAnn Van Tassel to approve the agenda as amended. Motion carried (NOTE: Innovation Zone Plan was added as Item 8 and Items 8 and 9 were re-numbered as Items 9 and 10)

Minutes – It was moved by H Scott Bicknell and supported by Dan Dewey to approve the Minutes of the September 13, 2017 as submitted. Motion carried

HCMA Negotiation Update – Chris Barnett said that he and Bill Bullard and Mike Gingell will be at the Huron-Clinton Metropolitan Authority Board meeting in Dexter, Michigan tomorrow (10-12-17). They will emphasize that Orion Township is different from other municipalities and that the proposed 50% tax capture is for physical improvements only and that there are no staff salaries being paid by the CIA. The proposed capture totals approximately \$260,000.00 over 20 years. Chris Barnett said he would let this Board know what happens.

Brown Road Update – Chris Barnett indicated that this project is moving quickly. Weather has delayed the paving of the wearing (top) course until next week (week of October 15th). Costco has paid \$55,000.00 toward the cost of improving its west entrance across from Menard's entrance with a traffic signal. Trost is not happy with the subcontractors but saw no reason to meet about the situation. Dan Dewey asked about the status of the access road to Brown Road off the I-75 exit. Chris Barnett noted that the plans have been approved by the Oakland Transportation Service Center and forwarded to MDOT's office in Lansing for its approval. The next problem is funding the slip lane when it is approved. Chris Barnett also reported that Menard's is moving ahead and that the property at 313 Brown Road is becoming more valuable. Dan Dewey asked about berms and screening. Chris Barnett said the BIZ Ordinance has provisions for screening and landscaping that gives the applicant options that can be discussed with the Township.

Baldwin Road Streetscape – Chris Barnett reported that the Township is working with OHM on Phase 2 using elements from Phase 1 in the design. Some of these elements, possibly the lights, may be covered by Federal dollars. Donni Steele noted that the Road Commission for Oakland County (RCOC) wants money for the project up front even before the work is scheduled. Chris Barnett said he has heard from residents who are concerned about the trees being cut down along Baldwin Road. He has assured them that new trees will be planted in that area and has shown them plans when they have stopped by the office. Chris Barnett noted that he and Township representatives are now being included in meetings with RCOC staff, the contractor, subcontractors and utility company representatives. There will be a meeting next week to update everyone. Tammy Girling stated that if a taking for the road widening creates a nonconformity, the property owner then goes to the Zoning Board of Appeals. H Scott Bicknell said he is concerned about the taking of landscaping. Chris Barnett indicated that meetings are being held with property owners to let them know their rights and responsibilities regarding landscaping. The business owners are excited about what's happening and are putting up new facades. Gary Roberts asked about the pocket park. Chris Barnett reported that there is a hand-shake agreement on the Gregory Road site and that he is working on the Jordan Road site. The water lines will be upgraded at the Water/Sewer Fund's expense. Jim Stevens, OHM, has been asked to provide a monthly update on this project.

Budget Review & Approval – Chris Barnett reported that Jim Stevens, OHM, had indicated that more money is needed for construction services. Part of that expense is for asbestos abatement expense at 95 Brown Road. The material is currently being tested to verify if it is asbestos. The Baldwin Road streetscape is under budget, but Priority 3 is higher than expected. Baldwin Road Phase 1 costs are lower than expected. **It was moved by Donnie Steele and supported by Dan Dewey to approve the detailed CIA Budget as presented and to recommend approval to the Township Board. Motion carried.** JoAnn Van Tassel asked what is Capital Outlay-Land and Capital Outlay-Grounds? Capital Outlay-Land is for Brown Road property acquisition and Capital Outlay-Grounds is for Baldwin Road streetscapes. Chris Barnett reported the Administration Fee for the Township is shown on Page 2 of the Budget.

Innovation Zone Plan Review – Chris Barnett handed out copies of the updated draft brochure as prepared by OHM, the Township’s engineering firm. The Board members reviewed the contents. Gary Roberts said that he would like to see different categories on the map on Page 4. Rather than specific type uses, it should indicate “new development in process”, “potential development opportunities” and “greenspace”. Gary Roberts also questioned the difference between the red color in the legend and the red color on the map. JoAnn Van Tassel questioned the design element on the cover of the brochure. Chris Barnett said it should be left up to OHM.

On Page 2, Gary Roberts suggested that the last line read –“style retail and high-quality density residential development options.”

On Page 3, JoAnn Van Tassel suggested the words at the end of line 3 –“along with” be replaced by “in addition to”. There was consensus on re-working the category of uses shown on the left hand side to emphasize high tech, robotics and autonomous vehicles. Add “entertainment/recreation. Include Wayne State University instead of Eastern Michigan University. Make the map larger and outline the location of Orion Township. Tammy Girling said the 2 I-75 exits should be emphasized. The data at the bottom of the page should be made smaller and bullet pointed.

On Page 5, JoAnn Van Tassel recommended the word “shopping” at the start of the third line under Commercial be changed to “specialty retail”. Shopping is an activity, not a type of business. The last 3 words in the second line under Office should be changed to read “while incorporating uniform”

On Page 6, Under Exceptional Design, the second sentence beginning “Building massing” needs to be re-worked to be correct English.

Under Well-Screened Parking, in the first sentence the word “organized” should be replaced with “designed”

On Page 7, in sentence beginning with “Currently the following” the word “:and needs to be moved so it is between “Gateways” and “Iconic Greenspaces.”

On Page 8, JoAnn Van Tassel noted the design element that is part of the sign in the upper righthand corner works because it draws a person’s eye into the sign. The design element on the front cover draws a person’s eye off the page. Just change the direction of the slope of the lines on the cover so they lead into “Orion Township Innovation Zone” and it will work great.

H Scott Bicknell said Orion Township has an opportunity to make this area the next Partridge Creek.

Open Items – Next Steps – Chris Barnett reported that Township has been approached by a person who is ready to invest \$350,000.00 in a major development at the west end of Brown Road. H Scott Bicknell indicated that he would like to see a top notch, quality development like a Townsend or Royal Park Hotel on Brown Road.

The meeting was adjourned at 6:35pm.

JoAnn Van Tassel, Secretary