

Corridor Improvement Authority Minutes – March 14, 2018 Meeting

Present: Chris Barnett, H Scott Bicknell (by phone), Dan Dewey, Tony Montgomery, Donni Steele, and JoAnn Van Tassel
Absent: Terry Winter
Others: Tammie Girling, Dan Kelly, Gary Roberts and Jim Stevens

Chris Barnett called the meeting to order at 5:05pm and welcomed Tony Montgomery, owner of Montgomery & Sons, as a new member replacing Steve Pearson who resigned.

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

Minutes – It was moved by Donni Steele and supported by Dan Dewey to approve the Minutes of the October 11, 2017 as submitted. Motion carried

Land Sale Update –

95 Brown Road – Chris Barnett reported that the Township offered \$275,000 and the deal closed for \$351,000 and was approved by the Orion Township Board. He then showed drawings submitted at a Pre-Application meeting for this property plus 5 or 6 others ones in the area.

313 Brown Road – Chris Barnett reported that the Township offered \$470,000 in the Purchase Agreement and after due diligence agreed to \$775,000 for the property and the business.

Baldwin Road Streetscape – Jim Stevens, engineer with OHM, presented his report regarding the status of Phase I and Phase II of this project. In Phase I some of the costs are included in the Road Commission for Oakland County (RCOC) project and others are a Corridor Improvement Authority (CIA) expense. At this time the CIA expenses are projected to be under budget for Phase I. The streetscape at Gregory Road are included in the RCOC project. All of the other streetscape improvements from just north of Gregory Road to Waldon Road will be a Township expense. Chris Barnett indicated that CIA funds cannot be used outside the CIA boundaries. The CIA Board needs to consider making a recommendation to the Township Board regarding Phase II improvements. The estimated cost is \$725,000, and the developers of Gregory Meadows have donated \$125,000 to the Township for offsite improvements.

After reviewing the drawings for the streetscape improvements, there was general discussion about them. JoAnn Van Tassel expressed concerns about the evergreens at Waldon Road and the impact on sight distance. Jim Stevens indicated that the intent is to obscure the roundabout so that traffic is forced to yield before proceeding. The roundabout at Waldon is the same as the one at Judah Road, and the one at Maybee is like the one at Gregory.

Chris Barnett noted that approval of the Phase II project needs to be done within a couple of weeks so it can be included in the bid for the RCOC project. **It was moved by H Scott Bicknell and supported by Dan Dewey to recommend to the Orion Township Board approval of Phase II of the Baldwin Road Streetscape project with Township funds being used to pay for it. Motion carried 5-1.** Donni Steele asked about the cost of the water feature in the roundabout near the Great Lakes Athletic facility. Jim Stevens said the estimated cost is \$ 350,000. He added it is possible to have a public art display as an alternative.

Annual Report – Chris Barnett noted that effective January 1, 2019 an annual report is due to the State of Michigan. In the meantime, there is a need to present an annual report to Oakland County. Gary Roberts, SCS consultant, presented the information in the 2017 Annual Report and explained the taxable value data. There was discussion. **It was moved by Donnie Steele and supported by Tony Montgomery to approve the report and send it to the Township Board. Motion carried.**

Open Items – Next Steps – Chris Barnett reported that future meetings of the CIA Board would be held on a quarterly basis unless there is a need for CIA Board action on an item with a critical time deadline. He indicated that pocket parks will be the next big item to be discussed even though they might not be built for two years.

Chris Barnett shared information about the status of the Marketing Plan. JoAnn Van Tassel asked about the status of the Gingelville Church. Chris Barnett said the RCOC received a variance for the road to be closer to the Church than the Zoning Ordinance allows.

Dan Dewey recommended that historic families in the Gingelville area be recognized in the fountain roundabout. Chris Barnett said this would be done as part of a pocket park.

Dan Dewey reported that Consumers Power has been great to work with regarding recovering from the gas line rupture and fire last year. He added that the company has responded to concerns of the neighbors. Chris Barnett noted that there will be an automatic shut off valve on that gas line.

It was moved by Donni Steele and supported by Tony Montgomery to adjourn, and the meeting was adjourned at 6:40pm.

JoAnn Van Tassel, Secretary