

CITY OF STERLING HEIGHTS  
CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES OF THE SPECIAL MEETING  
June 14, 2021 – 8:00 a.m.  
Zoom Teleconference

Approved

The meeting was called to order at 8:02 a.m.

**Pledge of Allegiance**

Members present: Robert Artymovich, Jason Castor, Michael D'Agostini, Thomas Kavulich

Members absent: Richard Leja

Also in attendance: Luke Bonner, CEO Bonner Advisory Group, Senior Economic Development Advisor – City of Sterling Heights; Kathryn Quell, Building Services Specialist – City of Sterling Heights

**Motion to Approve the Agenda**

Moved by D'Agostini, supported by Castor to approve the agenda as presented.

Ayes: All

Nays: None

Motion carried.

**Motion to Approve the Minutes of April 22, 2021 Special Meeting**

Moved by D'Agostini, supported by Kavulich to approve the minutes as presented.

Ayes: All

Nays: None

Motion carried

**New Business**

**To consider the approval of the letter of intent to purchase 8300 Riverland Drive; authorize execution of a purchase agreement; and authorize all due diligence related expenses.**

Mr. Bonner stated that the property is in a flood plain. The interest is in providing connectivity with the Dodge Park river system. Mr. D'Agostini asked how much of the wetland is usable. Mr. Bonner stated probably ½ acre after the cut and fill process. If the City acquires two parcels on either side it would equal 4 acres, giving one acre for future development. Mr. Castor stated that the property is buildable, depending on how much you want to invest in it. Mr. D'Agostini stated it is a worthless property. Mr. Bonner stated the City assessing department has the property valued at \$82,000. He said that he will be going back to the seller once a purchase agreement is approved and ask for a lower number. Mr. Bonner said he will use the appraisal to

and renegotiate. Mr. D'Agostini said he would approve the letter of intent under conditions to come back to the Board after the appraisal comes in. He asked what is the due diligence. Mr. Bonner stated 60 days due diligence with a \$5000 deposit and 45 days to close. Mr. Artymovich asked about the two adjoining lots. Mr. Bonner stated the east lot went under contract last week and the west was listed. Mr. Artymovich stated this is piecing together and inquired as to access. Mr. Bonner stated the access is by the bridge.

Moved by D'Agostini, supported by Kavulich to approve to the letter of intent to purchase 8300 Riverland Drive; and authorize all due diligence related expenses and return to the Board for future consideration.

Ayes: All

Nays: None

Motion carried.

**Motion to consider adopting the Van Dyke Avenue Plan prepared by Design Workshop as the Master Land Use Strategy for the Corridor Improvement Authority District.**

Mr. Bonner stated that the CIA formed in 2008 consisting of the tax increment finance plan, which is how the CIA gains revenue and the development plan consisting of what the authority spends money on. The two plans are quite generic and since 2008 some façade guidelines were established. The District did not have a bigger picture vision for land uses and recreational strategy. The Van Dyke Avenue Plan details what the District looks like as new development takes place. It allows for uses not currently contemplated and allows the ability to have multiple uses with an emphasis on branding, setting forth a better purpose to achieve vision. The request is to officially adopt a Master Land Use Plan for the District. Mr. Kavulich stated that the plan looks fantastic for overall use of the District.

Moved by D'Agostini, supported by Kavulich to adopt the Van Dyke Avenue Plan prepared by Design Workshop as the Master Land Use Strategy for the Corridor Improvement Authority District.

Ayes: All

Nays: None

Motion carried.

**Old Business**

**Board Members Report**

**Public Comment**

**Adjournment**

Moved by D'Agostini, supported by Kavulich to adjourn.

Ayes: All

Nays: None

Motion carried.

The meeting adjourned at 8:26 am

KQ