

CHARTER TOWNSHIP OF DELTA
Public Meeting Room A
Delta Township Administration Building
7710 West Saginaw Highway
Lansing, MI 48917

**TOWNSHIP BOARD & DELTA TOWNSHIP SAGINAW HIGHWAY
CORRIDOR IMPROVEMENT AUTHORITY BOARD
SPECIAL JOINT MEETING MINUTES FOR
THURSDAY, JULY 22, 2021**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher, Clerk Mary R. Clark, Treasurer Dennis R. Fedewa, Trustee Andrea M. Cascarilla, Trustee Karen J. Mojica, Trustee Fonda J Brewer, Trustee Elizabeth S. Bowen, CIA Members: Kris Krstovski, Scott Berman, Tony Migaldi, Peggy Vaughn Payne, Rachel Elsinga, and John Daher.

Members Absent: Percy Bean and Laura Miller

Others Present: Manager Brian T. Reed, Assistant Manager Alannah Doak, Planning Director Gary Bozek, Community and Economic Development Coordinator Collin Mays, Finance Director Courtney Nicholls, Assessing Director Ted Droste

IV. SET/ADJUST AGENDA

TRUSTEE BREWER MOVED TO APPROVE THE AGENDA AS PRESENTED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 13-0.

VII. PUBLIC COMMENTS *(maximum two minutes)*

Dan Stockwell, 6822 W St Joe Hwy, asked for the Township to consider streaming video all the time and to also allow for public comment online. Stockwell also asked the Township to consider taking into account nonmotorized transit connecting pathways on each side of the freeway.

VIII. OLD BUSINESS

1. Adoption of CIA Board Calendar

SCOTT BERMAN MOVED TO APPROVE THE CIA BOARD CALENDAR

PEGGY VAUGHN PAYNE SUPPORTED THE MOTION. THE MOTION
PASSED 7-0.

**2. CIA Review /Recommend Amended Bylaws to Township Board
Recommend tabling to August 9 meeting**

RACHEL ELSINGA MOVED TO APPROVE THE RECOMMENDATION.

PEGGY VAUGHN PAYNE SUPPORTED THE MOTION. THE MOTION
PASSED 7-0.

XI. NEW ITEMS OF DISCUSSION

3. Development Plan Discussion

- a. Review of Eligible Projects
- b. Selection of Township Projects
- c. Review of Private Development Projects

Suzanne Schultz from Progressive AE discussed the workings of a TIF plan, including what taxes for properties within the development area would be captured, how the revenues and expenditures might align, and within what timeframe.

4. Break

5. Tax Increment Financing Plan Discussion

- a. Tax Capture Area
- b. Funding Scenarios

Eric Helzer from Advanced Redevelopment Solutions (ARS) gave a detailed explanation of the tax capture and five funding scenarios.

Consensus of the Board of Trustees and Corridor Improvement Authority Board was to discuss the evenings content and five variables separately, and then reconvene the joint meeting at a later date.

6. Timeline

7. Next Steps

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 8:40 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK