

1. Corridor Improvement Authority (CIA) Meeting Packet

Documents:

[CIA PACKET MAY 2, 2023.PDF](#)

Chair

Andrew Dymczyk

Vice-Chair

Scott Randall

Secretary

Johanna Balzer

Treasurer

Jessica Tramontana

Members

Butch Mohre

Jessie Stipcak

Vacant

Vacant

Vacant



1401 W. Herbison Road

DeWitt, Michigan 48820

Phone 517.669.6576

Fax 517.669.6496

www.dewitttownship.org

Township Supervisor

Rick Galardi

Township Manager

Andrew Dymczyk

Public may choose to attend in person or listen and participate at the phone number below.

Meeting Dial-in: (623) 600-3750

PIN: 346832

The call will be muted to reduce interference with proceedings. The public will be invited to make comments during the public comment sections of the meeting as well as before any vote. If you desire to comment, you will be invited to dial 5* so that we can unmute your line. Please contact the Planning Department at (517) 669-6576 with additional questions.

Tuesday, May 2, 2023

6:00 P.M.

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA** 05/02/2023
- 3. APPROVAL OF MINUTES** 01/04/2023
- 4. PUBLIC COMMENTS**
- 5. CORRESPONDENCE**
- 6. UNFINISHED BUSINESS**
 - a. None
- 7. NEW BUSINESS**
 - a. Introduction of New Members
 - b. Discussion of Funding Opportunities
- 8. EXTENDED COMMENTS**
- 9. ADJOURNMENT**

BR-127 Corridor Improvement Authority

Agenda – May 2, 2023

The Authority is charged with developing plans to finance the creation of enhanced infrastructure within the Development Area, and promote a superior environment for business and community activity.

The Authority will focus its attention on identifying those public improvements that are needed in the Development Area and which, if provided, will result in the improvement of existing business activity and stimulation of new private investment that is in keeping with the policies of DeWitt Charter Township.

BR-127 Corridor Improvement Authority

Minutes

Wednesday, January 4, 2023

6:00 P.M.

1. CALL TO ORDER

Vice Chair Scott Randall called the meeting to order at 6:00 p.m. In attendance were members Scott Randall, Andrew Dymczyk, Johanna Balzer, Jessica Tramontana, and DeWitt Township Community Development Director Brett Wittenberg.

2. APPROVAL OF AGENDA

Balzer motioned, Dymczyk supported, to approve the January 4, 2023 Agenda as presented. The motion passed unanimously.

3. APPROVAL OF MINUTES

Balzer motioned, Dymczyk supported, to approve the minutes of the October 4, 2022, meeting. The motion passed unanimously.

4. PUBLIC COMMENTS

None.

5. CORRESPONDENCE

None.

6. UNFINISHED BUSINESS

- a. 2023 Budget
 - i. Wittenberg shared that the Township Board adopted the budget in October 2022.
 - ii. The CIA has around \$151,000 in balance.
 - iii. Dymczyk moved to adopt the budget, Balzer supported. The motion passed unanimously.

7. NEW BUSINESS

- a. State Reporting Requirements
 - i. Wittenberg shared that DeWitt Township sends out notifications to entities that have an interest in the Corridor Improvement Authority. No action is required by the CIA Board.
 - ii. No changes have been made to the requirements.

- iii. CIA must have two (2) informational meetings annually and provide notice of those meetings. The first of these meetings is at the October meeting and the second will likely be the November meeting.
- iv. Balzer motioned to receive and file the State Reporting Documentation provided by staff. Dymczyk supported the motion. The motion passed unanimously.

b. 2023 Election of Officers

- i. Wittenberg shared the current Chair (Hauser) and Secretary Brown) terms have ended and their respective offices are vacant and need to be filled. The current Vice-Chair (Randall) and Treasurer (Dymczyk) have served their respective offices for the past year and would be eligible to serve another term.
- ii. Randall motioned to nominate member Dymczk for the position as Chair. Balzer supported. The motion passed unanimously.
- iii. Dymczyk motioned that a unanimous ballot be cast for member Randall for the office of Vice-Chair, member Tramontana for the office of Treasurer and Balzer for the office of Secretary. There was general discussion regarding the responsibilities of the Treasurer and Secretary positions and it was stated that staff handled the minutes and accounting. Balzer supported the motion. The motion passed unanimously.

8. EXTENDED COMMENTS

- a. Wittenberg shared that there are vacancies on the board. Wittenberg asked the CIA board member to recommend business owners in the area who may be interested in serving on the board.

9. ADJOURNMENT

Dymczyk motioned to adjourn, Tramontana supported to adjourn the meeting at 6:44 p.m. The motion passed unanimously.

Chair
Andrew Dymczyk
Vice-Chair
Scott Randall
Secretary
Johanna Balzer
Treasurer
Jessica Tramontana
Members
Butch Mohre
Jessie Stipcak
Vacant
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Vacant



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Township Supervisor
Rick Galardi

Township Manager
Andrew Dymczyk

MEMORANDUM

TO: Corridor Improvement Authority
FROM: Brett C. Wittenberg, Community Development Director *BCW*
DATE: April 28, 2023
RE: Funding Opportunities

Staff would like to discuss with the CIA Board potential opportunities to utilize available CIA funding. The goal of this discussion is to identify potential opportunities (e.g. capital improvements, special events, façade improvement program). As the Board is aware, a few years ago, the Board adopted a façade improvement program and staff sent out informational materials to property owners within the corridor. The Township has received and granted a few grants however, staff believes that a re-marketing of that program be undertaken. Other ideas are capital improvements (e.g. benches adjacent to sidewalks), marketing, or special events (pop-up parks).

The types of proposed improvements that were approved as part of the TIF plan that can be spent by the CIA include but are not limited to:

- Streetscape Design Guidelines
- Sidewalks/Non-motorized Pathways
- Building Façade Improvement Loans/Grants Program
- Marketing
- Corridor Lighting & Streetscape Improvements and Maintenance
- Corridor Signage/Graphics
- Safety Measures such as watch groups, volunteer clean up campaigns, eliminate curb cuts, and targeted police presence
- Buy Buildings/Lots for Redevelopment

Attachment:

- Article on pop-up parks

Livingston Daily

HOWELL

Artificial pop-up park to be mobile downtown hangout spot



Jennifer Eberbach

Livingston Daily

Published 6:03 a.m. ET Dec. 11, 2017

Place makers in Howell say rolling out a big green carpet would entice people to spend more time downtown and spur commerce.

Howell Main Street Downtown Development Authority has launched an online crowdfunding campaign to raise \$6,800 to purchase a 25-foot-by-25-foot artificial grass carpet, outdoor seating and games.

"It would be a temporary mobile green space that would move throughout the nicer weather months in downtown Howell, like having multiple pop-up parks throughout the year," Howell Main Street DDA Director Cathleen Edgerly said.

The funds would cover the cost of purchasing a custom-made carpet, which would be mostly fake green grass and also feature a one-of-a-kind artistic design on it that would be reminiscent of the community's character in some way, Edgerly said. Funds would also go toward purchasing outdoor seating, games and play materials like building blocks for children.

READ MORE: 'Peanut Row' alley to be new hangout, art space

READ MORE: Skateboarding, electric race car tracks envisioned for former lumberyard

READ MORE: One-of-a-kind, retro surprises fill Brighton home

The first pop-up park would be launched April 1-June 6 at a location that has not yet been determined, and it would move to other locations through September.

"We would roll it out at events, like Rock the Block and food truck rallies, and other sites like parking lots, alleyways or even adjacent to private commercial properties that don't necessarily have tenants to help developers show their potential," she said.

Temporary green spaces are growing in popularity for urban areas in Europe where there is a lot of pavement and little grass, Edgerly said. Howell's would be the first one ordered in the U.S. produced by the Rotterdam, Netherlands-based designers of The Flying Grass Carpets.

The pop-up parks, including one designers named "The Giant" that fills Schouwburgplein Square in Rotterdam, have popped up in cities in several European and Asian countries, according to the company's site.

They are often placed in underutilized or undeveloped areas as community enhancements.

After hanging out on a Flying Grass Carpet outside the Pakhuis de Zwijger cultural center in Amsterdam during International Placemaking Week in October, Edgerly and outreach coordinator Kate Litwin decided the idea would work in Howell.

"It's pretty soft and comfortable to sit on," Edgerly said. "We tested it out and then reached out to the owner of the company."

Howell Area Chamber of Commerce President Pat Convery said the movable carpet would give people new places to congregate, which could be good for business among retailers and restaurants.

"New gathering spaces increase stickiness in downtown," Convery said. "When people come downtown, they will stay longer."

It would be "another tool in the place making tool box," she said.

You can donate to the crowdfunding campaign online, at www.ioby.org/project/pop-parks, through Dec. 29.

If enough people in the community like the idea of hanging out on artificial turf and pony up \$3,400, the National Main Street Center would match contributions dollar-for-dollar.

Contact Livingston Daily reporter Jennifer Eberbach Timar at 517-548-7148 or at jeberbach@livingstondaily.com. Follow her on Facebook @Jen.Eberbach and Twitter @JenEberbach.

