



**BIRMINGHAM TRIANGLE DISTRICT  
CORRIDOR IMPROVEMENT AUTHORITY**  
Tuesday, January 20, 2009  
Birmingham Municipal Building  
151 Martin, Birmingham, MI  
Room #205  
7:30 a.m.

## **MINUTES**

1. Mayor Sherman called the meeting to order at 7:35 a.m.

2. Roll Call by City Clerk:

Present: Mayor Sherman  
Mr. Cataldo  
Mr. Fuller  
Mr. Hays  
Mr. Saroki  
Mr. Stutz arrived at 7:45 a.m.  
Mr. Ziegelman

Absent: None

Also present: Manager Markus, Clerk Weiss, Management Analyst Wuerth, Planners Ecker and Robinson, EPS Director Dembiec, Assistant Engineer O'Meara, City Attorneys Currier and McGow, Jeff Purdy and Bradley Strader, LSL Planning Inc.

3. The clerk administered the Oath of Office to Mr. Fuller.

4. Organization of the Board

a. Election of Chair

**MOTION:** Motion by Cataldo, seconded by Fuller:  
To nominate Mayor Sherman as chair.

VOTE: Yeas, 6  
Nays, None  
Absent, 1 (Stutz)

b. Election of Vice-Chair

**MOTION:** Motion by Cataldo, seconded by Fuller:  
To nominate Victor Saroki as vice-chair.

VOTE: Yeas, 6  
Nays, None

Absent, 1 (Stutz)

c. Set regular meeting schedule

The authority agreed to set meeting times for the third Tuesday of each month at 7:30 a.m.

5. Adoption of bylaws of the Birmingham Triangle District Corridor Improvement Authority and forwarding bylaws for City Commission approval.

**MOTION:** Motion by Ziegelman, seconded by Fuller:  
To adopt the bylaws of the Birmingham Triangle District Corridor Improvement Authority and forwarding bylaws for City Commission approval.

**VOTE:** Yeas, 7  
Nays, None  
Absent, None

6. Corridor Improvement Authority Overview

Mr. McGow reviewed the state statute governing Corridor Improvement Authorities (CIA) and tax increment financing.

Mr. Markus stated that other sources of income would be considered for these projects including special assessments and user fees.

Mr. McGow stated the CIA does not have taxing or zoning powers and must submit an annual budget to the city commission for approval.

Mr. Markus reviewed the intent of the Birmingham Triangle District CIA, which is to build public parking facilities to encourage development in the Triangle District.

7. Review of area encompassed in Corridor Improvement Authority

Ms. Ecker presented the Triangle District Master Plan

8. LSL Planning Inc.

**MOTION:** Motion by Fuller, seconded by Hays:  
To approve, in concept, the proposal submitted by the LSL Planning/Carl Walker Team and to recommend to the City Commission the hiring of the LSL Planning/Carl Walker Team for the purposes of preparing a Development and Tax Increment Financing Plan and further, to direct City staff to prepare the necessary documents for the City Commission to take such action at an upcoming meeting.

**VOTE:** Yeas, 7  
Nays, None  
Absent, None

9. The chair adjourned the meeting at 8:57 a.m.

Nancy M. Weiss  
Secretary