



Corridor Improvement Authority Board

Regular Meeting Minutes

Tuesday October 14, 2025 - 4:00 p.m.

City Commission Conference Room – 2nd Floor Plymouth City Hall

City of Plymouth
201 S. Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Mayor Deal called the meeting to order at 4:00 p.m.

Present: Mayor Suzi Deal, Nikki Johnson, Rebecca Nicholson, Kyle Sinkus, Alex Sugg, Mark Waller

Absent: Michael Burkey

Also present: Economic Development Director John Buzvuis, Finance Director/Treasurer John Scanlon, and Downtown Development Authority Director Sam Plymale

2. CITIZENS COMMENTS

Jan Waller 1051 N. Mill St.- Invited the board members to the next Old Village Association meeting, made the board aware that they need volunteers for their Halloween block party and made the board aware of the Old Village newsletter.

Ron Picard, 1373 Sheridan St., inquired about the previous proposal to create a Tax Increment Finance district to fund projects in the Old Village area and when the decision was made to create a Corridor Improvement Authority instead.

3. APPROVAL OF AGENDA

Sinkus made a motion to approve the agenda, seconded by Nicholson.

There was a voice vote.

Motion Approved Unanimously

4. APPROVAL OF MEETING MINUTES

Sugg made a motion to approve the meeting minutes from the September 24, 2025, meeting, seconded by Waller.

There was a voice vote.

Motion Approved Unanimously

5. DISCUSSION OF DRAFT CORRIDOR IMPROVEMENT / TIF PLAN

Buzvuis gave a short presentation on the process of creating the CIA and what the next steps are in the process to review and approve the Old Village Corridor Improvement Development and Tax Increment Finance Plan. General discussion was had with the board and interaction of some audience members related to the next steps, what the plan does/does not contain etc. The following points were discussed specifically:

- What does/does not make the plan attractive to other taxing entities in hopes that they don't "opt out"
- The Board focusing on the specific goals and priorities of the board for the district
- Focusing on what the physical, economic, and social environment of the district can be

- Focusing on the Description of Improvement to include projects and programs
- Including a broad range of projects and project categories to give the board flexibility to adapt to future needs and desires for the area

There was general board consensus on the following parts of the draft plan -

- Vision Statement
- Location, extent, character and estimated cost, and timeline of improvement to include branding and marketing, entryway and wayfinding signage, streetscape and infrastructure improvements, multi-modal pathway extensions and improvements, façade grants and public art programs, public flex parking infrastructure, traffic improvement including crosswalks, economic development assistance, property easement and acquisition

The board reserved the right to amend the above as work to review the draft plan continues.

The board suggested additions and/or edits to the following parts of the draft plan. The specific amendments will be captured in the revised draft plan to be reviewed at the next meeting.

- Physical infrastructure
- Economic environment
- Social environment
- Projects and programs

Mayor Deal asked the board members to throw out words that the board members think about what they want the “feeling” of Old Village to be. The following words were identified: safety, greenery, community, welcoming and inclusive, tie to Wilcox Lake, vibrant/buzzing, non-corporate, “local” independent, diversity-business and community, maintained.

Mayor Deal asked the board members to list projects that quickly pop into their heads when they think about potential projects for the district.

The following projects were listed: trash cans, Pointe Park upgrade-thoughtful and integrated, upgrades to entry points to CIA, signage/wayfinding, activate alley ways, public art, sidewalk improvements, bike lanes and bike racks, ADA compliance, road safety- turning off of Liberty St., connecting trains to the community, parking-promoting other forms of transportation, connection to downtown.

6. NEXT MEETING DATE / TIME

The board agreed that the next two meetings will take place at the following time and dates:

- Thursday October 30th at 3:30 pm
- Tuesday November 11th at 3:30pm

7. ADJOURNMENT

Nicholson made a motion to adjourn. Motion seconded by Sinkus.

There was a voice vote.

The motion carried unanimously.

The meeting was adjourned at 6:08 p.m.