



Corridor Improvement Authority Board Regular Meeting Minutes Tuesday November 11, 2025 – 3:30 p.m. City Commission Chambers– 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 3:30 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, Community Development Coordinator Haley Hall, and CWA Senior Associate Mattheo Passalacqua

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF AGENDA

Nicholson offered a motion, seconded by Waller, to amend the agenda for November 11, 2025 to add board member comments as an agenda item.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

4. BOARD MEMBER COMMENTS

Mayor Deal asked how the board felt with public engagement.

Waller stated he wants a public outreach meeting.

5. APPROVAL OF MEETING MINUTES

Waller offered a motion, supported by Johnson, to approve the minutes of the October 30, 2025 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

6. ELECTION OF OFFICERS

Buzvuis asked for nominations for the office of chair of the Corridor Improvement Authority. Mayor Deal nominated Sugg. Buzvuis asked for nominations two more times, and there were none.

There was a voice vote. Sugg was elected unanimously.

Sugg asked for nominations for the office of vice chair of the Corridor Improvement Authority. Nicholson nominated Waller. Sugg asked again for nomination for the office of vice chair. Mayor deal nominated Sinkus. Sugg asked once more for nominations, and there were none.

There was a roll call vote for Waller to take the office of vice chair.

Yes: Sinkus, Johnson, Nicholson, Waller, Sugg
No: Deal

Waller was elected 5-1

7. APPROVAL OF BYLAWS

Sugg asked that language be changed from “DDA” to “CIA’

Johnson asked if Bylaws can be changed at a later date if needed.

Sinkus offered a motion, seconded by Waller, to approve the Bylaws.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

8. REVIEW OF DRAFT CORRIDOR IMPROVEMENT/TIF PLAN

The board reviewed and discussed the proposed edits to the draft discussed at the October 30, 2025 meeting.

Mr. Passalacqua from CWA stated that the edits fall in line with the statutes and discussed the possible timeline and next steps of the process.

Mayor Deal requested that a copy of the draft without the red-lined edits be sent to the board.

Sugg commented that she approved the added grant criteria language pertaining to the façade grants and public art category. Mr. Passalacqua noted that including single-family residential in this category can be beneficial with restrictive parameters.

The board then discussed the goals and possible dates for a public engagement meeting. With the public engagement meeting, the board aims to bring awareness to who is on the Corridor Improvement Authority board, as well as gather and record feedback on the draft plan’s projects.

The following citizens made comments and/or asked questions about the draft plan and public engagement:

Joe Elliot 404 Irvin stated that the public engagement meeting is a great idea and is happy to assist if needed.

Karen Sisolak 939 Penniman commented that the public engagement meeting is a good idea and asked if parks and green space were included in the draft plan’s projects.

Ron Picard 1373 Sheridan stated that the public engagement meeting is a good idea, and that the DDA open house meeting had went well.

9. REPORTS AND CORRESPONDENCE

Buzuvis announced that this meeting is Mayor Deal’s last Corridor Improvement Authority meeting, as she is term-limited out.

10. ADJOURNMENT

Johnson offered a motion, seconded by Waller, to adjourn the meeting at 4:33 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.