



**Corridor Improvement Authority Board
Regular Meeting Minutes
Thursday December 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

Chair Sugg called the meeting to order at 3:34 p.m.

Present: Mayor Linda Filipczak, Chair Alex Sugg, Vice-Chair Mark Waller, Rebecca Nicholson, Kyle Sinkus

Absent: Nikki Johnson and Michael Burkey

Also present: Economic Development Director John Buzvuis and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS

There were no citizen comments.

3. BOARD MEMBER COMMENTS

There were no board member comments.

4. APPROVAL OF AGENDA

Waller offered a motion, seconded by Mayor Filipczak, to approve the agenda for December 11, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

5. APPROVAL OF MEETING MINUTES

Nicholson offered a motion, seconded by Sinkus, to approve the amended minutes of the November 11, 2025 meeting.

There was a voice vote. Mayor Filipczak abstained.

MOTION PASSED.

Mayor Filipczak offered a motion, seconded by Waller, to approve the amended minutes of the December 2, 2025, Public Engagement Session meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

6. REVIEW AND RECOMMENDATION OF DRAFT CORRIDOR IMPROVEMENT/TIF PLAN

The board reviewed the comments received at the Public Engagement Session and revised language as appropriate in the Draft Corridor Improvement/TIF Plan project categories: Branding and Marketing; Entryway, Wayfinding Signage, Street Signage, and Historical Markers; Streetscape, Stormwater, and Public Open Space/Park Improvements; Multimodal Pathway Extensions and Improvements; Public Flex Parking / Parking Infrastructure; and Traffic Safety Improvement Including Sidewalks. The board also expressed appreciation to the OVA for their feedback from the Public Engagement Session.

Buzuvis informed the board that the administration would be making the approved edits and also reviewing the document to correct any clerical and grammatical errors, page number agreement etc.

The following resolution was offered by Vice-Chair Waller and seconded by Mayor Filipczak.

WHEREAS The City of Plymouth City Commission created the Old Village Corridor Improvement Authority on August 18, 2025 “to improve and encourage the long-term economic vitality of the development area.”, and

WHEREAS The Corridor Improvement Authority Board of Directors has reviewed the draft Development and Tax Increment Financing Plan in public meetings including a public engagement session held on December 2, 2025, and

WHEREAS The Corridor Improvement Authority Board of Directors has reviewed the feedback and comments gathered and incorporated as appropriate into the draft plan, and

WHEREAS The Corridor Improvement Authority Board of Directors believes the draft plan meets the statutory requirements and the goals and projects included in the plan meet the needs of the district and accomplish the identified goal of the plan,

Now Therefor Be It Resolved the Old Village Corridor Improvement Authority Board of Directors does hereby recommend the enclosed draft Development and Tax Increment Financing Plan to the City Commission for review and the scheduling of a Public Hearing to take comment on the plan prior to approval of the plan.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.

7. ADJOURNMENT

Sinkus offered a motion, seconded by Waller, to adjourn the meeting at 4:34 p.m.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.