

Corridor Improvement Authority

10/05/2026

Keeler Township Hall

Chairman Rod Pletz called the meeting to order at 6:03 PM.

Members present: Don Blackmond, Pat Hickey, Mike Spain, Mari Herrell, Tom Neary, Harold Schaus, Rod Pletz and Vicki Pletz.

Members absent: None.

Quorum has been achieved.

Motion made to approve the minutes of the 09/07/2026 by Mari Herrell. Seconded by Harold Schaus. Motion passed with Vicki Pletz abstaining.

Chairman Pletz gave a financial report showing the general fund has a balance of \$3,445.92. The Michigan Class account has \$107,059.66. The total of both accounts is \$110,505.58.

Don Blackmond emailed a copy of the updated lease agreement for the La Perla Plaza sign. Discussion of the updated lease agreement. Don Blackmond stated that he thought it was necessary that the entire board approve the updated lease agreement before presenting it to La Perla management.

A motion to present the updated lease agreement to La Perla management was made by Pat Hickey. Seconded by Mike Spain. Motion passed unanimously.

Discussion about establishing a written document to define the principles and procedures to operate the La Perla Plaza sign. Developing a form that interested parties can submit for items to be put on the sign. A proposal to establish a three-member committee appointed by the Corridor Improvement Authority to oversee items to be put on the sign with the Township supervisor (being a permanent member of the Corridor Improvement Authority) having veto power and able to make a final decision should the three-member party not be able to reach a consensus. Mari Herrell reluctantly volunteered to try to compile all these ideas into one document.

Chairman Pletz stated that the repairs have been made to the fence at the leased property at the Lions Club.

Chairman Pletz discussed brick sales. Pat Hickey made a motion to purchase the 14 bricks that have been ordered. Vicki Pletz seconded. Motion carried unanimously.

Discussion about a sign to advertise brick sales. They need to clarify the zoning requirements and limitations. Mike Spain made a motion to go forward with a wooden frame sign (\$1000 has been approved at the September meeting). Second by Tom Neary. Motion carried unanimously.

Don Blackmond gave a report on the TIF subcommittee. 4 firms were asked for proposals, only two responded. He gave a brief description of the work to be done. The subcommittee recommends

engaging the firm of Williams and Works. Both proposals will be distributed to the members so we can read them ourselves and vote for one next month.

Discussion of how to fund ongoing projects. The cost of maintenance and insurance for existing projects and how to maintain funding going forward. What would happen should the current TIF sunset and not be renewed? A projection of costs and revenues into the year 2028 was presented.

Chairman Pletz entertained a motion to finish the bricks around the perimeter of the pavilion. Mari Herrell made a motion to finish the bricks around the pavilion at a cost not to exceed \$5000. Seconded by Mike Spain. A roll call vote was called for, and the motion passed unanimously.

Chairman Pletz made a motion to go ahead with the purchase of the Bears Playground proposal with rubberized pellet mulch with the cost not to exceed \$70,000. Mike Spain seconded. Discussion ensued. A roll call vote was called for. Don Blackmond – No. Pat Hickey – No. Harold Schaus - No. Vicki Pletz – No. Tom Neary – Yes. Mari Herrell – No. Mike Spain – Yes. Rod Pletz – Yes. Motion failed.

Discussion ensued the various reasons for the negative votes and the continuous desire to pursue the playground.

Mari Herrell made a motion to move the next meeting to November 9th because of the election set up. Seconded by Vicki Pletz. Motion passed unanimously.

Chairman Pletz opened the meeting up to public comment at 7:29 PM.

No public comment was heard.

The meeting was closed to public comments.

Harold Schaus made a motion to adjourn. Seconded by Pat Hickey. Motion passed unanimously.

Secretary R. Patrick Hickey

R. Patrick Hickey |

Next meeting is November 9th, 2026.