

CITY OF STERLING HEIGHTS
Special Meeting of the
CORRIDOR IMPROVEMENT AUTHORITY
City of Sterling Heights
Velocity Building
6633 18 Mile Road, Sterling Heights, MI 48314
December 2, 2025
8:00 AM

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES FOR SEPTEMBER 11, 2024

NEW BUSINESS

1. Lakeside Corridor Plan Review and Discussion

OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT

CITY OF STERLING HEIGHTS
Regular Meeting of the
Corridor Improvement Authority
6633 18 Mile Road, Sterling Heights
VELOCITY BUILDING
September 11th, 2024
8:00 AM

MEETING CALLED TO ORDER

8:20AM

PLEDGE OF ALLEGIANCE

ROLL CALL

Members present at roll call: Thomas Kavulich, Jason Castor, Richard Leja, Michael D' Agostini, Robert Artymovich,

Also in attendance: Scott Kalinowski- Velocity Center Manager; Luke Bonner, CEO Bonner Advisory Group, Jake Parcell- Economic Development

APPROVAL OF AGENDA

Motioned by: Michael D' Agostini, Thomas Kavulich

Ayes: All

APPROVAL OF Minutes January 11th , 2024

Michael D' Agostini, Thomas Kavulich

NEW BUSINESS

To consider approval of the proposal from Bristol Reports for Financial Modeling of Potential Development Sites

Moved by: Michael D' Agostini, Thomas Kavulich

Ayes: All

Nays:

Motion carried.

OLD BUSINESS

a. Update on Chaldean Community Foundation Projects

b. Update on Property Acquisition Activity

PUBLIC COMMENT

ADJOURNMENT:

Jason Castor, Michael D'Agostini 9:25AM



**Business of the Corridor
Improvement Authority
Sterling Heights, Michigan**

Meeting: 9/11/24

AGENDA STATEMENT

OMB AS03 Rev. 11/04

Item Title: To consider approval of the proposal from Bristol Reports for Financial Modeling of Potential Development Sites (Presentation Luke Bonner, Senior Economic Development Advisor)

Submitted By: Office of Economic Development

Contact Person/Telephone: Luke Bonner, Senior Economic Development Advisor

Administration (initial as applicable)

- City Development Director
- Finance & Budget Director
- City Attorney (as to legal form)
- City Manager

Check box if this agenda item requires billing/revenue collection (fees, etc.) by Treasury Office

Attachments

<input type="checkbox"/> Resolution	<input type="checkbox"/> Minutes
<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Plan/Map
<input type="checkbox"/> Contract	<input checked="" type="checkbox"/> Other

Executive Summary:

The North Van Dyke Avenue Master Plan is designed to reimagine the future of the North Van Dyke Avenue corridor between 18-1/2 Mile Road to the south and M-59 to the north. This area of the City has tremendous potential, and the NVA Master Plan leaves no part of the North Van Dyke Corridor untouched. The plan envisions a more pedestrian friendly Van Dyke roadway including bike lanes, on-street parking, increased crosswalks, additional pedestrian connections and enhancements that encourage walkability and additional well-connected green spaces. The plan also establishes a new model for urban living with higher density residential options within walking distance to convenience, entertainment and experiential retail uses.

The City of Sterling Heights has identified several potential development opportunity sites along North Van Dyke Avenue. As such, the City intends to explore ideal development concepts for the properties to establish a vision for the future of the property and adjacent communities and businesses. These sites are:

SITE A: An approximately 7.5-acre collection of properties ("Utica Triangle") provides a maximum density model of 391 residential units and 20,872 s.f. of retail space .

SITE B: An approximately 10.5-acre collection of properties ("Riverland Center") provides a maximum density of 104 units and 37,940 s.f. of retail.

The opportunity sites have been selected due to large amounts of unused surface parking, large setbacks and accessibility challenges from the North Van Dyke Avenue ("NVDA") commercial corridor. This effort aims to collaborate with the City to create preliminary redevelopment scenarios for multifamily with limited retail mixed-use development that meets the vision as set forth in the NVDA vision plan.

To better understand the financial viability of these projects, Bristol Reports will develop a financial feasibility model to examine current market conditions, including construction costs, lease rates, and commercial rents. This model will help determine if economic incentives are necessary to move the projects forward.

The City will actively market these development opportunities to prospective developers and collaborate with current landowners to realize the full development potential of their properties. This proactive approach aims to align the market realities with the City's vision for the North Van Dyke Avenue corridor, encouraging private investment and development.

Suggested Action:

Motion to approve signing of the proposal from Bristol Reports for real estate development financial feasibility in the amount not to exceed \$20,000.

MOVED BY: Michael D' Agostini SECONDED BY: Thomas Kavulich

RESOLVED, To approve signing the Bristol Reports proposal.