

VILLAGE OF HONOR
CORRIDOR IMPROVEMENT AUTHORITY

Regular Meeting
November 18, 2025
Village Hall
10922 Platte Street
Honor, MI 49640
4:00 PM

1. Roll Call

CIA Board Members	Present	Absent
Anna Dunn	X	
Brian Rosa		E
Brigit Hassig	X	
Doug Rodriguez	X	
Katie Zeits		E
Leslie Beia	X	
Mindi Jarman	X	
Pamm Laing	X	
Tom Maegdlin	X	
CIA HARP Liaison		
Ingemar Johansson	X	

Other present: John Iacoangeli, Beckett & Raeder, consultant for the Authority.

Seven (7) members present. Board has a quorum.

2. Minutes of the October 14, 2025, meeting.

A motion was made by Rodriguez and seconded by Hassig to approve the minutes of the October 14, 2025, meeting. Motion passed unanimously.

3. Review of Draft Bylaws

Iacoangeli presented the revised bylaws with the changes suggested at the October 14, 2025, meeting, which included the date and time for regular monthly meetings and the number (percentage) of absences a member could have before being removed from the Board. After some discussion, a motion was made by Beia and seconded by Dunn to approve the bylaws, version November 18, 2025. The motion passed unanimously.

4. Election of Officers

In the absence of a chairperson, Iacoangeli managed the election of officers.

A. Chairperson

Iacoangeli asked for nominations for the position of chairperson. Rodriguez nominated Tom Maegdlin for chairperson. Iacoangeli asked for other nominations. With no other

nominations brought forth, Iacoangeli closed the nomination process. A vote by voice was taken and Maegdlin was elected Chairperson.

B. Vice-Chairperson

Iacoangeli asked for nominations for the position of vice-chairperson. Maegdlin nominated Brigit Hassig for vice-chairperson. Iacoangeli asked for other nominations. With no other nominations brought forth, Iacoangeli closed the nomination process. A vote by voice was taken, and Hassig was elected Vice-Chairperson.

C. Treasurer

Iacoangeli asked for nominations for the position of treasurer. Maegdlin nominated Brian Rose for treasurer. Iacoangeli asked for other nominations. With no other nominations brought forth, Iacoangeli closed the nomination process. A vote by voice was taken, and Rosa was elected Treasurer.

D. Secretary

Iacoangeli asked for nominations for the position of secretary. Rodriquez nominated Pamm Laing for secretary. Iacoangeli asked for other nominations. With no other nominations brought forth, Iacoangeli closed the nomination process. A vote by voice was taken, and Laing was elected Secretary.

5. Discussion on the Status of the Corridor and Potential Opportunities

Iacoangeli handed out an exercise to discuss the positive and negative aspects of the US-31 corridor and ask each board member to take 5 minutes and list some comments. At the conclusion of this period each member was asked to discuss their observations. Below is a summary of the discussion by topic.

Positive Aspects	Negative Aspects
Honor is a place along US-31 to stop	Speed through town is high
CIA and HARP	Easy to miss due to speed
Sidewalks	No meeting/gathering space
Regional traffic	Missing eye-catching features
Renovation is underway in some buildings	Unfriendly for pedestrians
Good mix of local businesses	Lacks a visual theme
Multi-generational families	Limit vacant lots for redevelopment.
Vibrant downtown	Some residents are stuck in the past.
Good entrances into the downtown	Lighting and better sidewalks
Geographic location is a plus	Parking (lack of)
Dense downtown; walkable	Ditch in front of the plaza; safety issue
Year-round downtown	Lack of a strategic plan, master plan

6. Board Member Discussion

Chairperson Maegdlin noted that “density” is needed to support the downtown, but cautioned on its negative connotation. He also mentioned that Honor has a good housing stock and a local vernacular architecture characterized by steep roofs and pine as a building material. He suggested there needs to be a community conversation on issues and concepts to get ahead of potential pushback. Education is critical to the process.

Other members noted that the Village and the CIA need to manage change, instead of being managed by change.

Pamm Laing noted that the Board needs to be conscious of “affordability” as it relates to new residents versus long-time residents. There is an income disparity that needs to be considered as part of the decision-making process. She also mentioned that the Village and the downtown should evaluate the policy of allowing snowmobiles that use local trails in and around the Village. Snowmobile users bring discretionary income into the community that could benefit local stores and restaurants.

Mindi Jarman asked about demographic information. Iacoangeli mentioned that he would run some data and have it available for the next meeting. He asked about the average drive-time for downtown patrons, and 20 minutes was agreed as a reasonable measure. As a result, the demographic and market information will be based on a 20-minute drive time.

Branding was discussed. Iacoangeli mentioned that the use of Corridor Improvement Authority is the name of the state statute used to establish the local board; however, the Board can use another, less bureaucratic name if it so desired. As a result, Tom, Mindi and Anna agreed to meet as a Committee and present some options at the next Board meeting.

7. Public Comment

There was no public comment.

8. Next Meeting Date

December 16, 2025

9. Adjournment

A motion was made by Hassig and supported by Beia to adjourn the meeting. The motion passed unanimously.