



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN VIRTUAL  
CORRIDOR IMPROVEMENT AUTHORITY  
November 17, 2021  
6:00 pm via Zoom

1. CALL MEETING TO ORDER
2. ROLL CALL (Members are reminded due to COVID-19 and Open Meetings Act, to state their name and general location from which they are joining the meeting).
3. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents
4. PRESENTATION: Ingham County Road Department -Okemos Consolidated Drain Project
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES
  - A. September 22, 2021- Corridor Improvement Authority Meeting Minutes
7. PUBLIC COMMENTS
8. OLD BUSINESS
  - A. MDOT Letter Response- Grand River Ave Pedestrian Crosswalks
  - B. 2021 Corridor Improvement Authority Goal Review
9. NEW BUSINESS
  - A. 2022 Regular Meeting Calendar
  - B. Okemos Consolidated Drain Project Discussion
  - C. 2022 Corridor Improvement Authority Goal Discussion
10. DEVELOPMENT PROJECT REVIEW
11. REPORTS
  - A. Township Board
  - B. Planning Commission
  - C. Chair
  - D. Staff
12. OPEN DISCUSSION/ BOARD COMMENTS
13. PUBLIC COMMENTS
14. NEXT MEETING DATE
  - A. Next Meeting Date: January 26th, 2022 - 6:00pm
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



A PRIME COMMUNITY  
meridian.mi.us



**To: CIA Board Members**

**From: Amber Clark Neighborhoods & Economic Development Director**

**Date: November 17, 2021**

**Re: PRESENTATION BY INGHAM COUNTY DRAIN OFFICE -  
Okemos Consolidated Drain**

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### Summary

The Ingham County Drain office has a planned drain infrastructure project for 2022-2023 in connection with the MDOT Grand River reconstruction project of 2022. The County Drain office is interested in working with Meridian Township and the Corridor Improvement Authority (CIA) to plan and implement the updates to the Okemos drain. A major portion of the project will include restoration of Grand River Ave and continued pursuit of redevelopment along Grand River. The CIA's mission is to establish the streetscape vision of Grand River Avenue and manage the relationship between the business district and the community. The County will present an overview of the project for the CIA to begin discussion.

### Budgetary Considerations

None at this time



Charter Township of Meridian  
Corridor Improvement Authority  
Central Fire Station 5000 Okemos Road- Okemos, MI 48864  
Wednesday, September 22, 2021 – Minutes - DRAFT

**Members Present:** Eric Foster, Barry Goetz, Jeff Ross, Chris Nugent and Ron Styka

**Members Absent:** Kellie Johnson, Chris Rigterink, Brian Jones

**Other Members Present:** Planning Commissioner Holly Cordill, Neighborhoods & Economic Development Director Amber Clark, Resident Roman Gay

1. CALL MEETING TO ORDER: 6:15 pm

Chair Ross called the meeting to order and member Jeff Ross read the mission statement for the Corridor Improvement Authority.

2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER GOETZ TO APPROVE THE AGENDA. SUPPORTED BY MEMBER NUGENT MOTION PASSES 5-0.**

4. APPROVAL OF MINUTES

A. Minutes- May 24, 2021

**MOTION BY MEMBER NUGENT TO APPROVE THE MARCH MEETING MINUTES WITH AN EDIT MARKING HIMSELF, CHRIS NUGENT AS ABSENT INSTEAD OF PRESENT. SUPPORTED BY MEMBER ROSS. MOTION PASSES 5-0.**

5. PUBLIC REMARKS

None.



6. OLD BUSINESS

A. Chair Foster presented the opening for the old business item regarding pedestrian crosswalks on Grand River Ave. Chair Foster thanked Commissioner Goetz and Director Clark for their work with MDOT to hold a formal meeting to review what updates would be made to Grand River during the resurfacing project in 2022.

Commissioner Goetz gave a synopsis of the meeting he participated in with MDOT and members of the Meridian Township development team. Community Development Director Tim Schmitt, Deputy Manager Perry, and Director Clark attended the meeting with Commissioner Goetz and the Michigan Department of Transportation Lansing TSC Cost & Scheduling Team. As the authority for management of M-43/Grand River Ave, MDOT received the letter from the CIA and the Transportation Authority in October of 2020 responding to what elements of improvements could be made to Grand River. One of these requested improvements will be implemented; 3 center lane pedestrian crosswalks that will safely allow for pedestrians to cross Grand River Ave.

Supervisor Styka and Commissioner Goetz commented on continuing to address the request for a traffic light at Montrose Avenue off of Grand River Avenue and a traffic study to review the impact. MDOT indicated in the meeting they are willing to coordinate the traffic study; however, the traffic light will not be included in the upcoming updates for Grand River.

**MOTION BY MEMBER GOETZ TO APPROVE THE LETTER AND INCLUDE A REQUEST FOR A TRAFFIC LIGHT AT MONTROSE AVE IN RESPONSE TO PEDESTRIAN CROSSINGS ON GRAND RIVER. RESPONSE SHOULD INCLUDE A REQUEST TO MDOT TO COMPLETE THE TRAFFIC REQUEST AT SHORT STREET. SUPPORT BY SUPERVISOR STYKA MOTION PASSES 5-0.**

7. NEW BUSINESS

A. Chair Foster thanked Director Clark for continuing to place the goals on the agenda as requested by the commission to ensure that the vision and goals of the CIA are being met. The priority of the commission remains to better develop the corridor and to begin with engagement. The commission prioritizes goal #1 "strive to increase business relationships with corridor business owners through improved communications and outreach" and to begin with task #1 providing a common corridor vision.

Three commissioners agree that prioritizing that goal is in the best interest of the committee.

Commissioner Ross agrees and stated that the CIA should find a way to communicate all that they have achieved for the benefit of the business community. The crosswalks being the first major successful item, as it is the first step in creating more walkability on Grand River. Commissioner Ross suggests a campaign with a letter to businesses on the corridor to say what was achieved. Let the business owners know that work will be underway on Grand River and what that timeframe will look like. In addition, suggest if they have questions or concerns to reach out to Director Clark at the Township.

Commissioners agreed that a campaign letter was a good idea stating the work that has been done and requesting business owners reach out to us to stay better engaged. Director Clark stated she would begin working on that letter.



**MOTION BY MEMBER ROSS TO PROCEED WITH CREATION OF DRAFT CAMPAIGN LETTER TO BUSINESS OWNERS ALONG THE CIA TO ENGAGE BEFORE GRAND RIVER AVE IMPROVEMENTS. SUPPORTED BY COMMISSIONER NUGENT. MOTION PASSES 5-0.**

8. DEVELOPMENT PROJECT REVIEW

A. Current CIA Development projects: Director Clark is working closely with the operator of Nothing Bundt Cakes to move them into a location on Grand River. We are excited for this national franchise with heavy operation out of Detroit, MI to come to Meridian Township. Chair Foster was happy to hear that Nothing Bundt Cakes was interested in coming to Meridian and now he would have access to this specialty bakery close to home. Members were happy to hear the news.

Buddy's Pizza is still under construction and submitted new layout plans to the Township. This was reviewed internally and all changes have been approved. Construction should commence within 30 days

9. REPORTS

A. Township Board

Supervisor Styka spoke regarding the approved Township Budget, and community survey results had been posted and can be seen online. Staff are working hard to fill staffing positions for Police and Fire Departments by assisting candidates through the special training programs. The Daniels Drain Project is currently underway and the County will complete the necessary work to open up the roads to the public as soon as possible.

B. Planning Commission

The Planning Commission had a short meeting in September. Currently, the Board has the recommended changes to the MUPUD to review and adopt. Currently working on the sign ordinance with a subcommittee set to review and discuss changes.

C. Chair

No comments

D. Staff

Director Clark is working with the Mall to fill another large space for a useful tenant. Site selection is a portion of the work provided by Director Clark and finding good locations for new possible tenants within the Mall and on Grand River has been her focus. Director Clark will make the next meeting a virtual option to make it easy for members to participate.

10. OPEN DISCUSSION/BOARD COMMENTS

Commissioner Goetz discussed his frustration with the current road improvements being made on Okemos Road through Consumers Energy gas updates before the Okemos bridge construction. At the same time, Ingham County Road Commission had construction on Dobie Road and Central Park. With both north/south options in the community closed or backed up with traffic Commissioner Goetz was surprised to see the no thru traffic enforcements around the Indian Hills neighborhood. He expressed his complete frustration with Ingham County and Meridian Township officials for



enforcing the no-thru traffic as it negatively impacts the Cedar Bend Neighborhood traffic. When Commissioner Goetz voiced his concerns to Ingham County and the Township, they explained their methods behind the locations of the barricades to Indian Hills. He voiced that he may bring it up again to the Corridor Improvement Authority as traffic on Grand River is the cause of the frustration and it will be worse with the road improvements and new development.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

November 17, 2021- 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Foster adjourned the meeting at 7:29 pm

Amber Clark  
Neighborhoods & Economic  
Development Director  
Meridian Township  
Economic Development and Projects  
November 2021

### **New Businesses Opening/Relocating**

- Williams Audi Volkswagen Jolly Road
- Square One Breakfast
- Tinkr LAB 2650 E Grand River Ave

### **Under Construction**

- Haslett Marathon-1619 Haslett Road
- Chief Okemos Circle Condos
- Red Cedar Manor-Commercial/Residential Development
- Silverstone Estates—residential development Powell Road
- Copper Creek residential neighborhood off Haslett Road
- Williams Volkswagen of Okemos -2186 Jolly Road
- Joe's on Jolly 2360 Jolly Road
- Buddy's Pizza 2010 Grand River Ave
- Sparrow 24 Hr Emergency Room -2446 Jolly Road

### **Approved/Not Commenced**

- Silverleaf Condominiums
- Woda Cooper submitted site plan approved
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)-approval for SUP extended for another year – proposed amendment partial approval
- Pine Village 1673 Haslett Road Commercial /Residential development approved *Meridian Township Brownfield Plan* – proposed amendment to rearrange first floor
- Village of Okemos 4661 Okemos Road Commercial/Residential development *Approved EGLE Brownfield, Meridian Redevelopment Fund*

### **Ribbon Cuttings:**

Thatch Computer Friday 22<sup>th</sup> October 2021@ 4:30 pm  
Coast to Coast Cabinets Thursday November 18<sup>th</sup> 2021@ 12:00p  
Tinkr LAB November 2021- Friday October 29<sup>th</sup> @ 11:00  
Grand Opening Saturday October 30<sup>th</sup> at 11:30am  
Juice Nation Friday October 29<sup>th</sup> 2021@ 1:00p  
Keller Williams Okemos- December 3<sup>rd</sup> @ 9:00 am

LEAP PFAC Art Grant reveal Friday November 19th at 11:30am

### **Other Township Happenings**

- Meridian EDC is looking to partner with MABA for Shop Small Saturday Nov. 27th
- M-43 Grand River Reconstruction and Okemos Bridge Construction projects links available to see the presentation and scope of the project



**To:** CIA Board Members  
**From:** Amber Clark Neighborhoods & Economic Development Director  
**Date:** November 17, 2021  
**Re:** MDOT Letter Response- Grand River Ave Pedestrian Crosswalks

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### Summary

The coordinated work of the Meridian Twp. Transportation Commission and the Corridor Improvement Authority brought about three approved pedestrian crosswalks on Grand River Avenue as a part of the M-43 reconstruction project to begin in 2022. The joint letter commissioned MDOT to consider Grand River Avenue beyond a thoroughfare and more of a business district. Pedestrians and cars can traverse our largest commercial district as long as there are clear and safe ways across traffic.

The three cross walks will be installed through the phasing of the reconstruction project, with the eastern portion expected to be completed first. The CIA requested additional lighting or enhanced light indicators at each pedestrian crossing. At this time MDOT will not include additional lighting metrics at the crosswalks.

### Budgetary Considerations

None at this time





**To:** CIA Board Members  
**From:** Amber Clark Neighborhoods & Economic Development Director  
**Date:** November 17, 2021  
**Re:** 2021 Corridor Improvement Authority Goal Review

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### Summary

At the last Corridor Improvement Authority meeting, the committee began a review of the annual goals set in January. The goals for the CIA include specific steps to engage the business community and enhance the development along Grand River. With the updates from MDOT regarding the Grand River project, the Masterplan update for 2022, Redevelopment Ready certification and it is a great time to see what can be accomplished next.

The Township board is currently considering the Township wide annual goals with recommendation from staff. The health of the central business district is the responsibility of the CIA and conversations regarding Tax Increment Financing and how it could elevate the district could be on the table.

### History

The CIA approved the 2021 goals in January of 2021 with the mission to focus on enhancements along Grand River. Their mission was to connect with MDOT and give an in-depth perspective of traffic and inefficiencies on M-43. MDOT could not approve all of the requests from the committee as there is a limited amount of time and construction must begin. MDOT did approve pedestrian crossings as they find value in enhancing the walkability of Grand River as well. The CIA will may now consider what other enhancements they would like to see and work progressively for those approvals. Please see the list of 2021 Annual Goals attached.

### Budgetary Considerations

None at this time



## 2021 Corridor Improvement Authority Goals

1. **Strive to increase business relationships with corridor business owners through improved communications and outreach**
2. **Provide a common vision for corridor businesses**
3. **Support corridor improvements and development projects that support the financial strength of Meridian Township and the region.**
4. **Promote and support smart growth on the corridor; including infill development and discouraging sprawling development**
5. **Strive to increase relationships with regional partners**
6. **Strive and promote ways for Grand River to become a more walkable commercial corridor with easy and efficient ways for motorists, cyclists and pedestrians can traverse M-43. The following are the intended tasks that will assist the CIA to meet these set goals.**

These following tasks support the 6 goals set out by this committee:

### Task 1: **Provide a common vision for corridor businesses.**

- **Objective:** This will be accomplished the rough SWOT analysis and roundtable discussions in the community. Data will be collected and compiled to gather community vision for the corridor. By gaining better insight of how the collective, "common vision" is defined in the community, the CIA can provide a better framework of design for corridor businesses.

### Task 2: **Promote a consistent and pleasing aesthetic style for buildings, grounds, and public right-of-way.**

- **Objective:** Identify and coordinate streetscape improvements needed throughout the corridor to achieve the desired traditional look for Township. This will include items such as brick pavers, street trees, lights, benches, waste receptacles, etc.

### Task 3: **Strive to increase safety and accessibility for pedestrians & cyclists.**

- **Objective:** This will be accomplished through creation of a path and sidewalk



system that provides safe refuge for non-motorists while traveling along the corridor and between buildings.

- **Objective:** Review the Township pathway plan that identifies the most appropriate treatment for each section of the corridor. This pathway plan will include more precise cost estimates so the Township can seek grants and alternate ways to assist property owners.

**Task 4: Promote smart growth on the corridor and include infill development while discouraging sprawl.**

- .. **Objective:** Create a long-range development strategy that focuses on solid growth, expanded employment and stable tax revenues.
- .. **Objective:** Institute an early warning system for business closings, relocations and layoffs. **Objective:** Identify corridor companies ripe for expansion. Remove barriers to their growth.

**Task 5: Improve recognition of corridor entryways and signage.**

- **Objective:** Designate attractive corridor entryways with landscaping, signage, and lighting and architectural features like brick knee walls. A sample design is under review by the Meridian Township Sign Branding Committee.

**Task 6: Encourage business recruitment and expansion.**

- **Objective:** Coordinate with the Meridian Township EDC to supplement and review business retention methods and results. Contribute comments and observations to relevant staff and committees.

**Task 7: Improve the Township's reputation within the business and residential community and promote communication.**

- **Objective:** Develop a Business retention strategy that brings together resources for advertising, special events and public relations.
- **Objective:** To effectively market the corridor, a branding effort must be undertaken that creates a clear, positive image to potential shoppers, visitors, investors, etc. This image must then be promoted over multiple media platforms in a comprehensive, consistent manner to educate and inform the public.
- **Objective:** Prepare marketing materials that can be presented to developers, retailers and real estate firms promoting the Corridor. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc.



**Task 8: Strive to increase business relationships with regional partners.**

- **Objective:** Encourage corridor business owners to join regional partners, such as the Lansing Chamber of Commerce and the Meridian Area Business Association.
- **Objective:** Attend regional partner networking events, such as monthly MABA meetings.



**To: CIA Board Members**  
**From: Amber Clark Neighborhoods & Economic Development Director**  
**Date: November 17, 2021**  
**Re: Proposed 2022 CIA Regular Meeting Schedule**

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### Summary

The following are proposed dates for the Corridor Improvement Authority (CIA) to regularly meet to discuss and approve business. The Meridian Twp. CIA meets regularly on the third Wednesday of each month unless there is an observed holiday. The dates in this memo represent meetings once a month in 2022.

### History

In 2021 the CIA voted to meet once every other month due to the lack of quorum at many meetings and the lack of business items to discuss. Recently staff have been made aware the major development projects and infrastructure projects planned for Grand River. Regular monthly meetings of the CIA may be prudent to continue to advise all related groups of the necessary updates for Grand River to make it a walkable business district. Consideration to meet regularly will allow time for CIA members to plan and propose policy changes to address the necessary updates for Meridian Mall.

### Recommendation:

**Motion to approve the 2022 Corridor Improvement Authority Calendar by resolution with meeting dates set for the third Wednesday of each month.**

The proposed calendar does not include joint meetings with the Township Board or other Boards and Commissions in 2022. According to posting requirements, a formal resolution of the meeting calendar also needs to be approved.

The following dates have been offered for the 2022 CIA Meeting Schedule:

Time: 6:00 p.m.  
Location: Central Fire Station  
5000 Okemos rd., Okemos MI  
Dates: 3<sup>rd</sup> Wednesday of each month  
January 19  
February 16  
March 16



April	20
May	18
June	22
July	20
August	24
September	21
October	19
November	16
December	14

**Corridor Improvement Authority Regular Meeting  
2022 Schedule**

**RESOLUTION**

At a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, held at virtually via Zoom due to COVID-19. Municipal Building, in said Township on the 17<sup>th</sup> day of November, 2020 at 6:00pm., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Corridor Improvement Authority (CIA) desires to announce the time, date, and place of all regular meetings of the CIA, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE CORRIDOR IMPROVEMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Corridor Improvement Authority will meet for at least 12 regular meetings on certain Wednesdays, January through December in 2022 in the Community Room of the Central Fire Station, 5000 Okemos Road, Okemos, MI 48864, 517.853.4258.

2. The specific dates for meetings are as follows:

January	19
February	16
March	16
April	20
May	18
June	22
July	20
August	24
September	21
October	19
November	16
December	14

3. Meetings will begin at approximately 6:00pm

4. Special meetings of the Corridor Improvement Authority may be called pursuant to the applicable statute.

5. Regular meetings may be canceled, recessed, or postponed by members of the Corridor Improvement Authority pursuant to the applicable statute.

6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

)ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified Chairperson of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Corridor Improvement Authority held on the 17th day of November, 2021.

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Eric Foster  
Corridor Improvement Authority Chairperson





**To:** CIA Board Members  
**From:** Amber Clark Neighborhoods & Economic Development Director  
**Date:** November 17, 2021  
**Re:** Okemos Consolidated Drain Discussion

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### Summary

The Ingham County Drain office has a planned drain infrastructure project for 2022-2023 in connection with the MDOT Grand River reconstruction project of 2022. The County Drain office is interested in working with Meridian Township and the Corridor Improvement Authority (CIA) to plan and implement the updates to the Okemos drain. A major portion of the project will include restoration of Grand River Ave and continued pursuit of redevelopment along Grand River. The CIA's mission is to establish the streetscape vision of Grand River Avenue and manage the relationship between the business district and the community. The County will present an overview of the project for the CIA to begin discussion.

### Budgetary Considerations

None at this time



**To: CIA Board Members**

**From: Amber Clark Neighborhoods & Economic Development Director**

**Date: November 17, 2021**

**Re: 2022 Corridor Improvement Authority Goal Review**

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### Summary

The 2021 annual goals for the CIA include specific steps to engage the business community and enhance the development along Grand River. The mission of the CIA is to establish the Grand river avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority focuses on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners and residents.

What goals will we set for 2022 that will help us achieve our mission to create a vision, programs and projects that invigorate Grand River Ave. How can the CIA better partner with current organizations and business owners to achieve this goal?

The Township board is currently considering the Township wide annual goals with recommendation from staff. The health of the central business district is the responsibility of the CIA and conversations regarding Tax Increment Financing and how it could elevate the district could be on the table.