



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, September 20, 2023– Minutes -
DRAFT

Members

Present: Bruce Peffers, Supervisor Patricia Herring Jackson, Chris Nugent, Chris Rigterink, and Barry Goetz

Members

Absent:

Others

Present: Neighborhoods & Economic Development Director Amber Clark, and Planning Commissioner Brandon Brooks

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:11 PM and read the mission statement at 6:11 PM

2. **MISSION: READ BY CHAIR BRUCE PEFFERS** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

MOTION TO AMEND AND APPROVE THE AGENDA TO READ OCTOBER 18, 2023 AS THE NEXT MEETING DATE, MOTION MADE BY SUPERVISOR JACKSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER GOETZ. YAS: ALL NAYS: 0 MOTION PASSES 5-0.

4. APPROVAL OF MINUTES

- a. Minutes- July 26, 2023

MOTION BY MEMBER NUGENT TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. YAS: ALL NAYS: 0 MOTION PASSES 5-0.

5. PUBLIC REMARKS

MSU Law Student Connor Hartlein is currently studying local government law and has been asked to review a local government committee meeting. Connor chose the CIA meeting based on the time and proximity to his residence and bus stops.

Carla Clos Deputy Drain Commissioner and Alan Boyer Senior Project Manager of PEA Group spoke regarding a request to be included on the next CIA meeting agenda under presentations.



The Drain Commission Office is planning and preparing the work to consolidate the Okemos Drainage District. This will be a project that will impact the properties in and around the Grand River Ave and Okemos Road intersection as well as the Grand River and Marsh road intersection. The Drain office has already purchased properties that they hope to add as enhanced drainage options for the community. There are currently three locations that are owned by the Drain office that will be used by 2024-2025 as drainage retention areas for the district. The Drain office has the intention to acquire additional property in order to meet the demands of a 25 year flood. 10 year flooding events have increased in intervals that flood the intersection of Grand River and the small neighborhoods around it. The Drain office hopes to work with the Corridor Improvement Authority to possibly address the potential flooding of the area. The CIA agreed to add the Drain office to the agenda of the October 18th meeting.

6. OLD BUSINESS

A. CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING DISCUSSION

Director Clark asked if there were additional questions related to Tax Increment Financing Plan. The Final Draft Plan in front of the Commission this evening includes all of the elements we spoke on related to potential development hurdles. Another key reason for the establishment of a TIF plan is to hopefully assist in the public infrastructure that will be required in order to bring development up to modern standard. The TIF will be a possible financing mechanism to close the gap on projects hurdles, address pedestrian enhancements, promote the general Corridor, and serve as a partner in development.

Member Goetz asked what the advantage for LCC to participate is.

Director Clark stated that she hopes she can convince each jurisdiction that the reason they should participate is to ensure that the entire region grows. With growth each of these tax jurisdictions should see a rise in use and requests for service. Member Goetz said he understood but wasn't sure LCC would see the value as easily as other jurisdictions. Director Clark stated that though LCC has major competition with Michigan State for Student population, LCC could see a general rise in students due to proximity to campus and high quality of life Meridian Township offers.

7. NEW BUSINESS

a. CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCE SET A PUBLIC HEARING

b. CALL A MEETING FOR OCTOBER 18, 2023

Director Clark stated to ensure that the CIA TIF information between the CIA and the Township Board are presented in a timely manner, it is best to hold another meeting in



October to ensure we are all aligned. Director Clark said she will work to meet with each jurisdiction to gauge their appetite regarding the subject. An additional meeting should be placed on the CIA calendar.

MOTION BY MEMBER PEFFERS TO APPROVE THE MINUTES. SUPPORTED BY MEMBER GOETZ MOTION PASSES 5-0.

8. DEVELOPMENT PROJECT REVIEW

- a. Jackson Popcorn opened in Meridian Mall, Ribbon Cutting Friday Sept 22 at Kaiyo Sushi. 2755 Grand River Specialty Grocer should be under construction soon. Haslett Village Square ran into a Drain issue and has a delay with the site plan approval. The Village of Okemos is still waiting to hear back from the State of Michigan on the RAP grant and how much funding they may have received from that. Kaiyo Sushi, Yello Waffle, and Tantay Cuisine.

9. MERIDIAN MALL UPDATES

- a. No new updates from Meridian Mall

10. REPORTS

- a. Township Board
Supervisor Jackson reported the renovation of Township Hall 5151 Marsh Road is complete. She invites commissioners to come into township hall and have a tour. The Board recently adopted a balanced budget for 2024. The appointment of our new Police Chief Rick Grillo was a great recent announcement. The Township Board is rotating every other Tuesday evening at a different polling location to listen to residents as they discuss things they are most concerned with. The Board is considering the construction of a Senior Community Center. Locations are still being selected. The Township was granted an allocation for \$5M to construct a Senior Center by the State of Michigan. The details of the Senior Center are being formed and will continue to be a goal to address in feasibility in the near future.
- b. Planning Commission
Commissioner Brooks spoke to the "Quiet" period of the Masterplan, it is out and public comment can be received.
- c. Staff
Director Clark will be sure to notify the Drain office about other development Boards and when they meet. Director Clark working to find new members to join the CIA.

11. OPEN DISCUSSION/BOARD COMMENTS



Member Goetz asked since he has recently started to use the pedestrian crossing locations along Grand River, does the traffic have to stop for him? That question will be posed to our Police Department. Director Clark did say she believes that traffic does not have to stop. At this juncture the pedestrian crossings ensure the pedestrian is facing the oncoming traffic and will see all the vehicles pass by prior to entering the street. Director Clark will look into this.

Chair Peffers asked if a member of Meridian Mall would like to serve on the CIA. Director Clark responded she has spoken with Mall representatives and believe that is something that could be possible in the near future.

11. PUBLIC REMARKS

Connor was asked for the spelling of his name and what he thought of the meeting. Connor said he got a lot of material out of our one meeting; his class is currently studying Special Purpose government forms and thought the Drain office being at the meeting was very useful.

12. NEXT MEETING DATE

- Central Fire Station October 18, 2023 at 6:00 p.m.

13. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 7:39 PM