



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
February 21, 2024 6:00 pm  
Central Fire Station-5000 Okemos Road

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1. CALL MEETING TO ORDER
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 AGENDA
4. APPROVAL OF MINUTES
  - A. November 15, 2023
5. PUBLIC COMMENTS
6. OLD BUSINESS
  - A. Corridor Improvement Authority Tax Increment Finance Discussion
7. NEW BUSINESS
  - A. 2024 CIA Officer Election
  - B. 2024 CIA Goals Action Plan
8. DEVELOPMENT PROJECT REVIEW
  - A. Development Project Updates
9. MALL DEVELOPMENT
  - A. Meridian Mall Update
10. REPORTS
  - A. Township Board
  - B. Planning Commission
  - C. Chair
  - D. Staff
11. OPEN DISCUSSION/ BOARD COMMENTS
12. PUBLIC COMMENTS
13. NEXT MEETING DATE
  - A. Next Meeting Date: March 20, 2024 - 6:00pm
14. 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



Charter Township of Meridian  
Corridor Improvement Authority  
5000 Okemos Road, Okemos, MI 48864  
Wednesday, November 15, 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

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:00 PM and read the mission statement at 6:01 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 BY MEMBER GOETZ TO APPROVE THE AGENDA. SUPPORTED BY MEMBER NUGENT. MOTION PASSES 5-0.**

4. APPROVAL OF MINUTES

A. September 20, 2023

**MOTION BY MEMBER GOETZ TO APPROVE THE MINUTES. SUPPORTED BY SUPERVISOR JACKSON MOTION PASSES 5-0.**

5. PUBLIC REMARKS

NONE

6. OLD BUSINESS

B. Corridor Improvement Authority Tax Increment Finance Discussion

Director Clark gave an update to the members on the current status of the approval of the Corridor Improvement Authority Tax Increment Financing plan. The plan was presented to the Township Board, Ingham County, Lansing Community College, Capital Region Airport Authority and Capital Region Transit Authority. This regional approval to set aside the increase in the district's value, to allow for redevelopment will be a supporting factor to the health and vitality of the Mall. The final steps for approval include the participating agreements with the tax jurisdictions and the approval from the Michigan Department of Treasury.

The CIA body will begin looking for a bank partner and planning for the integrated plan for the district.

7. NEW BUSINESS

C. 2024 Corridor Improvement Authority Meeting Calendar

Director Clark presented the 2024 Meeting calendar to the CIA members. Member Peffer with



support from Member Goetz moved to approve the 2024 meeting calendar.

**MOTION BY MEMBER PEFFERS TO APPROVE AND ADOPT THE 2024 MEETING CALENDAR. SUPPORTED BY MEMBER GOETZ MOTION PASSES 5-0.**

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

Nays: 0

Motion Carries.

8. DEVELOPMENT PROJECT REVIEW

a. Development Project Updates

Director Clark gave an overview of the current projects in the Township. Trader Joe's has submitted plans, the project can now be called by the business establishment name. The project is set to complete by summer of 2024. If changes with the project timeline occur we will update the community via the website.

9. REPORTS

a. Township Board

Supervisor Jackson gave an update on the Township activities for the month of November. The completion of Listening Sessions, the Township Boards communication outreach initiative was successful. The Board approved the Township TIF plan for the CIA and the Board will review the Masterplan soon. The Township is actively engaged in opportunities for affordable and attainable housing as well. More to come on those new initiatives.

b. Planning Commission.

c. Staff

Director Clark will begin working to identify additional members that could join the CIA to expand the commission and get the work accomplished to advance the corridor.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- January 17, 2024 – 6:00 PM

13. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 7:40 PM

**Businesses New & Relocating**

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission
	2022	N/A	Tantay Cuisine	New Businesses Opening/ Relocating	2398 Jolly Road	New Commercial Development		Building Dept.
			Commercial Suite Build Out	New Businesses Opening/ Relocating	1673 Haslett Road Haslett MI	New Commercial Development	1	Building Dept.
			Okemos Coffee House	New Businesses Opening/ Relocating	1732 Hamilton road Okemos	New Commercial Development	1	Community Planning C

**Under Construction**

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission
8/5/2020	2022	Redico	American House Meridian	Under Construction	1673 Haslett Road Haslett MI	MUPUD Commercial + Residential		Building Dept.
12/28/2021	2018	Okemos Pointe	Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos	MUPUD Commercial + Residential	70	Building Dept.
2/24/2022	2022	Newton LLC/DTN Mngmt	Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential		Community Planning Dept+ Building Dept
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Construction	Fresno Lane East Lansing MI 3560	Single Family Homes	9	Community Planning Dept.
	2023	Giguere Homes	Hulett Road Estates	Under Construction	Hulett Road Okemos MI	Single Family Homes		Community Planning Dept.
8/5/2019	2021	Mayberry Homes	Copper Creek (Phase III & IV)	Under Construction	Haslett Road/Green Road	Single Family Homes	8	Community Planning Dept.
4/22/2022	2022	SH G2755 LLC	Trader Joe's	Under Construction	2755 Grand 2763	New Commercial New		Community Planning Dept.
7/27/2023		Consumers Credit Union	Consumers Credit Union	Under Construction	Grand River Ave East	Commercial Development		Ingham County Drain Office

**Approved Not Commenced**

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission
4/11/2022		Radmoor Montessori	Radmoor Montessori	Awaiting Plans	2745 Mt. Hope Rd	Existing Commercial		
7/26/2022		SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential		
		TIMN LLC	Pints & Pins	Under Site Plan Review	2120 E. Saginaw Hwy	Existing Commercial Expansion		Community Planning Dept.
			Okemos Coffee House	Under Site Plan Review	Hamilton Road	Existing Commercial Expansion	1	Community Planning C

**Under Site Plan Review/New Applications**

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Site Plan Review	North of Robbins Way - East of Fresno Lane East Lansing MI	Single Family Homes		Community Planning Dept.
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	9	Community Planning Dept.
		Nw Potato Creak Holding LLC c/o P.J Land Dvlpt LLC	Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development		Ingham County Drain Office
		Newman Equities II, LLC	Grand Reserve	Under Site Plan Review	Central Park Drive 2806	Mixed Housing - Middle		Community Planning Dept.
4/24/2023		Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	Bennett Road West	Building Expansion		Engineering Dept.
2/28/2022		Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Site Plan Review	Bennett Road West	Single Family Public	50	Community Planning Dept.
		Meridian Township Public Works	MSU -Lake Lansing Trail/Pathwav	New Applications	Bennett Township Trail-Lake 2119	Park/Public Facility		Planning Commission
		Haslett Gallery	Herbana	New Applications	Haslett	Marihuana Dispensary		Community Planning Dept.

	Feb-24	N/A	DNVK 4 LLC	New Applications		1614 Grand 1473 Marsh 4360 Haqador 3520 Okemos	Marihuana Dispensary Marihuana Dispensary Marihuana Dispensary Marihuana Dispensary	Community Planning Dept. Community Planning Dept. Community Planning Dept. Community Planning Dept.
	Feb-24	N/A	Amsterdam LLC	New Applications				
	Feb-24	N/A	Okemos Local Investments	New Applications				
	Feb-24	N/A	SANDDS	New Applications				
2022			Village of Okemos LLC	Village of Okemos	Under Site Plan Review	4668 Ardmore Road Okemos MI	New Commercial Development	
			ReRteam Development Group	Lake Court Development	New Applications	Lake Court Drive	Multi-Unit Housing	



**To: Corridor Improvement Authority**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: January 17, 2024**  
**RE: Corridor Improvement Authority Tax Increment Finance Discussion**

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2023 The CIA and Township Board began the process to review the feasibility to establishing a Tax Increment Finance Plan for the CIA District. The Township Board held a public hearing last week, November 9, to allow for public comment for or against the TIF district. Several property owners of the TIF district support the establishment of a financing mechanism that can support:

- Infrastructure Financing - Marketing & Promotion
- Broadband Improvements - Gap financing
- Demolition - Planning and Design
- Streetscape Improvements - Façade Improvements
- Site Preparation
- Environmental Activities

Our vision for the corridor is:

- A. A walkable commercial corridor
- B. Thriving commercial small and large business
- C. Mixed used development with residential as a component of development
- D. Enhanced options for Non-motorized access

The Township Board at the November 9<sup>th</sup> Public meeting, approved the authorization of TIF for the CIA to begin January 1, 2024. After the required 60 day waiting period the Township Clerk was authorized to sign the resolution enacting the CIA TIF in Meridian Township. The resolution was signed December 27, 2023. The base year of the CIA TIF is 2023, all completed projects after this date will contribute to the capture of the district.

Tuesday January 9<sup>th</sup> the complete Tax Increment Financing plan was submitted to the State Treasury department for their review of our established TIF and recording of the capture district. We expect to get an approval from the Treasury department now that the item is fully recorded with the State.

The November CATA Board meeting authorized their participation in the Meridian Township CIA TIF capture. This is the second entity to agree fully to participate, excluding the Township. We have two other tax jurisdictions we hope to participate to ensure a strong capture. Director Clark will complete her discussions with these organizations to finalize our capture plan.



**To:** Corridor Improvement Authority  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** January 17, 2024  
**Re:** Annual Officer Election

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According to the Corridor Improvement Authority Bylaws, "Nominations shall be made from the floor at the annual meeting or at the initial meeting of the Authority Board. Officers shall be elected by majority vote of the Authority Board of Directors. The terms of office shall be for one year and begin at the close of the meeting at which they are elected.

Chair- Bruce Peffers elected March 2023

Vice Chair: Barry Goetz elected March 2023

Secretary: Supervisor Patricia Herring Jackson March 2023

**MOTION:** Move to support the nomination for Chair position to be filled by \_\_\_\_\_, the Vice Chair position to be filled by \_\_\_\_\_, and the nomination for Secretary position to be filled by \_\_\_\_\_ for one year term.



**To:** Corridor Improvement Authority  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** January 15, 2024  
**Re:** 2024 Corridor Improvement Authority Goals & Action Plan

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As the Board has approved the creation of a Tax Increment Financing plan, the CIA members may desire a goal and goal implementation plan. Each year the Township Board adopts goals that staff will focus their primary attention to. The elevation of the new CIA TIF and the design of a plan to bring the Corridor into a modern development is one of those goals. Below we have listed other goals that will assist the CIA to start on redevelopment projects.

Your consideration and concurrence is appreciated.

Director Clark

**MOTION: Approve and adopt annual goals for the Corridor Improvement Authority of Meridian for 2024.**



## MERIDIAN TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY WORK PLAN

### Task: **Design and Create an Integrated Plan for the Corridor Improvement Authority District.**

**Objective:** This will be accomplished by working with the Michigan Economic Development Corporation to select an expert architectural firm with the ability to design a concept for the Township to utilize in discussions with property owners. Administrative staff of the Township will contact the MEDC through the RRC program to begin the process for the Integrated Plan, and small use plans for PICAs.

### Task: **Set up financial bank accounts, account signers, and responsibilities of the Authority regarding finances.**

- **Objective:** This will be accomplished by administrative staff and the collaborative efforts of the bank of choice made by the Corridor Improvement Authority. Our recommendation is to utilize the Bank of representation that is currently on the CIA Commission, Comerica Bank. Administrative staff will work alongside the bank of choice, CIA members, and Meridian Legal team to establish the correct paperwork and process.

### Task: **Create the Corridor Improvement Authority TIF Application.**

- **Objective:** This will be accomplished by the administrative staff and CIA body. An application for the use of the CIA TIF shall be created in order to transparently offer the incentive to eligible development projects and parcel owners. The application will stay on the Meridian Township website with a guide to development to assist potential property owners with project development.

### Task: **Formally strategize for new members on the CIA Board to build the commission to 7 active members**

**Objective:** The CIA body is currently a 5 member body and has limited ability to meet when there is one absence. With the inclusion of new and existing property owners to the CIA body, the efficiency of meetings can occur. In addition new

### Task: **Create a logo for the Corridor Improvement Authority.**

- **Objective:** This will be accomplished by coordinating with the Communications department for design assistance. Design a unique logo that will identify the CIA and can be used on publications and representations for the CIA.

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

- **Objective:** Develop a joint marketing strategy with involvement of the business community 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: **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.