



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
October 15, 2025 6:00 pm  
Central Fire Station-5000 Okemos Road

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1. CALL MEETING TO ORDER
2. ROLL CALL
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. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. June 18, 2025
6. PUBLIC COMMENTS
7. OLD BUSINESS
  - A. Grand River Avenue- Campus Hill Pedestrian Island Crossing Safety Discussion
  - B. 2025 Façade Improvement/Redevelopment Reimbursement Grant Program Discussion
  - C. Okemos Consolidated Drain Project -Update
8. NEW BUSINESS
  - A. Annual Training Corridor Improvement Authority Members  
MEDC Investment Based Crowdfunding Field Guide.
9. DEVELOPMENT PROJECT REVIEW
  - A. Development Project Updates
10. MALL DEVELOPMENT
  - A. Meridian Mall Update
11. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD
12. OPEN DISCUSSION/ BOARD COMMENTS
13. PUBLIC COMMENTS
14. NEXT MEETING DATE
  - A. Next Meeting Date: November 19, 2025 - 6:00 pm
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Timothy Dempsey, 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, June 18, 2025 – Minutes - DRAFT

**Members**

**Present:** Bruce Peffers, Chris Nugent, Adam Hodges, and Barry Goetz

**Members**

**Absent:** Supervisor Scott Hendrickson and Member Chris Rigterink

**Others**

**Present:** Neighborhoods & Economic Development Director, Amber Clark

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:12 PM

2. **MISSION:** 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 APPROVE THE AGENDA MADE BY MEMBER CHRIS NUGENT. SUPPORTED BY MEMBER BARRY GOETZ.**

**YAS: 4 ALL NAYS: 0 MOTION PASSES 4-0.**

4. APPROVAL OF MINUTES

- a. April 16, 2025 Meeting Minutes

**MOTION TO APPROVE THE APRIL 16, 2025 MEETING MINUTES MADE BY MEMBER BARRY GOETZ. SUPPORTED BY MEMBER BRUCE PEFFERS.**

**YAS: 4 ALL NAYS: 0 MOTION PASSES 4-0.**

5. PUBLIC REMARKS

- a. None

6. OLD BUSINESS

7. NEW BUSINESS

a. CIA GRAND RIVER AVENUE CAMPUS HILL PEDESTRIAN ISLAND SAFETY DISCUSSION.

Chair Peffers began the discussion related to a recent pedestrian vehicle accident on Grand River Avenue at the beginning of the month. The incident relates to the Campus Hill Pedestrian Refuge Island, a request of the Corridor Improvement Authority and Transportation Commission. The three pedestrian islands are a discussion item for the CIA as the body is interested in providing the general public with additional non-motorized transportation options along Grand River Avenue, a priority of the Michigan Department of Transportation MDOT. In 2020 a campaign started with the discussion of the Grand River Ave construction improvements, received approval for the installation of the islands. CIA members, Public Safety, and Meridian Township staff have discussed providing additional lighting options and the inclusion of RRFB-s at the pedestrian island. Public safety officials have recommended a hawk nest traffic signal as that is an enforceable element for drivers. RRFB-s only indicate to a driver that there is a person attempting to cross the 5 lane highway. A traffic signal would require all traffic to stop. In general MDOT has specific parameters for a traffic signal to be included in an area where multiple lanes and cross traffic meet. Director Clark shared that in January of this year staff met with MDOT Engineer Melissa Longworth to discuss the challenges of the area and steps to achieve greater safety. MDOT is a willing partner for safety enhancements at the pedestrian islands. Their confirmed letter to the Township outlines that some additional safety elements will need to be paid for by the Township. With the start of the CIA tax capture, the CIA can access that funding in support of these desired elements. Director Clark updated the CIA that public safety has received additional traffic counters to be put in place within the coming weeks. These traffic counts will be submitted to MDOT to emphasize the number of users and determine if the traffic counts meet the typical requirement for a signal at Campus Hill drive. Director Clark stated they would stress the importance of the added safety due to the number of incidents in that particular location. Chair Peffers requested to be included on any virtual meetings with MDOT related to this discussion. Director Clark stated she would include the CIA on those meetings moving forward.

b. FAÇADE IMPROVEMENT REIMBURSEMENT PROGRAM

Director Clark explained that the Downtown Development Authority (DDA) and Economic Development Corporation (EDC) both have Façade Improvement programs. A recent example is the Evergreen Vet Clinic in Downtown Meridian Township. These programs generally support new or existing businesses in specific geographic areas with exterior site improvements, up to 50% of the project costs. The project cannot be maintenance-related, and an applicant may request reimbursement support for a project through the CIA only once every ten years. The CIA members asked general questions about how the Façade Improvement program would work. Director Clark noted that preliminary discussions with a business owner about supporting an exterior site improvement are in the works. Director Clark encouraged the CIA members to see the value in investing up to 50% of a project's total costs in a small business in the Township or a business coming to the

Township. Chair Peffers noted that the public amenity bonus in the DDA's Façade Improvement program should be included as overall general supportive items of the CIA. Chair Peffers requested Director Clark to bring a draft Façade Improvement Program to their next meeting to discuss parameters.

8. DEVELOPMENT PROJECT REVIEW

- a. Director Clark provided the following update on the development projects for April 2024:
- Rite Aid at Central Park and Dobie has no known plans yet.
  - Taco Bell submitted plans for a remodel of the Grand River location.
  - Chateau Coffee at 2359 Grand River held their ribbon cutting last month with CIA members in attendance. CIA members Chris Nugent and Chair Peffers noted that they have frequented the establishment and appreciate the consistent traffic.
  - Club Pilates opened in the Target Plaza
  - Mister Car Wash submitted plans for the Outback Steakhouse location.

9. MERIDIAN MALL UPDATES

Update provided by Member Hodges: The Meridian Mall new tenant, Ashley Furniture, initially did not propose structural changes to the suite. Since then, they have built some interior walls. The Meridian Township building department requests that plans be submitted and reviewed for approval of any structural changes in a commercial unit. A stop work order was issued, and Ashley Furniture is working with architects to submit the appropriate plans to the building department.

10. REPORTS

- a. Staff reports that the plans for Ashely Furniture have finally come into the Township Community and Planning department
- b. Township Board - None

11. OPEN DISCUSSION/BOARD COMMENTS

- a. None

11. PUBLIC REMARKS

- a. None

12. NEXT MEETING DATE

- Central Fire Station May 21, 2025, at 6:00 p.m.

13. ADJOURNMENT

**MOTION TO ADJOURN APPROVED BY VICE CHAIR BARRY GOETZ. SUPPORTED BY  
CHAIR BRUCE PEFFERS.**

**Meeting Adjourned 6:58 PM**

| <b>New &amp; Relocating</b> |                                 |                        |                         |                                   |               |   |  |
|-----------------------------|---------------------------------|------------------------|-------------------------|-----------------------------------|---------------|---|--|
| <b>Developer Name</b>       | <b>Development Project Name</b> | <b>Review Category</b> | <b>Project Location</b> | <b>Project Type</b>               | <b>Unit #</b> | <b>Assigned: Department/C ommission</b> | <b>Project Description</b>   |
| Okemos Coffee Shop          | Okemos Coffee Shop              | Under Construction     | 1732 Hamilton Road      | Redevelopment                     | 1             | Building Dept.                          | Redevelopment of original Midwest Power location into the Okemos Coffee House.   |
| Concrete Resource           | Ashley Furniture                | New Business           | 1982 W. Grand River Ave | Redevelopment                     | 1             | Building Dept.                          | Ashley Furniture interior suite remodel in what previously was home to Younkers in Meridian Mall.                            |
| Dominique MacPhail          | Dr. MacPhail Signature Smiles   | New Operator           | 3985 Okemos Road        | New Business Operator/Name Change | 1             | Building Dept.                          | Dr. MacPhail will take over the dentist office previously operated by Dr. Tenaglia. Ribbon Cutting information to come soon. |

| <b>Under Construction</b>    |                                 |                          |                          |   |               |  |  |
|------------------------------|---------------------------------|--------------------------|--------------------------|---|---------------|--|--|
| <b>Developer Name</b>        | <b>Development Project Name</b> | <b>Review Category</b>   | <b>Project Location</b>  | <b>Project Type</b>                     | <b>Unit #</b> | <b>Assigned: Department/Commission</b> | <b>Project Description</b>   |
| Bennett Road Holding, LLC    | Silverleaf (Phase I)            | Under Construction       | West Bennett Road        | Single Family Homes                     | 25 of 150     | Building Dept.                         | First phase of 150 single family home development.   |
| Newman Equities II, LLC      | Grand Reserve                   | Under Construction       | 1580 Woodland Way Okemos | Mixed Housing - Middle Housing          | 115           | Building Dept.                         | Continued construction of approved 75 single family homes and 75 duplexes for rent off of Central Park, Powell Road. Duplexes to open May -June 2025.  |
| DTN Property Management      | Newton Pointe                   | Under Construction       | 626 Newton Road          | New Commercial Development              | 1             | Building Dept.                         | Planting of landscaping to separate the single family home section of this project. Start of single family unit construction.  |
| Delta Dental of Michigan     | Delta Dental                    | Under Construction       | 4100 Okemos Road         | Existing Commercial Interior Renovation | 1             | Building Dept.                         | Interior remodeling of phase 1 north building underway. May receive temporary certificate of occupancy by end of May. Phase II of interior remodel to begin in June with a Fall possible completion. |
| Haslett New Beginnings OBGYN | Haslett New Beginnings OBGYN    | Under Construction       | 1650 Haslett Road        | Interior Expansion                      | 1             | Building Dept.                         | Remodel of Haslett New Beginnings OBGYN office.  |
| Mister Car Wash              | Mister Car Wash                 | Approved Plan Review     | 4880 Marsh Road          | Demolition                              | 1             | Building Dept. Engineering Dept.       | Demolition of the existing Outback Steakhouse building and construction of a new car wash.   |
| N/A                          | Panda Express                   | Approved Plan Review     | 4990 Marsh Road          | Demolition                              | 1             | Building Dept. Engineering Dept.       | The demolition of the existing Wheat Jeweler's building and construction of a fast food establishment.   |
| N/A                          | Altu's Ethiopian Cuisine        | Approved Building Permit | 4738 Central Park Drive  | New Commercial Development              | 1             | Building Dept.                         | Interior remodel for new restaurant space. Second location of Altu's in the greater Lansing region.  |

|     |  |                             |                                   |               |   |                |                            |
|-----|--|-----------------------------|-----------------------------------|---------------|---|----------------|----------------------------|
| N/A | Benesch<br>Interior Office<br>Buildout | Approved<br>Building Permit | 2843 Eyde<br>Parkway Suite<br>200 | Redevelopment | 1 | Building Dept. | Interior office renovation |
|-----|--|-----------------------------|-----------------------------------|---------------|---|----------------|----------------------------|

| Under Plan Review            |  |                      |  |                                |        |   |   |
|------------------------------|--|----------------------|--|--------------------------------|--------|---|---|
| Developer Name               | Development Project Name                         | Review Category      | Project Location                                   | Project Type                   | Unit # | Assigned: Department/Commission                                 | Project Description   |
| Jim Giguere                  | Hulett Estates                                   | PUD Plan Resubmittal | North of Robbins Way - East of Hulett Rd Okemos MI | Single Family Homes            | 7      | Planning- Approved  | Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.   |
| SP Holding Company, LLC      | Haslett Village Square 2.0                       | Under Plan Review    | 1655-1621 Haslett Road Haslett MI                  | MUPUD Commercial + Residential | 189    | Planning Dept. Building Dept. Engineering. Economic Development | Plans received for the redevelopment the remaining 19 acres at Haslett and Marsh Roads. Rehab an existing 9,000 sq. ft. commercial building, build a new 14,000 sq. ft. commercial building and construct multifamily housing and townhomes for sale. |
| Vamo Group/ Austin Hamilton  | 1486 Haslett Road Development                    | New Applications     | 1486 Haslett Road                                  | New Commercial Development     | 1      | Building Dept.  | Plans received to renovate the established lumber yard building at 1486 Haslett Road into a commercial suite and residential suite for rent unit. Commercial first floor with residential second floor is a conditional use by right.                 |
| NWZ Garage Bar               | El Camino's Garage Bar                           | Under Plan Review    | 4790 S Hagadorn Road Suite 102                     | Redevelopment                  | 1      | Building Dept.  | Interior renovation of suite 102 in Hannah Plaza for a new bar and restaurant.  |
| St. Martha's Parish & School | St. Martha's Parish & School Building Expansions | Under SUP Review     | 1110 W Grand River Ave                             | New Development                | 2      | Planning Commission   | Additional building developments at St. Martha's Parish & School. Development over 25,000 sq. ft.   |

|                 |                           |                            |                        |                 |    |                     |  |
|-----------------|---------------------------|----------------------------|------------------------|-----------------|----|---------------------|--|
| Fedewa Holdings | Dobie Road Fedewa Project | Under SUP Review           | 4601 Dobie Road        | New Development | 32 | Planning Commission | The construction of a multiple-family development, consisting of 32 town home units. |
| MK Builders     | Haslett Yoga Connect      | Under Building Plan Review | 1482 Haslett Road      | Expansion       | 1  | Building Department | Interior remodel of existing Haslett Yoga facility on Haslett Road.                  |
| N/A             | Terra Firm Gym            | Under Building Plan Review | 2655 E Grand River Ave | New Development | 1  | Building Department | New fitness establishment taking space previously occupied by Foods for Living.      |



**To: Corridor Improvement Authority Directors**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: October 15, 2025**  
**RE: CIA Grand River Avenue Campus Hill Pedestrian Island Safety Discussion**

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April 1, 2025, a pedestrian crossing Grand River was struck by a vehicle moving eastbound on Grand River Avenue. The pedestrian utilized the newly installed Campus Hill pedestrian island that connects the south MSU Lake Lansing Trail to the north MSU Lake Lansing Trail access. The pedestrian islands are part of an overall pedestrian walkability improvement request by the Corridor Improvement Authority, Transportation Commission (dissolved), and MDOT Grand River improvements made in 2022-2023. The locations of the islands were proposed by MDOT with supporting comments from both the Transportation Commission and CIA body. The islands were installed as designed, and members of the public, including the CIA, have discussed a desire to see increased pedestrian safety related to the islands.

Members of the community, Meridian Township Public Safety staff, and the CIA Board would like to increase the visibility of pedestrians at the islands, specifically starting with the Campus Hill pedestrian island. The speed on Grand River is 45 MPH, with average speeds possibly higher. A speed study could increase traffic speed, and members of the CIA are in opposition to increased speed.

Township staff have held meetings with MDOT, Meridian Police Department, and Meridian Public Works, to discuss options to make the island more visible. Some of those conversations originally discussed an electronic signalization at the islands like a Hawk Nest stop light or RFBB's at the island. MDOT conducted traffic assessments counting the number of pedestrian crossings per day and vehicle traffic per day for each island in May of this year. They studied the crossings during peak traffic hours for a week. The numbers collected indicate that the McDonald's pedestrian island would meet 20+ pedestrians per hour at peak times which meets the minimum requirement for RFBBs. The Campus Hill and Washington Heights pedestrian islands did not meet the 20+ pedestrians count per hour. That would mean those two islands would not include signalization base on MDOT's metrics. MDOT struggles to apply only one traffic safety measure at one pedestrian island. The preference is to update all three islands with the same traffic safety measures to create continuity for drivers and set expectations.

Public safety teams at the Township, MDOT, and the Township Board are hesitant to install a traffic signal at the Campus Hill location as the installation could cause backups on the bridge over the Red Cedar River.

**Alternatives:**

MDOT to clean up the signage along Grand River – some signs are covering sight lines  
MDOT to increase Pedestrian signage at the crossing more visible  
MDOT to add Reflectors on the island to make island more visible  
Township to discuss and request the addition of a mast arm streetlight and installation with CE

The Township is going to reach out to CE to get a quote for lighting installation at the Campus Hill location. The update will also include the other three pedestrian islands in the future to be sure all islands are well illuminated.

See image below:





**To:** Corridor Improvement Authority Members  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** October 15, 2025  
**Re:** CIA Façade Improvement Redevelopment Grant Update

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**Summary:**

A Façade Improvement Reimbursement Program will reimburse a property owner for exterior site improvements. The Façade Improvement Reimbursement Program provides financial assistance to property owners for eligible exterior site improvements. The program typically reimburses up to 50% of total project costs, with a maximum reimbursement of \$20,000.

**Details:**

The Façade Improvement Reimbursement Program provides financial assistance to property owners for eligible exterior site improvements. The program typically reimburses up to 50% of total project costs, with a maximum reimbursement of \$20,000. In addition, the completed project must accompany receipts and proof of work conducted. The documentation from the completed project is reviewed and approved by the authority before the issuance of a check.

**Application and Reimbursement Process:**

1. Application submittal: Applicants must complete the Façade Improvement Grant Applications. Applications are competitive as funds are limited. It is highly suggested that the applicants include all pertinent information about how the improvement will better the community. Include the number of new jobs created. Detail what the overall value to the Township will be once the improvements are made. Selected applicants must sign a reimbursement agreement.
2. Project Completion: Approved applicants must fully fund and complete the improvements before seeking reimbursement. Improvements will have a 180 day start to finish timeline. Past 180 days of completion, the CIA will be allowed to consider if they will reimburse the project.
3. Documentation: Upon project completion, applicants must submit itemized receipts and proof of work performed.
4. Review and Approval: The Township will review the submitted documentation. If all eligible project expenses are approved, a reimbursement check will be issued. A draft Façade Improvement Program is attached for your review.

A draft Façade Improvement Program Application is attached for your review. The CIA has already approved the program. We can begin accepting applications as soon as the CIA is ok with the application format.

# FACADE IMPROVEMENT PROGRAM APPLICATION

1. Is the business that you are applying for improvements located in the Corridor Improvement Authority (CIA) District of Meridian Charter Township?

YES \_\_\_\_ NO \_\_\_\_

2. Provide the business name:

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3. Provide the business address:

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4. Provide the business mailing address if different than above:

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5. Are you the property owner? \_\_\_\_\_  
YES NO

6. If you are not the building owner please provide the building owner's name

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7. Building Owner Telephone (if different than above)

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6. If you are not the property owner please provide a copy of the written statement from the property owner granting the allowance for the building improvements. A lack of approval from the property owner may disqualify approval from the CIA for the use of the program.

7. Name of Best Contact Person for the project (if different than above):

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8. Contact Person's Address (If different than above)

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9. Contact Person's Phone Number: \_\_\_\_\_

Contact Person's Email: \_\_\_\_\_

13. Has the Rehabilitation/Improvement project begun? \_\_\_\_\_  
YES NO

14. What is the total estimated project cost?

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15. Provide a description of the Improvement project:

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16. Provide cost breakdowns by major categories(For example: architectural fees, engineering fees, signs, awning, painting, repair, carpentry, electrical, etc., and attachment to this application.

15. What is the proposed project start date? \_\_\_\_\_

16. What is the estimated date of completion? \_\_\_\_\_

17. How will the project be financed? Please provide a statement and copy of proof of project financing. The Meridian CIA Facade and Grant Program is a matching grant program. Funding support of a project must accompany a match of finances from the developer, property owner, banking institution, etc.

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18. The project will involve the buildings: 15. Street Front Façade \_\_\_\_\_ Exterior Side \_\_\_\_\_ Exterior Rear Wall \_\_\_\_\_ Roof \_\_\_\_\_ Other \_\_\_\_\_

16. Will the project involve a new sign? Yes \_\_\_\_\_ No \_\_\_\_\_

18. Would this project be considered "Maintenance" as opposed to Facade Improvement? The CIA may not finance a project that falls into a category similar to traditional or regular building maintenance.

- 19. Please submit three copies of the project design if available.
- 20. Please submit one photograph of the existing facade.

By signing below, the applicant affirms that:

A. The information submitted herein is true and accurate to the best of my (our) knowledge.

B. I (we) have read and understand the conditions of the Meridian Charter Township Corridor Improvement Authority Façade Improvement and Grant Program and agree to abide by its conditions and guidelines.

C. I (we) understand that if this application is approved, any changes, alterations or modifications to the approved façade design must be authorized in writing by the CIA. Any and all improvements must meet the standards and conditions of the Township’s Code of Ordinances. Payment of permits will not be included in the overall project costs. I (we) understand that certain improvements may require inspections and associated fees, which will be managed solely by me (us). If unauthorized changes are made, I (we) understand that the CIA may withdraw its funding commitment.

D. I (we) understand that if this project is not completed within the scope of the timetable (12 months), the CIA can withdraw its funding commitment. I (we) understand that I (we) can reapply, however, the application will be subject to funding availability at the time of reapplication. \_\_\_\_\_

Applicant’s Signature \_\_\_\_\_

Date \_\_\_\_\_

Applicant’s Signature \_\_\_\_\_

|                              |  |
|------------------------------|--|
| For the Use of the CIA       |  |
| Date Received:               |  |
| Received By:                 |  |
| Is the Application Complete? |  |
|                              |  |



**To:** Corridor Improvement Authority Directors  
**From:** Neighborhoods & Economic Development Director Amber Clark  
**Date:** October 15, 2025  
**RE:** Okemos Consolidated Drain District Update

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**Who:** Ingham County Drain Office

**What:** The Okemos Consolidated Drain District Project

**Where:** Meridian Township- specifically Grand River and Marsh Road, Meridian Mall, Newman Road, Okemos Road and Grand River, Hillcrest Ave, Seminole Drive, and Central Park Drive.

**WHY:** Ingham County Drain Office from 2012-2018 received a request from the Deputy Township Manager at the time to check into the excessive flooding on Ottawa Hills and Okemos Road/Grand River Ave. The Drain Office working alongside MDOT in 2022 conducted a series of improvements to the drain under Grand River to allow for efficient transfer of water off of the main roads to the Red Cedar River. All of the necessary improvements for the Okemos Drainage district were not completed in 2022. Additional improvements are necessary and the Ingham County Drain office has been working to address those.

**Components:**

- In 2022 the Drain Office purchased property in Downtown Meridian Township on Okemos Road and a parcel on Grand River to increase the impervious surface area of the Okemos drainage district and to allow for water capture on these sites. The Drain office anticipates turning these parcels into tiny pocket parks in Meridian Township to detain water prior to its release into the Red Cedar.
- The Drain office will request that the Township allow for water flowage on our property behind Central Fire Station to allow for excess water from the Meridian Mall site flow there until meeting up with the river.
- Updates in Ottawa Hills on Hillcrest and Seminole are planned. This may include ditch excavation, increased water pipes or other improvements to remove water from private residential property.
- The Drain office is hoping to acquire additional land from Meridian Mall to allow for an updated drain pipe to move through the Mall parking lot.
- This will impact traffic and could take as long as 12-18 months to complete.
- This will be a “benefit” to the Township and the cost of the improvements will be a fee created by the Drain office that will have to be paid. This could be a special assessment that is tied to the property.
- The Drain office hopes to bid the project in 2026 for a 2026-2027 construction season.



**To: Meridian Township Corridor Improvement Authority Members**

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

**Date: October 15, 2025**

**Re: Annual Corridor Improvement Authority Member Training**

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**SUMMARY:**

The Township's development boards are directed to review best practices in economic development to effectively support redevelopment within the community. These practices are promoted by Michigan State University (MSU) Extension, the Michigan Economic Development Corporation (MEDC), and other organizations. It is strongly recommended that these practices be reviewed annually.

As part of the Township's active Redevelopment Ready Communities (RRC) status, several learning modules are available to the Corridor Improvement Authority (CIA). The Township first achieved RRC certification in 2017 and was recertified in 2023. This year, CIA Directors will review articles and modules to focus the CIA-s potential to enhance the district.

**BACKGROUND:**

*Place, People, and Prosperity. People, Planet, and Purpose.* These guiding principles for sustainable growth and community appeal are increasingly adopted by Fortune 500 companies and economic development organizations alike. They serve as foundational pillars to align all aspects of an organization with the community's strategic plan. The Corridor Improvement Authority members are to review two articles created by the MSU extension for Economic Development. The first, [Old Versus New: Understanding the new economy.](#) The second, [People count: Population Growth leads to basic economic growth.](#) These articles are intended to provide CIA members with a broader understanding of Michigan's current economic landscape and future direction. They aim to inspire strategic thinking and reinforce the importance of well-planned communities that support their people, protect the environment, and build on their strengths, localized qualities that can attract residents and businesses alike

**NEXT STEPS:**

Following the review of these articles, CIA members will participate in a future meeting to conduct a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the district. This strategic planning exercise will help define new goals and outline actionable steps to advance economic development in Meridian Township.