



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, March 15, 2023– Minutes -DRAFT

Members

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

Members

Absent: Kellie Johnson

Others

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

1. CALL MEETING TO ORDER

Chair Peffers called the meeting to order at 6:10 PM and read the mission statement at 6:11PM

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

4. APPROVAL OF MINUTES

- a. Minutes-December 16, 2022

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

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS



a. Corridor Improvement Authority Tax Increment Financing Discussion

Director Clark relayed the compiled data for a potential capture within the designated boundary of the Grand River Corridor. The CIA boundary begins at Brookfield Drive on Grand River Avenue and travels east to Cornell Road. The Authority district also expands north on Marsh Road to include 1982 W Grand River Ave (formally known as Meridian Mall) and 5000 Marsh Road (formally known as Kellie's Consignment). These complexes are included as they are a CPUD (Commercial Planned Unit Development) and by their zoning designation are comprised as one zoning complex. Director Clark explained that changes to the zoning designation will require several steps. To change the zoning could complicate future development on the 5000 Marsh Road complex. The idea of utilizing captured tax increment revenue would substantially support the Meridian Mall in the extensive update they will have to make to meet current development standards. Director Clark explained the Okemos Consolidated Drain runs through the Mall complex and the Ingham County Drain office has requested support from the Mall to make changes to update that drainage system. The necessary changes would revert thousands of gallons of water into an adequate drainage pipe and release the water into the Red Cedar River. Currently after a major rainstorm residential properties to the east of the Meridian Mall are flooded as the capacity of the drain is not enough to accept large amounts of water in such short periods of time. The amount of impervious surface exacerbates the flooding as water runoff exceeds water that could be absorbed. An update at Meridian Mall would trigger the standards of the site to improve from 1950's standards (when the mall was built) to 2023 standards. The Township will work to address parking standards which could make it easier for developers to reduce surface parking lots.

Member Goetz asked how the Tax Increment Financing would become involved with Development. Director Clark responded showcasing the simple diagram that with each passing year, the taxable value of properties increase. From the base year (2023) the CIA would capture or gain the increase from each property included in the capture. That increase would go into a bank account after the payment of taxes in summer and winter. The captured amount could be used to support whatever eligible projects the CIA has deemed they are willing to support in the TIF plan. Director Clark showcased the potential capture as projected by the Township Assessor Director Winstead. About 81 parcels are projected to be included in the capture. The Meridian Mall is not included in the potential capture at this time.

Member Nugent asked why we would not capture from the Meridian Mall. Director Clark responded that similar to what Delta Township has done with their TIF creation, the properties that have great potential to appeal, they are looking to keep from the TIF capture as it would impact the overall increase. All of the properties in the boundary have the ability to request funding in support of an eligible project. The CIA members would be tasked with working through the details of what they desire to approve and



support. The Meijer complex at 2055 W Grand River Avenue is also included in the boundary. This complex is already being captured in the DDA TIF capture and cannot be included in the CIA TIF capture. Director Clark stated that Authorities are not allowed to “double dip.” The CIA may receive a request from Meijer for an eligible project, they do not have to grant the request if they feel like the project does not meet the intent of the CIA TIF capture.

Member Peffers asked what else can the TIF support. Director Clark explained the funding could also be used to pay for additional pedestrian supporting infrastructure like the indicator lights that were requested by the CIA when MDOT agreed to the construction of Pedestrian Island along Grand River Avenue in three locations. MDOT did not disagree that the indicators would support pedestrian safety but they stated they would not pay for those additional lights. The CIA could use TIF funds to support increase pedestrian and walkable options along the corridor. Bike racks near CATA bus stops, charging docs for electric bikes, or powered pedestrian transportation (one wheels, electric scooters), connecting trails to existing pathway systems and more.

Member Nugent and Member Goetz asked how parcel owners would feel knowing the Meridian Mall would get support financially for a redevelopment but would not be included in the capture. Director Clark explained not all of the commercial properties will be included in the capture, especially those with depreciating value or those with strong potential to request a tax appeal. Properties like Target, Kroger, and Meridian Mall have strong potential to request a decrease in taxes. If they are granted a decrease they will reduce the overall capture and be owed money back from the Authority. The example Director Clark used was the Meijer tax tribunal in the DDA that reverted taxes in 2012 back to 2010. The DDA owed \$85,000 back to the County and Township due to the reduction. Meijer in 2012 conducted a large interior remodel with reduction of their tax bill. TIF Authorities are compromised by the ability of commercial properties to request a reduction at tribunal. It is the suggestion of Director Clark that any approved TIF agreement between an entities will sign an agreement that they will not request a reduction of taxes through the duration of their TIF agreement. If they do request a reduction their TIF agreement will be amended to prorate the funding back to the TIF authority. Director Clark asked if a straw poll of members present could be taken to determine if the Authority would like the Meridian Mall included in the capture or removed from the capture. 1 Member would like the Mall included in the capture 4 members did not want the Mall included in the capture. The consensus is the majority of the group is supportive

Supervisor Jackson mentioned the current number of members is now down to 5 and it is hard to meet a quorum if one member is absent. It would be a benefit to show potential new members the CIA is working toward establishing the TIF and maybe some other members would like to return to support the projects as they move forward. Supervisor Jackson also requested that staff seek out new members of the



Corridor especially a member of the Meridian Mall as the discussion of major redevelopment falls to that site many times. Director Clark proposed she reach out to Meridian Mall members and gauge their interest.

MOTION: MOVED BY MEMBER GOETZ FOR THE CREATION OF A TAX INCREMENT FINANCING PLAN OF THE CIA AT THE JULY 2023 MEETING. MOTION SUPPORTED BY SUPERVISOR JACKSON. MOTION PASSES 5-0

b. Corridor Improvement Authority Officer Election

Director Clark noted that member Peffers was elected at the first meeting of the year and per the bylaws, CIA members must elect their officers for the year. Vice Chair and Secretary remain vacant for the CIA. Member Rigterink nominated Member Goetz as Vice Chair and supported the idea of staff as Secretary. The designation of Secretary should be held by a member of the CIA Authority. Supervisor Jackson was nominated as Secretary with Director Clark as staff serving to take minutes as has been the establishment previously.

MOTION: MEMBER CHRIS RIGTERINK MOVED TO ELECT MEMBER BRUCE PEFFERS AS CHAIR, MEMBER BARRY GOETZ AS VICE CHAIR WITH SUPERVISOR PATRICIA HERRING JACKSON AS SECRETARY WITH STAFF SERVING TO COMPRISE MINUTES. MOTION SUPPORTED BY MEMBER CHRIS NUGENT. MOTION PASSES 5-0

8. DEVELOPMENT PROJECT REVIEW

- a. Current Development Projects in the Township are included in the packet. DTN Grand Reserve is a pending approved residential project for Grand River and the CIA corridor.
- b.

9. REPORTS

a. Township Board

Supervisor Jackson gave an update on the renovation of Township Hall 5151 Marsh Road which will commence April 24th. Members of staff will be displaced by department. Director Clark will be working out of 2/42 Community Church building at 2630 Bennett Road. The Board will consider a new Marijuana ordinance update, "Meridian Cares About You Health and Safety Expo" is planned for May 10th at Marketplace on the Green. Juneteenth 2023 is planned for June 9, 16-19th at various locations in the community. There is a taskforce dedicated to determining if a Senior Center could be feasibly built in the Township. The Township's Pride event is scheduled for August 26th.



b. Planning Commission

Commissioner Brooks reported the updates from the latest meeting.

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

- May 24, 2023 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting.