



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
April 15, 2026 6:00 pm
Central Fire Station-5000 Okemos Road

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. February 18, 2026
 - B. Financial Report
6. PUBLIC COMMENTS
7. OLD BUSINESS
 - A. Parking Maximums
 - B. Mass Timber Planning Incentives
8. NEW BUSINESS
 - A. 2026 Corridor Improvement Authority Budget
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: May 21, 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, February 18, 2026– Minutes

Members

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

Members

Absent: Chris Rigterink and Supervisor Scott Hendrickson

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Principal Planner Brian Shorkey, and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Peffers called the meeting to order at 6:04pm and read the mission statement.

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 4-0.**

4. APPROVAL OF MINUTES

a. Minutes-January 21, 2026 Meeting Minutes

**MOTION BY MEMBER GOETZ TO APPROVE THE MINUTES. SUPPORTED BY CHAIR PEFFERS.
MOTION PASSES 4-0.**

5. PUBLIC REMARKS

None.

6. FINANCE REPORT

Director Clark shared the financial statements. There is \$103,530.76 cash on hand and this will increase in March with receipt of winter taxes.

7. OLD BUSINESS

a. Grand River Avenue-Campus Hill Pedestrian Island Crossing Safety Discussion

Director Clark reported that the Township has a conceptual additional lighting and signage plan. Awaiting final design and cost estimates and once those are in place, feedback will be sought from the CIA.

8. NEW BUSINESS

a. Mass Timber Construction within the CIA District Discussion

Principal Planner Shorkey discussed that the Michigan Building Code allows for mass timber construction. He will bring the suggestion, from the CIA, to provide incentives to developers who use mass timber to the March Planning Commission meeting for discussion. Planner Shorkey suggested that it may be a possible additional amenity to add to the existing MUPUD ordinance.

b. Draft Letter to MDOT Requesting Review of Northwind Drive Traffic Signal

Director Clark presented the draft letter. There was a suggestion to reach out to the Police Department to see if they have any crash information for that area. If they do, Director Clark will add it to the letter.

9. DEVELOPMENT PROJECT REVIEW

a. Development Project Updates

Director Clark mentioned work is being done at Mister Car Wash. Panda Express is still in progress. Authentix Project on Central Park Drive is still receiving feedback from the residents of Central Park Estates.

10. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- Francesca's is closing
- Planning spring/fall recycling events and fashion show
- Held Chinese New Year celebration

11. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD

Principal Planner Shorkey reported that the Planning Commission has been working on updating the off-street parking ordinance. There will be a public hearing on March 2nd. The Planning Commission has proposed a 20% max overage for parking spots across commercial and office districts. There was discussion that the CIA believes this will be a disincentive for developers. Principal Planner Shorkey will share the CIA feedback with the Planning Commission.

12. OPEN DISCUSSION/BOARD COMMENTS

Discussion that the Township Board has written a letter and resolution in opposition of the ITC project through Meridian Township. The citizen survey for the project runs through tomorrow. It will take them a year roughly to determine the path of the lines, with possible construction in 2030.

13. PUBLIC REMARKS

None.

14. NEXT MEETING DATE

- March 18, 2026 at 6:00pm

15. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 6:55pm.



To: Corridor Improvement Authority Members

From: Amber Clark, Neighborhood & Economic Development Director

Date: April 15, 2026

Re: Financial Report

Staff has received a formal financial report from the Finance Department for the current CIA funding December 2025 to February 2026. The CIA receives funding directly through the Tax Increment Financing (TIF). Tax Increment Financing is the process of establishing a base taxable value for a district. The increase of that value is taken and provided to the CIA for commercial redevelopment use and investment into the district.

Members will see the Façade Improvement Grant Reimbursement transactions as approved in November 2025 are posted to the account. That total was \$21,600 for both Playmakers and Mid-Michigan Academy of Martial Arts.

Your concurrence is appreciated.

Corridor Improvement Authority (CIA) (252)

Preliminary Financial Statements

Period Ending 04/30/2025 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS

Cash	\$70,050.48
TOTAL ASSETS	\$70,050.48

LIABILITIES

Due to General Fund (CIA owes MT for EIN Setup)	\$319.00
TOTAL LIABILITIES	\$319.00

FUND BALANCE

Fund Balance 12/30/2024	16,192.07
2025 YTD Net Income	\$53,539.41
2025 Current Fund Balance	\$69,731.48

INCOME STATEMENT

REVENUES

	March	April	Year to Date
Current Property Tax	\$53,539.41	\$ -	\$ 53,539.41
TOTAL REVENUES	\$ 53,539.41	\$ -	\$53,539.41

EXPENDITURES

Contractual Service	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$0.00	\$0.00	\$0.00
2025 Net Income	\$53,539.41	\$0.00	\$53,539.41

Bernadette Blonde

Bernadette Blonde (May 14, 2025 14:38 EDT)

Charter Township of Meridian
Treasurer's Office
5151 Marsh Road
Okemos, MI 48864-1198
Phone (517) 853-4000
Fax (517) 853-4096
Tax Exempt: 38-6007712



INVOICE

Customer ID: CIA
Invoice Number: 2400001676
Service Date: 09/16/2024
Invoice Date: 12/20/2024
Due Date: 12/30/2024

Property Address:

CIA
5151 MARSH RD
OKEMOS, MI 48864

Remaining Unapplied Credits: 0.00

Quantity	Description	Unit Price	Amount
1.00	CIA PAY BACK TO GF	319.00	319.00

REIMBURSEMENT
FOR CORRIDOR IMPROVMENT AUTHORITY TO PAY BACK TO MERIDIAN GF.
FOR THE CIA EIN SETUP FEE THAT HAD BE PAID OUT OF MERIDIAN GF.

Total Invoice:	319.00
Credits Applied:	0.00
Payments Applied:	0.00
Invoice Balance:	319.00

Please remit this portion with your payment!



Charter Township of Meridian
Treasurer's Office
5151 Marsh Road
Okemos, MI 48864-1198

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Invoice Number: 2400001676
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Invoice Date: 12/20/2024
Due Date: 12/30/2024

Property Address:

Invoice Balance: 319.00

CIA
5151 MARSH RD
OKEMOS, MI 48864





To: Corridor Improvement Authority Members
From: Amber Clark, Neighborhood & Economic Development Director
Date: April 15, 2026
Re: Parking Maximums

During the February 18, 2026 CIA meeting, Principal Planner Shorkey brought up for general discussion the Planning Commissions review of the Township Parking Ordinance. For background, the Planning Department and Planning Commission are in the process of updating the Township's parking ordinance, which was originally established in the late 1970s. Since that time, only minor changes have been made to the ordinance.

Following the 2023 Master Plan update, planning staff identified contradictory and outdated language within the parking ordinance. A major update to the ordinance was subsequently approved by the Township Board, reducing the amount of parking required for commercial properties. Data indicates that developers generally seek to limit over-parking, as excess, unused parking spaces increase costs, expand impervious surfaces, and add long-term maintenance expenses.

The Planning Commission is currently discussing whether the Township should impose parking maximums for development within the community. Members of the CIA have weighed in on this topic, noting that the addition of such a provision could create additional delays in the development process. In most cases, developers seek to construct only the amount of parking necessary for their sites to function appropriately. Over the past six years, only one: Trader Joe's, has requested more parking than the Township's standard. In the Township's 60+ year history, very few developments have requested parking in excess of the established standards.

Township staff are also aware that additional parking can conflict with the general standards and requirements of the Ingham County Drain Office (ICDO). A key concern for the ICDO is the amount of impervious surface currently within Meridian Township. Large expanses of pavement reduce the ability of water to infiltrate appropriately and exacerbate storm water management issues within the community. Establishing a parking maximum, in addition to the already reduced commercial parking requirements, may conflict with the Township's overall goal of making the permitting and approval process more transparent and efficient.



To: Corridor Improvement Authority Members

From: Amber Clark, Neighborhood & Economic Development Director

Date: April 15, 2026

Re: Mass Timber Construction within the Corridor Improvement District

At the last regular meeting of the Corridor Improvement Authority, members revealed an interest to have a discussion regarding Mass Timber construction. Mass Timber construction uses engineered wood products like Cross Laminated Timber (CLT) or Glulam (glue laminated), created by bonding smaller wood pieces into large, strong structural panels for walls, floors, and roofs. (According to Google). A locally constructed building currently in operation in the region is the new MSU STEM/Life Sciences building that rehabilitated MSU's Coal reactor.

There are several advantages to Mass Timber in construction, one of import may be the ability to utilize the CLT as a structural element which is a major cost benefit to steel structural beams. Mass Timber also has the ability to provide more flexibility to the building and can meet the standards for earthquakes in California. Finally mass timber has the ability to slow or reduce fire damage which can save lives and the building itself.

Economic Development Director attended the Planning Commission meeting to provide additional context. While Planning Commission had no issue with Mass Timber as it is allowed in the Michigan Building Code, they didn't know how best to incentivize the building type. Planning Commission staff has a copy of the East Lansing City Ordinance to compare.



To: Corridor Improvement Authority Members

From: Amber Clark, Neighborhood & Economic Development Director

Date: April 15, 2026

Re: 2026 Corridor Improvement Authority Budget

Staff has proposed the attached budget for 2026, to authorize specific use of the CIA funding. The CIA receives funding directly through the Tax Increment Financing (TIF). Tax Increment Financing is the process of establishing a base taxable value for a district. The increase of that value is taken and provided to the CIA for commercial redevelopment use and investment into the district. The attached proposed budget is a plan to implement community improvements and investment within the Corridor Authority District. Adjustments to the budget will come as a budget amendment request before this body and the Township Board.

A motion has been prepared as a recommendation:

MOVE TO ADOPT THE ATTACHED BUDGET FOR 2026. INCLUDE THE ANNUAL BUDGET ON THE CORRIDOR IMPROVEMENT AUTHORITY WEBPAGE AND SUBMIT TO THE FINANCE DEPARTMENT.

Fund 252 -CORRIDOR IMPROVEMENT AUTHORITY

REVENUE			
252-000.000-402.000	Current Property Taxes	\$54,935.00	Based on 2025 Capture CIA
252-000.000-502.000	Grant Revenue- Local	\$0.00	
252-000.000-675.000	Miscellaneous	\$0.00	
Estimated Ending 2026 Revenue		\$54,935.00	

EXPENSES			
252-000.000-728.000	Operating Supplies	\$0.00	
252-000.000-820.000	Contractual Services	\$25,000.00	Integrated designs/market studies/ RFP/
252-000.000-825.000	Professional Conferences/Dues/ Training	\$1,000.00	
252-000.000-976.500	Grant Expenditures	\$25,000.00	FAÇADE IMPROVEMENT PROGRAM (FIP)
252-000.000-974.000	Construction/Improvements	\$15,000.00	Public Improvements (Signage and streetlighting)
252-000.000-981.000	Communications	\$0.00	
Total Expenses		\$66,000.00	

Beginning Fund Balance 2026	\$103,211.76
Estimated Revenues 2026	\$54,935.00
Estimated Expenses 2026	\$66,000.00
Estimated Ending Fund Balance 2026	\$92,146.76

Bank Balance 12/31/2025	\$103,530.76
Current Bank Balance	\$179,510.56

*(Difference of \$319 from Fund Balance - Amount due to GF)