



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 2<sup>nd</sup>. 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.