



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
June 18, 2025 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. April 16, 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
8. NEW BUSINESS
 - i. Annual Training Corridor Improvement Authority Members
[MEDC Investment Based Crowdfunding Field Guide.](#)
 - B. CIA Annual Report
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: July 16, 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, April 16, 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. November 20, 2024 Meeting Minutes

MOTION TO APPROVE THE NOVEMBER 20, 2024 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

2025 RFQ INTEGRATED PLAN DESIGN SEARCH · RESULTS OF OPEN BID

Director Clark provided the CIA members with an update on the received Request for Qualifications/Quote for a consulting firm to produce an Integrated Plan for the

Corridor Improvement Authority. Director Clark reviewed the intent of an Integrated Plan as a comprehensive approach that considers various aspects of a community's development, including land use, infrastructure, traffic, commercial, residential, retail, and environmental factors, to achieve a cohesive strategy for future development. The request for qualifications for the Meridian Township CIA Integrated Plan was our first step to know the average cost to complete a strategic plan for the Corridor. A completed Integrated Plan serves to assist the CIA and municipal staff on future development options. This may include changes to the current zoning, collaborative efforts to enhance traffic, accessibility, and overall development in the CIA district.

Three entities submitted bids for the March 31, 2025 bid opening:

Spalding DeDecker	\$49,500
Progressive Company	\$142,500
OHM Advisors	\$149,000

It is the recommendation of Director Clark to wait to begin an Integrated Plan Design until additional funding is made available to the CIA. CIA members asked in general what the creation of the Plan would look like. Director Clark noted that when the CIA is ready to complete a Plan, a Request for Proposal RFP process will be initiated with bidders granted a window to submit proposals. The RFP could be similar to the RFQ submitted by the CIA with specifics and a cost not to exceed included. Members agreed that the lowest qualified bidder would be a cost effective choice. Member Barry Goetz noted that the lowest qualified bidder may not be the best match based on personal experience. Member Goetz suggested that more time may be necessary to review proposals.

Director Clark agreed to submit the proposals digitally to all members of the CIA to review the submissions. Director Clark noted that at this time the CIA has not elected to select either entity. The RFQ was the first step to know what would be included in an RFP and the general cost to produce an Integrated Plan. The Integrated Plan would provide a general strategic development plan for the district. The Plan would not have strict adherence and could provide a property owner/developer with a sense of the desired improvements of the corridor. Director Clark will submit the proposals digitally to the CIA members.

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 project by 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 s 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. Township Board - None
Staff - Director Clark updated the CIA that the Township Board is currently reviewing proposed changes to the Brownfield Housing Policy to allow the construction of housing units with an affordable component as an eligible reimbursement. Adoption is hoped for at their upcoming May 8, 2025 meeting.

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 7:35 PM



To: Corridor Improvement Authority Directors

From: Neighborhoods & Economic Development Director Amber Clark

Date: June 18, 2025

RE: CIA Grand River Avenue Campus Hill Pedestrian Island Safety Discussion

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 begun conversations about the CIA partnering with MDOT, Meridian Police Department, and Meridian Public Works to make the island more visible. After the incident, a secondary conversation with Public Safety urges the Authority, Township, and MDOT to consider a lighting mechanism to shine light on the pedestrians in the crosswalk and a Hawk Nest stop light that would be green predominantly throughout the day and change to red when a pedestrian hits the button. This is a higher level of security than Rectangular Rapid Flashing Beacons (RRFBs) as seen on Central Park Drive and Okemos Road, as they do not require a car to stop. A stop light is enforceable as it is the requirement with a red light that traffic adheres to the law and stops. RRFBs indicate to a driver that a person is within the crosswalk.

The Economic Development Director suggests that the CIA consider supporting financially a streetlight, a light of some sort at the crossing, as well as a stoplight. This controlled and enforceable element is easier for drivers to see and to get used to.



To: Corridor Improvement Authority Members

From: Amber Clark Director Neighborhoods & Economic Development

Date: June 18, 2025

Re: CIA Façade Improvement Redevelopment Grant Discussion

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 is attached for your review.

CIA BUSINESS FAÇADE IMPROVEMENT PROGRAM GUIDELINES

The Charter Township of Meridian Corridor Improvement Authority (CIA) formally institutes its Façade Improvement Grant Program (CIAFIP) to stimulate appropriate improvements to the exterior of commercial buildings within the district.

The CIA finds that the creation and maintenance of an attractive community is a public purpose which can be achieved in part through improvements to building facades. The Corridor Improvement Authority is a district authority, and provides direct investment incentives for eligible businesses, properties, and projects within the Corridor Improvement Authority District of Meridian Township. The boundaries of the CIA district, are equal to the area that the CIA will provide development incentive benefits to. The FIP will apply to eligible businesses based on the criteria address in this guide.

The intent of the FIP will be to strengthen the economic viability of the CIA district, through the implementation of grants to small business brick and mortar locations. The intent of this program is to invest in the district and provide financial incentives for improving the exterior appearance of its buildings. The FIP is not for general building maintenance projects, but for façade beautification investments, updates, and expansions. The FIP provides an opportunity to create a unique atmosphere that Meridian Township can offer the community. It is important that building design treatments be compatible with each other and promote the brand of Meridian Charter Township as a *Prime Community*.

Program Description:

Subject to funding availability and project approval, the CIA may reimburse up to 50% of the cost of improvements to the exterior building façade. Except as otherwise noted in these guidelines, the total reimbursement for a Standard Facade Improvement Grant

may not exceed \$20,000.00 per building, per project, or the cost of exterior face improvements, whichever is less, every 10 years.

Standard Façade Improvement Grant:

This type of grant (reimbursement) is given for work which is consistent with the CIA Façade Improvement Program Guidelines.

Subject to funding availability and based on a separate vote of approval by the Corridor Improvement Authority of Meridian Charter Township, the reimbursement may be increased by 20% above that awarded for the Standard Façade Improvement Grant, for existing buildings within the district. New buildings will not be eligible for the 20% rehabilitation increase.

Who is an Eligible Applicant?

Property that falls within the boundaries of the **Meridian Charter Township Downtown Development Authority** and outside of the **Corridor Improvement Authority district** are not eligible. The DDA has its own FIP, and qualified applicants should apply to the DDA. The Meridian Township Economic Development Corporation has its own FIP, and eligible applicants are encouraged to apply. The CIA may also consider working as a partner with the EDC to build enhancing programs for CIA properties. Owners, tenants with the owner's approval, or both who have commercial property located within the Township may apply for FIP funds. This includes the Corridor Improvement Authority or Public agencies that own and or operate **commercial** property within the district.

What is an Eligible Building or Property?

Any existing commercial building located within the CIA which is owned or used by an eligible applicant is considered eligible for FIP funds. Landscaping projects adjacent to a

commercial property within the district are also eligible. Newly constructed buildings and additions to existing structures are eligible, subject to funding availability and the limitation listed under Eligible Exterior/Façade Improvements below. All taxes and special assessments must be current to be eligible for FIP funds (Proposed Addition: at the time of grant approval and disbursement of funds). **Any property in the DDA is ineligible to engage in this program.**

A building under one ownership, divided into more than one unit for purposes of commercial tenancy, each separate unit which has an individual storefront façade and an independent ground floor entry shall be eligible to receive FIP funds; provided however, that FIP funds shall not exceed (\$20,000.00) for the entire building, subject to funding availability, for a Standard Façade Improvement Grant.

If the owner or principal tenant of a building which has and uses storefront façade frontage of more than sixty (60) feet applies for FIP funding, the CIA at its discretion may award additional funds as it determines reasonable but not more than a total of (\$20,000.00) for any one project.

Program Financing:

The CIA will reimburse 50% (no more than \$20,000.00) of total eligible FIP expenses for an approved project.

Design Guidelines:

Projects approved for Façade Improvement Program funds must comply with the U.S. Secretary of Interior's Standards for Rehabilitation and/or all applicable Meridian Charter Township Code of Ordinances and building codes. Most projects will need a building permit, and some may require site plan approval by the Meridian Charter Township Planning Commission and Township Board.

Eligible Exterior/Façade Improvements:

Materials and wages for improvements to the front, rear and side facades of eligible buildings, when completed in conjunction with a significant renovation project, such as, but not limited to the following items;

- Carpentry
- Masonry Cleaning
- Removal/Demolition
- Awnings
- Doors/Entryways
- Storefront Constructions
- Painting
- Lighting
- Signs
- Sidewalks (From the Public Sidewalk to the Business)
- Signage
- Asphaltting Of Customer/Public Parking Area
- Free Wi-Fi Connectivity and Broadband Services
- Walkability/ non-motorized site improvements
- Green infrastructure to address site development improvements
- Electric Charging stations
- Accessibility Site Improvements (Age Friendly, ADA Compliance etc.)
- Affordability (Housing, Child Care)
- Landscaping Adjacent to Structure

Project Prioritization:

Applications containing the following characteristics will have priority funding appropriation:

- New projects (1st Time Applicant)
- Scope and size of project (larger projects that achieve desired outcomes)
- Retail, recreation, and entertainment businesses
- Projects identified on corner lots
- Projects in which the building is owner-occupied
- Projects containing a high ratio of private to public dollars
- Projects preserving community institutions
- Projects designed to resolve deteriorated/inappropriate/unsightly conditions that have existed for many years (boarded windows, deteriorated electrical fixtures, etc.)
- Projects that will complete the improvement of a block or portion of a block (ex. Replacement of an inappropriate façade on a block containing many well-preserved or improved facades)

Ineligible Expenses:

General maintenance and property management items are not eligible for the FIP. Other items that are not specifically stated under eligible expenses such as but not limited to the following items:

- General building maintenance projects like a singular painting update
- Expenses incurred within 60 days (about 2 months) prior to the CIA's review and approval of an FIP application
- Property acquisition

- Mortgage or land contract refinancing
- Loan fees
- Meridian Township Planning Department site plan, building and sign permit fees
- Construction of new building additions except for façade portion
- Sealing of parking lots
- Murals
- Appraiser, attorney, interior decorator fees
- Wages paid to the applicant or relatives of the applicant unless licensed to perform such work
- Furnishing, trade fixtures, display cases, counters or other items taxed as “personal property” or any other interior improvements
- Wages paid to applicant, relatives, or friends for work associated with the façade improvement (e.g., payments under the table)
- Any portion of expenses for which applicant pays contractor in merchandise or in-kind services
- Reusable or removable items
- Any portion of expenses for which applicant pays contractor in merchandise or service

Timetable:

Unless otherwise agreed in writing when the project is approved for FIP funding, in the event the actual physical construction on a project has not commenced within three months (90 days) and been completed within six months (180 days) of the CIA funding commitment, the CIA will re-evaluate the status of the project. At its discretion, the CIA reserves the right to cancel or extend the funding commitment.

Other Program Guidelines:

1. The CIA will give priority to commercial/income producing buildings over those owned or used by public agencies.
 - (a) Within a 10-year period, a property owner and/or tenant with property owner's approval may apply for FIP funds to renovate a building façade.
 - (b) The total amount rebated to a property owner and/or tenant for the same building during a 10-year period may not exceed \$20,000.00.
2. At the CIA's discretion and with a majority vote of the Corridor Improvement Authority Board, an exception to any FIP guideline may be granted due to special conditions or situations which were not apparent at an earlier date.
3. Not intended for general maintenance, this is at the discretion of the CIA.

Application, Approval, and Payment Procedures

1. Contact the Economic Development Director for the CIA FIP information and application packet between 9:00 a.m. – 4:00 p.m. Monday through Friday. The application and information packet may also be found online at: www.meridian.mi.us
2. Review proposed façade improvement design with the Economic Development Director and Planning Staff.
3. Submit completed application, design plans, cost estimates to the Economic Development Director at 5151 Marsh Road, Okemos, MI 48864. The CIA accepts applications throughout the year.
4. The application is reviewed by staff to verify that the location is within the CIA district. Staff will provide a preliminary review outlining how well the project meets the program objectives.
5. **CONSTRUCTION WORK BEGUN BEFORE ISSUANCE OF A BUILDING PERMIT (IF REQUIRED) AND OR, PRIOR TO THE CIA'S REVIEW AND APPROVAL WILL NOT BE CONSIDERED ELIGIBLE FOR REIMBURSEMENT GRANT FUNDING.**

6. The applicant must submit a detailed plan illustrating proposed improvements. At this point, the applicant should obtain any necessary permits from the Township and complete a site-plan review with the Planning Director as needed.
7. If the application meets program objectives the applicant will be notified that their project has been accepted for consideration.
8. Each application shall be reviewed by Planning Staff and the Economic Development Director. A written recommendation for approval, modification or rejection shall be prepared for consideration by the CIA at their next regular meeting.
9. Applicants must show proof of payment for full reimbursement (cancelled check) and completed work must be signed off by the building inspector if a building permit is required.
10. If the grantee sells/removes said property prior to ten years, repayment of Façade grant will need to be paid back to the CIA on a prorated basis. The grantee will agree to these terms through the signing of a Development and Reimbursement Façade Improvement Agreement.

Post Façade Improvement Program Approval Procedure

- Execute a Development and Reimbursement Façade Improvement Agreement.
- Any changes in the scope of work must be approved by the CIA prior to construction/installation.
- All approved changes in work verification shall be attached to the original site plan in the form of an addendum and dated.
- Township and CIA staff may conduct periodic inspections to ensure compliance with the site plan and adopted eligible activities. Any questions or concerns will be directed to the applicant.

- Projects must be completed within one (1) year and six (6) months of notification of project approval by the CIA. Only under extenuating circumstances, an extension of time to complete the project can be requested in writing and may be awarded by the CIA.
- Upon completion of the project improvement, CIA staff will photograph the new façade and submit it to the CIA to ensure that all components of the site plan are met.
- After final project inspection, the CIA Board will review and approve the project, the applicant be reimbursed for the approved grant amount.
- Any business or organization that receives funds from a Façade grant will be required to display a certificate in a prominent space of their business that indicates the project was funded in part by the CIA. The certificate should be displayed in a front window or in the lobby of the business for the duration of the time that funds are being received (10 years maximum).



To: Corridor Improvement Authority Members

From: Amber Clark Director Neighborhoods & Economic

Date: Development June 18, 2025

Re: Annual Corridor Improvement Authority Member Training

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.

There is no formal motion at this time, your concurrence is appreciated. Please review the two articles by the next CIA meeting, July 16, 2025.



To: Meridian Township Corridor Improvement Authority Directors

From: Amber Clark, Neighborhoods & Economic Development Director

Date: June 18, 2025

Re: 2024 Corridor Improvement Authority Annual Report

Board Summary:

The Recodified Tax Increment Financing Act (2018 PA 57, as amended, MCL 125.4101 et seq.) requires any municipal authority capturing tax increment revenues to submit an annual report to its governing body, the Michigan Department of Treasury, and all entities subject to tax capture. In accordance with this requirement, the fiscal year 2024 report for the Meridian Township Corridor Improvement Authority ("CIA") is attached.

Budgetary Implications:

Tax Increment Financing (TIF) is the primary funding mechanism to provide funding to the Corridor Improvement Authority. Increases in the individual parcel values or decreases in their values impact the total value. TIF is calculated by the increase from the base value of the CIA, starting from 2023 (\$54,581,451) resulting in a distribution to the CIA of \$72,820.17. The mission of Development Districts, like the CIA, is to provide appropriate incentives through investment into individual properties to increase their overall value. TIF allows for revolving investment in the CIA, enhancing the district and creating opportunities for development and businesses.

The following motion have been prepared for the CIA Board consideration:

MOVE TO APPROVE THE 2024 CORRIDOR IMPROVEMENT AUTHORITY ANNUAL REPORT AND APPROVE DISSEMINATION TO THE PUBLIC, STATE TREASURY, AND REQUIRED TAXING JURISDICTIONS AS REQUIRED BY THE RECODIFIED TAX INCREMENT FINANCING ACT.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Meridian Charter Township	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2019 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	Corridor Improvement Authority		2024
Year AUTHORITY (not TIF plan) was created:	2023		
Year TIF plan was created or last amended to extend its duration:			
Current TIF plan scheduled expiration date:	2043		
Did TIF plan expire in FY24?	No		
Year of first tax increment revenue capture:	2024		
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No		
If yes, authorization for capturing school tax:			
Year school tax capture is scheduled to expire:			

Revenue:	Tax Increment Revenue	\$	70,051
	Property taxes - from DDA millage only	\$	-
	Interest	\$	-
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	-
	Other income (grants, fees, donations, etc.)	\$	-
	Total	\$	70,051

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	\$ 31,391	22.3302
From cities	\$ -	
From townships	\$ 20,083	
From villages	\$ -	
From libraries (if levied separately)	\$ -	
From community colleges	\$ 9,389	
From regional authorities (type name in next cell)	\$ 1,741	
From regional authorities (type name in next cell)	\$ 7,447	
From regional authorities (type name in next cell)	\$ -	
From local school districts-operating	\$ -	
From local school districts-debt	\$ -	
From intermediate school districts	\$ -	
From State Education Tax (SET)	\$ -	
From state share of IFT and other specific taxes (school taxes)	\$ -	
Total	\$ 70,051	

Expenditures		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to other municipal fund (list fund name)		\$	-
Transfers to other municipal fund (list fund name)		\$	-
Transfers to General Fund		\$	-
Total		\$	-

Total outstanding non-bonded Indebtedness	Principal	\$	-
	Interest	\$	-
Total outstanding bonded Indebtedness	Principal	\$	-
	Interest	\$	-
Total		\$	-

Bond Reserve Fund Balance	\$	-
Unencumbered Fund Balance	\$	-
Encumbered Fund Balance	\$	-

CAPTURED VALUES			Overall Tax rates captured by TIF plan	
PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	TIF Revenue
Ad valorem PRE Real			\$ -	22.3302000 \$0.00
Ad valorem non-PRE Real	\$ 57,842,513	\$ 54,581,451	\$ 3,261,062	22.3302000 \$72,820.17
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000 \$0.00
Ad valorem commercial personal	\$ -	\$ -	\$ -	0.0000000 \$0.00
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000 \$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000 \$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000 \$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000 \$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000 \$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000 \$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000 \$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000 \$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000 \$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000 \$0.00
Total Captured Value		\$ 54,581,451	\$ 3,261,062	Total TIF Revenue \$72,820.17

New & Relocating							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
DTN Property Management	Knob Hill	New Business Open	2300 Knob Hill Drive	Redeveloped Commercial	32	Building Dept.	Opening of the new Knob Hill Apartment building. Reconstruction of units consumed in 2023 Fire. Community Tour scheduled 4.22.2025
Newman Equities II , LLC	Grand Reserve	New Business Open	1580 Woodland Way Okemos	Mixed Housing - Middle Housing	--	Building Dept.	Opening of first set of duplexes for rent off of Central Park, Powell Road.
Bailey Property Investments	The Corner Spot Pizza & Ice Cream	New Business Open	5951 Marsh Road	New Business	1	Building Dept.	Opening of new pizza and Ice Cream

Under Construction							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
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
Dollar Tree #10729	Dollar Tree Retail Store	Under Construction	1589-1581 Haslett Road	New Commercial Development	1	Planning Dept. Building Dept.	New Applications for a retail store to take over the previous "Rite Aid" location at the corner of Haslett and Marsh Road.
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/
Delta Dental of Michigan	Delta Dental	Under Construction	4100 Okemos Road	Existing Commercial Interior Renovation	1	Building Dept.	New Application received
Meijer Gas Station Remodel	Meijer Gas Station Remodel	Under Construction	2055 Grand River	Update to existing Gas Station	1	Building Dept.	New applications from Meijer Inc. to update the gas station at Marsh and Grand Rive
Art Unlimited	Art Unlimited	Under Construction	1929 Grand River Ave.	Relocation	1	Building Dept.	Relocation of Art Unlimited
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.

Under Plan Review							
Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
Jim Giguere	Hulett Estates	Under Plan Review	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Community Planning Dept.	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290	Planning Dept. Building Dept. Engineering	Redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building.
N/A	Panda Express	Under Plan Review	4990 Marsh Road	New Commercial Development	1	Planning Dept.	New Application received
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.
Radmoor Montessori	Radmoor Expansion	New Applications	2745 Mt. Hope Road	Expansion of existing	1	Zoning Board	Radmoor will need to attend ZBA to determine if expansion is possible.
Ashley Furniture	Ashley Furniture	New Applications	1982 W. Grand River Ave	New Commercial Development	1	Building Dept.	Waiting to receive applications for changes within the Younkens suite that will be converted to Ashley Furniture.

Mr. Clean Car Wash	Mr. Clean Car Wash	New Applications	4880 Marsh Road	New Commercial Development	1	Planning Dept.	Proposed Car Wash at 4880 Marsh Road.
Black River Bells LLC	Taco Bell	New Applications	2030 Grand River Ave	Renovation	1	Building Dept.	Renovation of Taco Bell.
	Wheat Jewelers	Awaiting Applications	4990 Marsh Road	Demolition	1	Building Dept.	Demolition of Wheat Jewelers buiding.