



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
December 5, 2018 6:00 pm
Central Fire Station

1. CALL TO ORDER
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, business owners, and residents.
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - a. Minutes – November 7, 2018
5. PUBLIC COMMENTS
6. OLD BUSINESS
 - a. Corridor Survey
7. NEW BUSINESS
 - a. CADL Letters of Support for DDA TIF Plan
 - b. Planning Commission Vacancies
 - c. 2019 Corridor Project Review agenda item
8. TOWNSHIP BOARD REPORT
9. CHAIR REPORT
10. STAFF REPORT
 - a. Development Projects Update
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC COMMENT
13. NEXT MEETING DATE:
 - a. Next Meeting Date: January 23, 2018 - 6:00 p.m. Central Fire Station
14. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, NOVEMBER 7, 2018 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Chris Rigterink, Kellie Johnson, Bruce Peffers, Barry Goetz, Supervisor Ron Styka, and Jeff Ross

MEMBERS

ABSENT: Chris Nugent, Eric Foster, Brian Jones

STAFF

PRESENT: Economic Development Director Chris Buck, Director of Community Planning and Development Mark Kieselbach

OTHERS

PRESENT: Two MSU students observing, no public comment

1. CALL MEETING TO ORDER

Vice Chair Kellie Johnson called the meeting to order at 6:04 pm.

2. MISSION: Member Rigterink read - 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, business owners, and residents.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER PEFFERS TO APPROVE AGENDA. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 6-0.

4. CONSENT AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER ROSS. MOTION APPROVED 7-0.

5. PUBLIC COMMENT

None

6. PRESENTATION

7. OLD BUSINESS

A. Corridor Survey

Director Buck shared print outs of each on-line survey page and asked the board for feedback. Many edits were noted and additional work will be made to get the survey live as soon as possible. The board approved the revisions being communicated electronically and “made live” for the corridor businesses to begin using even before the next meeting is possible.

8. NEW BUSINESS

A. 2019 Officers

Director Buck explained that while the bylaws don’t mandate it, it’s good practice to confirm annual officers. While Chair Nugent was not in attendance, Director Buck said Nugent agreed to continue on as Chair if asked to, but he is more than willing to step aside if other parties would like the chance to serve. The board needs a Chair and a Vice-Chair as Director Buck serves as the Recording Secretary. The board discussed the interested parties.

MOTION BY MEMBER ROSS TO APPROVE KELLIE JOHNSON AS THE 2019 BOARD CHAIR. SUPPORTED BY MEMBER RIGTERINK. MOTION APPROVED 6-0.

MOTION BY MEMBER JOHNSON TO APPROVE JEFF ROSS AS THE 2019 BOARD VICE-CHAIR. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

B. 2019 Calendar Resolution

Director Buck presented a proposed resolution confirming the 2019 meeting dates following the same schedule as 2018 – the fourth Wednesday of each month at 6pm at the Central Fire Station. Buck went on to suggest that if the board decided, they could change the meeting dates and time as they wish.

MOTION BY MEMBER RIGTERINK TO ADOPT THE 2019 MEETING CALENDAR AS PROPOSED. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

9. TOWNSHIP BOARD REPORT

Supervisor Styka reported on the following topics:

- The Treasurer position vacated by Julie Brixie
- Medical Marihuana
- Overview of residential and commercial development projects

10. CHAIR REPORT

None

11. STAFF REPORT

Director Buck reported on the following items:

- Upcoming Ribbon Cuttings – Carlin Family Dentistry 11.16.18 and Capellini Salon on 11.30.18
- The Township joined the Michigan Retailers Association as discussed at the last CIA meeting.
- Redevelopment Ready Communities recognition ceremony is 11.16.18 at Okemos Elevation
- Update on the Downtown Okemos redevelopment plan

12. OPEN DISCUSSION/BOARD COMMENTS

Questions from the board to Director Buck included:

- Tanin relocation to Lansing
- Tasty Twist not opening this season
- Next steps on the solar panels in front of the Township building
- The idea to put some sort of “coming soon” signage at the intersection of Hamilton & Okemos Roads to offer optimism to travelers.
- The Township joined the Michigan Retailers Association as discussed at the last CIA meeting.

13. PUBLIC COMMENT

Brian, one of the MSU students, commented that his classes reinforce that “you get what you plan for” and encourages the Township to move forward with the Form Based Code ordinance.

14. NEXT MEETING DATE

Wednesday, December 5, 2018 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MOTION BY MEMBER PEFFERS TO ADJOURN THE MEETING. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0. MEETING ADJOURNED AT 7:17 PM.



Corridor Improvement Authority Survey

In 2017, Meridian Township established a Corridor Improvement Authority (CIA), in an effort to garner feedback on how we can create a safer, more connected and vibrant Grand River Avenue. We have seven volunteers from the business community and two residents from along the corridor, who meet monthly to discuss this topic. While these nine voices are helping the Township Board in this mission, we felt it best to get a larger base of information. I invite you to complete the following confidential survey, so that we can make more informed decisions, based on the feedback we gather from the stakeholders along our beloved corridor. We want your voice to be heard!

Thank you for your time and investment in making Meridian Township a Prime Community!

To learn more please visit our Township website and search for the Corridor Improvement Authority.

Supervisor Ron Styka

OK

1. Is your business a

- Retail Business (Storefront)
- Food Service (Restaurant/Bar)
- Professional Services (CPA, Insurance, Law)

2. Is the person completing the survey the

- Owner
- Manager
- Other Supervisor
- Employee

3. In the next 5 years is your business most likely to...(check all that apply)

- Relocate to a larger space in Meridian Township
- Relocate to a smaller space in Meridian Township
- Expand or remodel where you are
- Leave Meridian Township
- Retire, sell, or close
- Remain the same
- Open additional locations

4. How many full-time employees do you have?

5. How many part-time employees do you have?

6. Are there any infrastructure challenges that make it difficult for consumers to visit your establishment?

7. When it comes to Grand River Avenue, what revisions or changes would you like to see to make this a safer, more business friendly roadway? (rank in order, with 1 being the change you would most prefer)

⋮	<input type="text"/>	Wider Sidewalks
⋮	<input type="text"/>	Grass Boulevard Down the Center, ability for pedestrians to cross half way, street trees, Michigan lefts
⋮	<input type="text"/>	Enclosed Bus Stops/Shelters
⋮	<input type="text"/>	More Bike Racks
⋮	<input type="text"/>	Benches and Seating Areas
⋮	<input type="text"/>	Connected parking lots between businesses/shopping centers-ability for cars and bikes to move from business to business without getting back on Grand River Avenue
⋮	<input type="text"/>	Right-of-Way Foliage, hanging baskets, planter boxes, additional street trees
⋮	<input type="text"/>	Public Wi-Fi
⋮	<input type="text"/>	Enhanced Crosswalks-pedestrian signal activation, flashing lighting (mid-block, where there is no traffic light), striping or other ground feature to delineate cross walk area
⋮	<input type="text"/>	Additional lighting
⋮	<input type="text"/>	Bike lanes
⋮	<input type="text"/>	Adjust the speed limit

Need feedb

8. Please add additional comments or ideas to your response to question 6.

9. If we were to host a meeting to discuss the results of this survey and continue conversation, would you be likely to attend?

Yes

No

10. If you would attend, rank your preferred times (rank in preference with 1 being the most preferred)

⋮	Weekday breakfast meeting
⋮	Weekday lunch meeting
⋮	Weekday after work/happy hour meeting
⋮	Weekend morning
⋮	Weekend mid-day

11. Do you want the Township to reach out to you? If so, please fill in your email.

Thank you for your input! We look forward to sharing the results with you.

Supervisor Ronald J. Styka

OK

DONE



To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 12.5.2018
Re: CADL Support for the DDA TIF Plan

The DDA Consultants and I have been meeting with the taxing jurisdictions to garner support for the updated DDA TIF plan. In short, they all have been legally notified of our actions to begin a new tax capture and they each have up to 60 days from our initial public hearing to “opt out” of our plan and allow what could have been captured by the DDA to continue to flow to them. At this point the Ingham County Board of Commissioners, CATA and the Capitol Regional International Airport have all voted to join us. We present to LCC on 12.17.18, and that meeting looks favorable based on interactions with select LCC staff and board members. CADL will be last on 12.19.18, and they have been unwilling to meet with us before our formal presentation on the 19th. Based on precedent and communication with other regional municipalities, we are concerned that CADL may elect to “opt out”.

We are asking for your help. We are hoping to have impactful people, like members of this board, write letters of support for the project that will be submitted as communications in their upcoming board meetings. We don’t want to write these letters for you. For maximum impact and sincerity we ask that you use your voice. Points you may want to include could be:

- Other development projects have failed because they each wanted to develop a small portion of one block. The way to fix this large contamination and infrastructure problem is one developer fixing the entire problem at once. We have that in this case.
- The DDA TIF plan proposed that, so long as the development project occurs, their base year of taxes will be increased by 2.14% annually to ensure they can meet their budgets. No organization that we’ve found uses an annual increase higher than 2%. Generally this is a no-risk deal for them.
- School taxes are not captured by this DDA TIF, so while your organization will get the annual base plus the 2.14% increase, the schools will receive a significant increase, and who doesn’t want to support the schools?
- We have overwhelming support from other organizations asked to join the same cause. Please be a part of the team that makes this project possible. Don’t be other only organization opposed.
- This target area is likely to be the new home for hundreds of residents – all less than one mile from the Okemos branch. Strengthening and growing the neighborhoods surrounding the library increases the opportunity to strengthen the branch’s community and engagement and reach, as well as grow the Friends of the Library in that area.
- There are opportunities through the DDA amendment, if approved, to partner to drive traffic to the library and make it more walkable from the library to downtown Okemos, as well as

Memo to CIA Board
December 5, 2018
Re: CADL Letters of support for DDA TIF plan
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placemaking, public art, parks improvements and other wayfinding projects that would directly benefit the Okemos library branch.

- This development project will not happen without the support of the taxing jurisdictions. It is speculated that if we miss this opportunity, the Okemos Village will remain blighted and contaminated for decades to come.
- If you have personally or professionally supported CADL, you may include something along the lines of “I’ve been there for you, I need you here for me and my community”.

To formally submit a letter to the board, please postal mail to:

Board of Trustees for Capital Area District Libraries
401 S. Capitol Ave
Lansing, MI 48933

Letters submitted by **December 7** may be included in board packets, which is preferred. Even after December 7, there is value in reaching out by postal mailing a letter before the December 19 meeting, or dropping a letter off. Any letters received will be read at the board meeting.

Thanks for your support!



To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 12.5.2018
Re: Planning Commissioner Vacancies

The Township Board received notification that Dante Ianni and Emily Stivers will be leaving the Planning Commission at year end resulting in two vacancies on an essential board. The Planning Commission is responsible for vetting virtually all development projects proposed in the Township and they recommend approval or denial to the Township Board.

To continue the mission of fulfilling the Master Plans call for strong development projects we need high quality people to serve on this critical board. I wanted to highlight this opportunity to the DDA, CIA and EDC board and encourage members to take a hard look at whether they are willing to request to serve on the Planning Commission.

The Planning Commission is “heavier lifting” than serving on your current board, but there is modest compensation involved and you would be serving the Township in a much more impactful way.

Below is a summary for meeting schedule, desired traits, compensation and the expected time commitment. Please review this information and let me, Mark Kieselbach or Peter Menser know if you have any questions or would like to serve.

- \$35 per meeting stipend
- Regular meetings are held on the second and fourth Monday of each month, with exceptions for holidays
- Regular meetings begin at 7:00 p.m. and generally run until approximately 9:00 p.m., however the length of each meeting depends on the number of items on the agenda
- Availability for some work sessions throughout the year
- Possession or availability of computer or tablet for reading of digital meeting packets (hard copy packets are not distributed)
- At-home meeting preparation is necessary, including reading of staff reports, application materials, and site plans
- General skills for a Planning Commissioner include:
 - Ability to analyze information
 - Excellent communication skills
 - General knowledge or understanding of community issues or ordinances
 - Fair minded and impartial



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

November 2018

Businesses Opened:

- **Capellini Salon**, Central Park Drive between Saddleback and Thai Princess **11.30.18**
- **Okemos Dental**, 1841 Newman Road. Dr. Carlton relocated and remodeled. **11.16.18**
- **Lucky's Steakhouse**, former Gilbert & Blakes – opened 9.2018
- **Woodworth Commercial**, commercial realtors at 4277 Okemos Road, Okemos 10.16.18
- **Family Doc Direct**, Medical Practice at 2289 Sower Blvd, Okemos 10.9.18
- **Experimac**, Apple product retailer, repair and used sales. Hannah Plaza 10.11.18

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **VIP Nail Bar**, Okemos Crossing next to State Side Deli near Starbucks @ Okemos & Jolly
- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. Plan to open by the holidays

Commercial use under construction

- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2018
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **Best Buy**, Shopping Center – exterior facelift, resizing spaces. Valued at \$770,000
- **Big Lots**, former Office Max space next to Best Buy
- **X-Golf**, 4950 Marsh, Indoor golf driving range in Target Shopping Center, use-by-right
- **Indian Restaurant**, 4760 Marsh (former McAllisters)
- **CPA/Attorney Office**, Carriage Hills Shopping Center, former credit union location
- **Diamond Nails**, Central Park Drive – former Hampton Jewelers

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **Ingham County Medical Care Facility**, 64,000 square foot (48 room) addition at 3860 Dobie.
- **Marriot Courtyard**, 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **New Hope Church**, Saginaw Highway & Newton Roads

Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.

Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, former Paul Revere Tavern Site, 2703 Grand River. New site plan submitted
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***

Renovations

- **Olive Garden**, Exterior remodel, complete interior makeover. Expected this fall.
- **Arby's**, at Okemos & Jolly, interior and exterior remodel. Completed 9.2018

Closings/Relocations

- **Tanin**, Relocating to Lansing in the fall.