

Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, April 17, 2024– Minutes -DRAFT

Members

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

Members

Absent: Supervisor Patricia Herring Jackson

Others

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

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:08 PM

2. **MISSION: READ BY VICE CHAIR BARRY GOETZ** 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 BARRY GOETZ. SUPPORTED BY MEMBER BRUCE PEFFERS.

YAS: 4 ALL NAYS: 0 MOTION PASSES 5-0.

4. APPROVAL OF MINUTES

- a. February 21, 2024

MOTION TO APPROVE THE AGENDA MADE BY MEMBER BARRY GOETZ. SUPPORTED BY MEMBER CHRIS RIGTERINK.

YAS: 4 ALL NAYS: 0 MOTION PASSES 5-0.

5. PUBLIC REMARKS

- a. None

6. OLD BUSINESS

A. CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING DISCUSSION

Director Clark provided the CIA members with an update on the status of the tax jurisdiction request for the use of their future tax dollars for the TIF.

The legal opinion of our attorney's is that the agreement is set as no jurisdictions have opposed by letter in the 60-day public notice window, that they oppose the use of future tax dollars in the TIF district. The STC has still yet to confirm the established TIF district at their regular meeting.

7. NEW BUSINESS

a. 2024 RFQ INTEGRATED PLAN DESIGN SEARCH

Director Clark gave an overview of the draft RFQ Integrated Plan Design firm search. An RFQ will allow the CIA members to select a professional design team that is capable of looking at the Corridor from a Planning, Zoning, and Development lens to assist the CIA with the ability to plan and implement the vision of an updated corridor. The design plan should include the current landscape and provide a pathway to integrate a modern vision. The vision should include a possible route for infill development along Grand River, density and Mixed- Use development options at Meridian Mall. The final design will be placed on the website and used as a tool when speaking to developers about potential in Meridian.

CIA members had some questions about price, about timeline, and the CIA's ability to bring this RFQ to fruition. In the introduction the word Commission should be changed to "department". Evaluations of Quotations has some wordy language that should be amended to be direct. CIA members asked what companies are capable to design a plan like this. Director Clark mentioned Plante Moran, C2AE, River Caddis, and others).

Director Clark stated the edits will be made and brought back to CIA at their next meeting to be sure that the CIA members are aligned before the RFQ is submitted publicly.

b. 2024 CIA BANK ELECTION AND AUTHORIZED SIGNERS RESOLUTION

The CIA will need a formal bank account to make purchases, keep track of budgets, and accept the tax increment as it increases. The CIA by resolution has established the Chair and Vice-Chair as official signers authorized to sign checks on behalf of the CIA.

MOTION BY MEMBER BARRY GOETZ TO SUPPORT THE ELECTION OF COMERICA BANK AS THE BANK OF RECORD FOR THE CORRIDOR IMPROVEMENT AUTHORITY. AUTHORIZE CHAIR BRUCE PEFFERS AND VICE-CHAIR BARRY GOETZ AS AUTHORIZED SIGNERS OF THE ACCOUNT, AUTHORIZED TO SIGN CHECKS ON BEHALF OF THE CIA. SUPPORTED BY MEMBER CHRIS RIGTERINK

YAS: 4 ALL NAYS: 0 MOTION PASSES 5-0.

8. DEVELOPMENT PROJECT REVIEW

- a. Director Clark provided the following update on the included development projects for April 2024:
- American House Meridian was granted a temporary certificate of occupancy in February to allow residential tenants. There are a few other items that must be adhered to for a complete certificate of occupancy. A public ribbon cutting for the site should occur In May.

 - Trader Joe’s exterior work is underway! The community can expect to shop at the Meridian Township location later this year.

 - Newton Point continues to push forward on the main multifamily building

 - Small business entities are steady to pursue commercial suites in the Township. We will welcome these new tenants to the Township soon. Many are in the food court of Meridian Mall or other small business entities like Moka & Co, Okemos Coffee Shop, and Others.

9. MERIDIAN MALL UPDATES

- Update provided by Member Adam Hodges
- After this month there will only be one open food court option available in Meridian Mall. A vegan location for food court is interested in coming to the Mall. The Schuler’s suite swap and expansion of Planet Fitness are all good things happening at Meridian Mall.

10. REPORTS

- a. Township Board- None
- b. Planning Commission- Commissioner Brooks provided the update that the Planning Commission reviewed a request for a drive thru at the Bank of America building on West Grand River near the Trader Joe’s development. The Planning Commission approved the request, and the item will go to the Township Board.
- c. Chair- None
- d. Staff- Director Clark will begin to make the edits to the draft RFQ and bring those edits back to the CIA. Next, she will pursue the items needed to set up our financial accounts.

11. OPEN DISCUSSION/BOARD COMMENTS

- a. None

11. PUBLIC REMARKS

- a. None

12. NEXT MEETING DATE

- Central Fire Station May 15, 2024, at 6:00 p.m.

13. ADJOURNMENT

MOTION TO ADJOURN APPROVED BY VICE CHAIR BARRY GOETZ. SUPPORTED BY MEMBER CHRIS NUGENT.