



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
August 23, 2023 6:00 pm  
Central Fire Station-5000 Okemos Road

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1. CALL MEETING 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, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. July 26, 2023
5. PUBLIC COMMENTS
6. OLD BUSINESS
  - A. Corridor Improvement Authority Tax Increment Finance Discussion
7. NEW BUSINESS
  - A. Corridor Improvement Authority Tax Increment Finance Set a Public Hearing
8. DEVELOPMENT PROJECT REVIEW
  - A. Development Project Updates
9. MALL DEVELOPMENT
  - A. Meridian Mall Update
10. REPORTS
  - A. Township Board
  - B. Planning Commission
  - C. Chair
  - D. Staff
11. OPEN DISCUSSION/ BOARD COMMENTS
12. PUBLIC COMMENTS
13. NEXT MEETING DATE
  - A. Next Meeting Date: September 20, 2023 - 6:00pm
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Frank L. Walsh, 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, July 26, 2023- Minutes -DRAFT

**Members**

**Present:** Bruce Peffers, Supervisor Patricia Herring Jackson, Chris Nugent, Chris Rigterink, and Barry Goetz

**Members**

**Absent:**

**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 6:03 PM and read the mission statement at 6:04 PM

2. **MISSION: READ BY CHAIR BRUCE PEFFERS** 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 BY MEMBER GOETZ TO APPROVE THE AGENDA. SUPPORTED BY MEMBER NUGENT. MOTION PASSES 5-0.**

4. APPROVAL OF MINUTES

- a. Minutes-March 15, 2023

**MOTION BY SUPERVISOR JACKSON TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.**

5. PUBLIC REMARKS

NONE

6. OLD BUSINESS

A. CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING DISCUSSION

Director Clark gave an overview of the general idea of what Tax Increment Financing is. Tax Increment financing based on the PA 57 of 2018 is a tax incentivized way to get development to occur in areas that have struggled with blight, contamination or other



public improvement or economically impacting costs, which restrict development. The idea works similar to a Home Equity loan, but instead of a property gaining value through improvement and a property owner taking out a loan based on the potential value after improvement, governments can establish a development use plan, based on the potential value of a district area and potential increase in taxable value in that district over time. The Township if approved by the Board, would establish 2023 as the “base year” of value for the district. If say the district was valued at \$20,000,000 for all the parcels in the Corridor Improvement Authority at the end of 2023, and the value of the district in 2024 was \$24,000,000, the CIA could “capture” or hold on to the \$4M dollar increase and invest those funds into the district based off the approved and eligible items listed in the Plan. Each year as taxes increase and the value of property increase either due to inflation or development, the INCREASE is granted to the CIA for their use to provide to future development or to future improvements. This is done through an application process and reimbursement and development agreement with developers or property owners. Though the word Tax is included in the description of TIF, it is not an imposed tax, but it is Property Tax that is the driving revenue of the CIA’s funding.

The CIA can also get funding through donations, Bonds, and or assessments to make public improvements. The CIA will have to work to convince the Township Board of the public value in creating a TIF and “giving up” potential funding for the future.

Member Goetz asked about the improved pedestrian islands along Grand River Avenue. He spoke to the continued desire to want those islands with crossing Pedestrian Beacons, indicating someone is in the crosswalk. In 2020 MDOT approved the inclusion of the pedestrian islands in their M-43 Grand River improvement project but did not have the funding in order to place Pedestrian Beacons at each island. Director Clark explained the CIA could with funding granted by the revenue through tax capture, work with MDOT to place those indicators at those pedestrian islands in the future. Member Goetz mentioned the CIA worked hard to get those islands included without funding and now with the potential to gain funding could see a project move forward in support of those beacons. Director Clark mentioned that the CIA could as an entity apply to their own Board for the use of TIF and make a public improvement like that occur with the funding gained through TIF.

Director Clark asked if there were additional questions related to Tax Increment Financing. Supervisor Jackson asked about the Meridian Mall zoning as she remembered there could be an issue with redevelopment of the Meridian Mall due to that fact. The Meridian Mall was established through specialized zoning “Commercial Planned Unit Development” and is restricted by that designation on certain development options due to that fact. In order for the Mall to be revitalized for current commercial use, meet commercial modern day standards, and update outdated infrastructure it will need a large support of public incentives to make that occur. Director Clark explained the Mall’s zoning issue could be assisted by allowing the Mall to be included as a PICA Potential Intensity Change Area and restricting the PICA to the 1982 W Grand River Ave address to specifically allow mixed use



development. Clark explained the CIA designation by law requires Mix Use to be allowed with expedited permitted to be granted to projects that meet those parameters. Working with the Planning Dept through the update for the 2023 Masterplan those elements are being proposed to the Township Board for their hopeful adoption. The inclusion of Meridian Mall as a PICA will circumvent that CPUD designation and accelerate the ability of CBL Property management to find a suitable development partner. Supervisor Jackson asked would it be easier to remove the CPUD designation. Director Clark implied no, and said she would check with the Planning Dept to confirm which a harder issue to undertake in Zoning is. Her recollection was that the allowance of the PICA designation would be an easier process as the CPUD is not only restricted to Meridian Mall but other complexes at Marsh Road in the Corridor. The change in designation could change other allowances on properties in the CPUD and allow for development that the Township Board would not desire.

Several questions were posed about Form Based Code and the TIF. In previous years Director Clark served on the Planning Commission and on the FBC committee. The FBC Committee worked for several months on a potential FBC option and elected to present the information to the Township Board. The discussion with the Board did not move further into potential creation of a FBC ordinance or adoption. The FBC Committee was strongly suggesting a FBC ordinance that maintained the integrity of FBC. FBC or Form Based Code would allow development of all zoning to occur in the same area as opposed to "district" areas as long as the external building or site met the parameters of the code. This would remove much of the approval process from the Planning Commission and Township Board to staff to review and ensure the ordinance was getting met. It also would take less items to the Township board for approval. Many Board members were not in support of that process. FBC Committee felt that if the Board wanted FBC that should occur in the intent of the model or go without it. To the knowledge of Director Clark FBC is not a topic that is being taken up by the Planning Commission for presentation to the Board.

Planning Commissioner Brooks spoke to the current view of the Planning Commission regarding Form Based Code. The PC has not spoken of Form Based Code specifically in a while and would suggest to the Board that if created should operate in the intent of the ordinance.

Member Goetz stated the CIA would be in support of a Form Based Code and wondered if that specifically tied to mixed use residential. Director Clark said FBC and MUPUD's are different and Mixed Use is required in the Corridor. FBC is not a requirement but a process and standard to approving projects efficiently. Supervisor Jackson stated she believes the Board would still want to be involved with the approval of projects in the community and would push back at creating a FBC that eliminated the Board review process entirely. She asked will the Masterplan include FBC? Director Clark replied it is her understanding this is a Masterplan Update and FBC was not a goal in the previous adopted 2017 Masterplan. This Plan as presented would focus mostly on updating what is existing and addressing housing diversity issues that the region is experiencing.

Member Goetz said we still want a safe pedestrian crossing, bike path and other improvements on the Corridor. We are still looking for a way to make that a reality.



Director Clark directed the CIA members through the draft plan explaining what elements were necessary to be included in the TIF and Development plan. One discussion item was the eligible activities as described. Director Clark explained the funding allocations indicated were not set in stone and does not require the CIA to adhere to that amount in specificity. The CIA could spend more funding or less per eligible item. The draft plan includes the segmented groups to allow for the CIA to see how much funding they could possibly spend over the duration of the plan. The Plan duration is 20 years and the plan includes a 20% pass through to the Tax Jurisdictions as a compromise for the TIF Plan should they accept.

Supervisor Jackson asked if the State Tax Commission approves of the plan. Director Clark answered no, the plan is approved by the Jurisdictions and the annual reporting is presented to the STC. The STC does not have authority to approve or disprove the plan, all parameters to establishment of the plan must be met and documented including the notice to all property tax parcels of the tax increment financing plan and tax jurisdictions included in the TIF capture.

Planning Commissioner Brandon Brooks asked why the Pass Through. Director Clark explained that in order to pass this plan as projected we must gain the approval of the 4 other tax jurisdictions to utilize the potential increase. Without their approval the capture will be less. Each jurisdiction that support the use of this plan will have a signed agreement and a pass through plan could incentivize the jurisdictions to support the idea of our 20 year TIF development plan. Brandon Brooks suggested the CIA members think about not asking for a pass through amount to the jurisdictions. CIA members were in favor of using a pass through as an option to gain support from CATA, LCC, Ingham County, and the CRAA.

Member Goetz asked what is the advantage to a property owner or tenant to participate. Director Clark stated that the property owner/tenant is granted approval to be reimbursed for investing in their property. This is a way that a property can finance having a project move forward with a capital loan from a commercial lender. The lending bank will see that there is a condition of support from the public to invest in the site and based on the parameters set in our application, duration of plan years and agreement between the Authority for the use of the plan an investor can complete a project. Director Clark stated the advantage is they are guaranteed a reduction in their taxes or payment in March after the taxes are paid by the Treasury department. If for example this was established when Whole Foods was developed, and Whole Foods had completed an application, was approved for a \$1,000,000 reimbursement, over the duration of years agreed to by the parties the Township Treasurer would pay Whole Foods back each year up to the \$1M in funding. Director Clark said the TIF is available to all but the Meijer property complex in the boundary of the Authority. Meijer is excluded as they are included in the DDA TIF and Boundary.



Director Clark requested the Authority member's review the allocation for eligible projects, review if a 20% pass thru was an acceptable amount to offer jurisdictions moving forward. Director Clark stated at the next meeting a more formal draft for possible adoption will be presented to the CIA.

7. NEW BUSINESS

a. CALL A MEETING FOR AUGUST 23, 2023

Director Clark stated to ensure that the CIA TIF is presented in a timely manner, presented to the Tax Jurisdictions and approved by the Township Board an additional meeting should be placed on the CIA calendar.

**MOTION BY MEMBER GOETZ TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RIGTERINK MOTION PASSES 5-0.**

8. DEVELOPMENT PROJECT REVIEW

a. Current Development Projects in the Township are included in the packet. New businesses are moving into Meridian Mall. Yello Waffle and Kaiyo Sushi at the Marsh Road Commercial complex. Tantay will move in off of Jolly Road soon!

9. MERIDIAN MALL UPDATES

a. Updates provided in the packet from Adam Hodges of Meridian Mall CBL Property Management regarding activities of the Meridian Mall.

10. REPORTS

a. Township Board

Supervisor Jackson gave an update on the renovation of Township Hall 5151 Marsh Road. It is currently the Budget season and adoption of the Budget will have to occur before October. Presentation of the Budget will occur September 5<sup>th</sup> at the regular Township Board meeting. The Township was granted an allocation for \$5M to construct a Senior Center. The details of the Senior Center are being formed and will continue to be a goal to address in feasibility in the near future.

b. Planning Commission

Commissioner Brooks reported the updates from the latest meeting. The Master Plan will be provided via a link and will be public for members to view. The Planning Commission will then review the Master Plan and make their comments before we enter the silent period allowing for public comment.



c. Staff

Director Clark will begin working to identify additional members that could join the CIA to expand the commission and get the work accomplished to advance the corridor. A final draft of the CIA TIF will be presented to CIA members at the August meeting.

11. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- August 23, 2023 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 7:40 PM



**To:** Corridor Improvement Authority  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** August 23, 2023  
**Re:** CIA Tax Increment Financing Plan 2023 Potential Adoption

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Attached in draft form is a Tax Increment Financing Plan based loosely from our adopted TIF plan that supports the Downtown Development Authority District. A CIA and DDA function similarly, except a CIA does have the option to include additional tax revenues that a DDA does not through the adoption of the CIA board and State Tax Commission. At this time the draft CIA TIF Plan is presented for your initial review and comments. Discussion for the CIA board members may revolve around;

1. Duration of the plan (20 years)
2. Eligible Reimbursement Activities
3. 20% pass thru planned for Tax Jurisdictions
4. Development Plan overall

Your discussion will help staff to make the necessary changes as proposed and present to the CIA board for final adoption. Steps to have the plan formally adopted include:

1. Preparation of the Plan and submission to the Township Board. Set a date for a public hearing to hear comment on the draft plan.
2. Notice of public hearing with proper notice issued to property owners, tax jurisdictions based on PA 57 of 2018. Notice twice in regular circulation news, not less than 20 days before the date of the public hearing.
3. After the public hearing the Township Board shall determine if the Plan constitutes a public purpose. If so the adoption of the Plan by resolution.

**MOTION: Move to adopt the proposed Corridor Improvement Authority Tax Increment Financing and Development Plan. Submit documents as presented to the Township Board for formal adoption.**

Director Clark

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

**DRAFT CORRIDOR IMPROVEMENT AUTHORITY OF MERIDAIN CHARTER TOWNSHIP  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
2023**

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

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## **Executive Summary and Development Plan Purpose**

The Meridian Township Corridor Improvement Authority (the “Authority” or “CIA”) established in 2017 started as a way for Meridian Township residents, businesses, and its representatives to be included in a regional discussion regarding rapid bus transit. The discussion drove the response of the community to concentrated redevelopment along Grand River Avenue. The boundary lines of the CIA were established to define the goals for redevelopment specifically for the district. The boundary begins at E. Brookfield Drive on Grand River Avenue as its western border and Cornell Road on Grand River on the eastern border. A Corridor Improvement Authority is a Township Board appointed commission run by a Board of Directors with the primary purpose to correct deterioration in business districts, authorize the creation and implementation of development plans and development areas in districts; to promote the economic growth of districts, to authorize the levy and collection of taxes, to authorize the issuance of bonds and other financing opportunities. A primary element to a Corridor Improvement Authority is the authorization, creation, and use of a Tax Increment Financing plan. The capture of increased value in the properties listed within a district and associated with a plan will support a Corridor Improvement Authority through their defined powers. These tax revenues are used to finance improvement projects or activities within the district, which furthers the goal of economic growth.

A Development Plan is one tool the CIA may rely upon for identifying and implementing projects and activities to meet the goals, objectives, and recommended actions necessary to revert deterioration of the district. The elements presented in this document are intended to plan and prioritize projects/activities and ensure that development and redevelopment within the CIA District occurs. This Plan was prepared in accordance with the Corridor Improvement Authority Act 280 of 2005 and the Recodified Tax Increment Financing Act 57 of 2018, sec 618.

If the Authority determines it is for the public purpose as intended by the Act, it shall prepare and submit a tax increment financing plan to the governing body of the municipality. A CIA may capture new tax increment in the district and use it to pay for improvements that otherwise could not be afforded by either local businesses or township government, referred to as Tax Increment Financing (“TIF”). Moreover, creation of a TIF district does not take away current tax revenue; it captures any new increment that results from improvements to property or an increase in value.

# DEVELOPMENT PLAN

## LEGAL BASIS OF THE PLAN

This Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 618, 620 and 621 of PA 57 of 2018. Specifically, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621, a detailed explanation of the tax increment procedure, the maximum amount of indebtedness, and the duration of the program and shall comply with section 619 of the Act.

## DEVELOPMENT PLAN REQUIREMENTS

Section 618, 619 and 620 of the Act, also indicates that the Development Plan shall contain all of the following:

### **A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.**

The boundaries for the district and development area are shown on page 11(*CIA District Map Boundary, Map 1*) of this document. The primary roads in and around the district include; E. Brookfield Drive, Grand River Avenue, Marsh Road, Central Park Drive and Cornell Road. The legal description is presented on page 26(*Legal Description of the CIA District*) of this document.

### **B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.**

The location of existing streets and public facilities are indicated on the associated Corridor Improvement Authority boundary map. The district includes zoning designations of professional office, multifamily residential, and dense commercial retail. The included map indicates the existing land uses (*Existing Use of CIA Boundary, Map 2*)

### **C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

One improvement in pedestrian safety and agility has recently been addressed along Grand River Avenue. The structural improvements required along M-43, by the Michigan Department of Transportation include the raising of Grand River and Okemos Road. The construction project was a 20-month reconstruction of the drainage system beneath Okemos and Grand River Avenue intersection. The inclusion of three pedestrian islands occurred at the final stages of the road improvement. These three islands are introduced at the 4900 block, 2000 block, and 1800 block of Grand River Avenue. Remaining improvements in the development area have not yet occurred but are further described in the development plan under "Proposed Improvements."

**D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

The estimated cost of improvements is not yet known as the Corridor Improvement Authority does not have a potential project yet proposed. The expected "Proposed Improvements" are listed below.

**E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.**

The specific projects to be undertaken by the CIA are not known yet. The "Proposed Improvements" will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

**F. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND USE CONTEMPLATED FOR THE SPACE.**

There are no known parts of the development area that are designated to be left as open space at this time. Contemplated open space may include the designated land preserve along Grand River Avenue that was established prior to the establishment of the CIA.

**G. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.**

The Corridor Improvement Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the CIA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

**H. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, OR UTILITIES.**

Mixed-use by right is a required zoning allowance for Corridor Improvement Authorities based on PA 57 of 2018 (Recodified Act). The Mixed Use Planned Unit Development (MUPUD) zoning district will be included in the updated Masterplan adopted in 2023 and allowance will coincide with the CIA District and anticipated forms of development. It is not anticipated that the road network's location will change significantly, although there will be physical improvements to the roads and underground utilities. The most recent notable change to the road infrastructure occurred with the Grand River Okemos Road construction project assumed by the Michigan Department of Transportation and Ingham County Road Departments. The improvement involved the raising of the intersection of Okemos Road and Grand River Avenue, the raising of Grand River Avenue at Hamilton Road, and the milling and paving of Grand River Avenue from Hamilton Road to Cornell Road. The Ingham County Drain office included updated infrastructure to support increased water flow capacity at the Okemos and Grand River Avenue intersection to allow the continued flow of water to the Red Cedar River and reduction of flooding during heavy rainstorms. This update began in May of 2022 and will be completed in August of 2023.

**I. AN ESTIMATE OF THE COST OF DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.**

Development project cost estimates will vary per proposed project. There are no active proposed projects at this time and schedule of implementation, for each improvement project that will be completed within the

district is contained in the project schedule and budget in this Plan under “**Future Progress and Eligible Supporting Activities**”. In addition to TIF tax capture, the CIA reserves the ability to utilize the following financing options for CIA projects/activities:

- a. Special assessments;
- b. Revenue bonds;
- c. Revenues from property owned or leased by the CIA;
- d. Donations to CIA;
- e. Grants to CIA; and
- f. Contributions from the local unit of government.

**J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.**

No known designated person, persons natural or corporate to whom all or a portion of a development that will be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken.

**K. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.**

Proper procedures for bidding for projects associated with the Authority will be conducted based on the requirements of the Charter Township of Meridian, State of Michigan, and Federal laws of the United States of America. Any leasing, purchasing, or conveying in any manner of all or a portion of development upon its completion will be expressed in a signed agreement if the Authority will be the entity to provide such an agreement between itself, persons natural or corporate of the manner in which it shall be leased, conveyed, sold, or otherwise managed.

**L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.**

There are no known persons residing in the development area or families and individuals that the Authority expects to be displaced.

**M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.**

There are currently no known persons to be relocated or displaced due to the establishment of a development in or any new housing in the development area. Should a project be presented to the Authority or undertaken by the Authority in which a designated site includes persons or individuals to be displaced, a plan will be presented in accordance with the Act, State, and local laws to ensure a plan for displacement is adopted.

**N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE**

**STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT 1894.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

**O. A PLAN FOR COMPLIANCE WITH 1972 PA 227, MCL 213.321 TO 213.332**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

**P. THE REQUIREMENT THAT AMENDMENTS TO AN APPROVED DEVELOPMENT PLAN OR TAX INCREMENT PLAN MUST BE SUBMITTED BY THE AUTHORITY TO THE GOVERNING BODY FOR APPROVAL OR REJECTION.**

Any amendment to the adopted Tax Increment Finance Plan of the Corridor Improvement Authority shall be submitted by the Authority to the Meridian Charter Township board for approval or rejection of the proposed amendment.

**Q. A SCHEDULE TO PERIODICALLY EVALUATE THE EFFECTIVENESS OF THE DEVELOPMENT PLAN**

The Corridor Improvement Authority of Meridian Charter Township will at least once every five years in conjunction and coordination of their Masterplan review the effectiveness of the Tax Increment Financing plan as adopted by the Township Board. The review will include a written communication to the Township Board of the analysis, the approved projects financed through the Plan, and the outcome of each project as defined by the Plan. The review of the Plan may be conducted prior to the required 5-year benchmark and should include a written statement as to whether the plan shall need amending.

**R. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.**

Such other material will be identified or added as the need arises.

## Future Progress and Eligible Supporting Activities

The Meridian Township CIA established in 2017 has no current means for financing of any redevelopment project. The CIA has determined that a Development Plan (Plan) which captures new incremental tax revenues beginning in 2024 will support a reimagining of Grand River Avenue, market available redevelopment options, and elevate the ability of a developer to meet the demands of the community with a feasible project. A shift in the economy dramatically since COVID-19 has prioritized the following for the CIA:

- Address the economic downturn and use of the Meridian Mall;
- Support the redevelopment along the corridor with updated drain infrastructure;
- Develop and encourage the establishment of pedestrian friendly routes along and through the corridor. Include options for the authority to help with financing these walkable options.
- Support the removal and remediation of parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- Market the areas in the district where previously proposed redevelopment projects have failed due to the issues.

Further, the CIA has identified specific projects within the CIA District that need funding. A key redevelopment project will be at 1982 W. Grand River Avenue, formally known as Meridian Mall. A site established in the 1960s, Meridian Mall was a competitive shopping commercial retail development to rival the Lansing Mall and Frandor Shopping Center retail areas of the Lansing region. Today, the Meridian Mall struggles against the change in commercial retail being predominantly supported through online experience with over 800,000 square feet of commercial leasing space. Post-COVID-19 commercial and commercial office has suffered to resurge due to the prohibitive cost of leasing, dilapidated options, and increasing affordability of online commerce experiences. The redevelopment of the centralized commercial retail option in the Township will once again elevate Meridian Township as the prime location for business and attract new residents. Establishing a base tax year in 2023 will grant the district access to guarantee a tax increase due to expected continued development and draw for commercial opportunity along Grand River Avenue. This will allow the first full year of capture to begin 2024 on a 20-year plan, sun-setting 2044.

As such, it is necessary to review the eligible activities to be included in the Plan. Eligible activities are categories or projects which the CIA is eligible to spend tax increment revenue for enhancing, improving, or redeveloping the district. Funds can also be utilized for marketing the core business district. Below is a description of eligible activities and a projection of their estimated costs. These **Future Progress and Eligible Supporting Activities** are adopted as potential future development projects to be reimbursed to a developer as they meet the priority intent of this Plan.

1. **Marketing and Development Studies** – Destination branding and marketing have a key relationship with successful commercialized districts. The marketability of a Corridor District may entice future companies, developers, and potential residents to live and work within the Authority. To address the needs of the community these studies can be performed to attract specific development types or specific developers. **\$160,000.**

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

2. **Streetscape** – An attractive streetscape strengthens the public realm within Corridor Districts. Adding boulevards and partitions with landscaping draws motorists eyes to the road and can enhance elements of pedestrian safety. These enhancements are not limited to planter boxes, waste receptacles, benches, brick pavers, decorative fencing, trees and tree grates, sculptures and other pieces of art and costs related to improving the street itself. **\$1,000,000.**
3. **Façade Improvements** – Typically, CIA's utilize a portion of tax increment revenue funds to assist business owners with façade improvements for buildings in need of repair or upgrade within the District. This is usually set up as a low interest loan or competitive reimbursement grant program with match requirements. These programs work to improve the image of the buildings within the CIA District. **\$500,000.**
4. **Planning/Urban Design Plans** – Design plans and thoughtful urban design help to guide the potential environment of the District. Results of these plans can help the community and developer understand the needs of an area and expedite new development projects. Design which focus on creative ways to establish vibrancy and increase density within the District core maybe a priority. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites. **\$100,000.**
5. **Promotions** –Experiences are known to attract audiences that vary in age and income, while promoting the region they are established in. Community events require promotion, planning, dedication, partnerships and more to reach specific target audiences which the District is trying to attract. This could include print content, web content, radio and television content and other forms of promotion to spread the message of the CIA. **\$100,000.**
6. **Demolition** – A developer may find a site more suitable for a development opportunity if demolished and brought back to a “greenfield” site. This may require demolition of existing sites and structures in order to market. The CIA can participate in the costs of the demolition process when appropriate to spur new development opportunities. **\$500,000.**
7. **Broadband/High Speed Wireless Internet Services** – Broadband/High Speed Internet services has elevated several aspects of commerce. Online presence for commercial retail, restaurants, service industry, hospitality and tourism industries are a key component to their vitality. As development occurs on along the Corridor, it is imperative financial study, improvement, and installation of Broadband/High Speed internet services are considered an eligible and smart investment for the community. Several buildings in current use are without adequate high speed service and require individual leases to maintain separate services which increases the cost of business. The inclusion of a portion of funding in support of Broadband/High Speed Internet services accessible to the public is a supporting element of this plan. **\$500,000.**
8. **Public Infrastructure Improvements** – Public improvements covers a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm. **\$10,000,000.**
9. **Public Spaces** –Public spaces may include: parks, public alleys, community centers, non-park public owned green spaces and many more. Projects that can enhance these spaces all fall under the eligible activity expenses of the CIA. **\$1,000,000.**

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10. **Private Infrastructure Improvements** – As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The CIA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, in accordance with local zoning, master plans and township goals. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the township and CIA. **\$5,000,000.**

11. **Site Preparation** – Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and township goals. **\$1,000,000.**

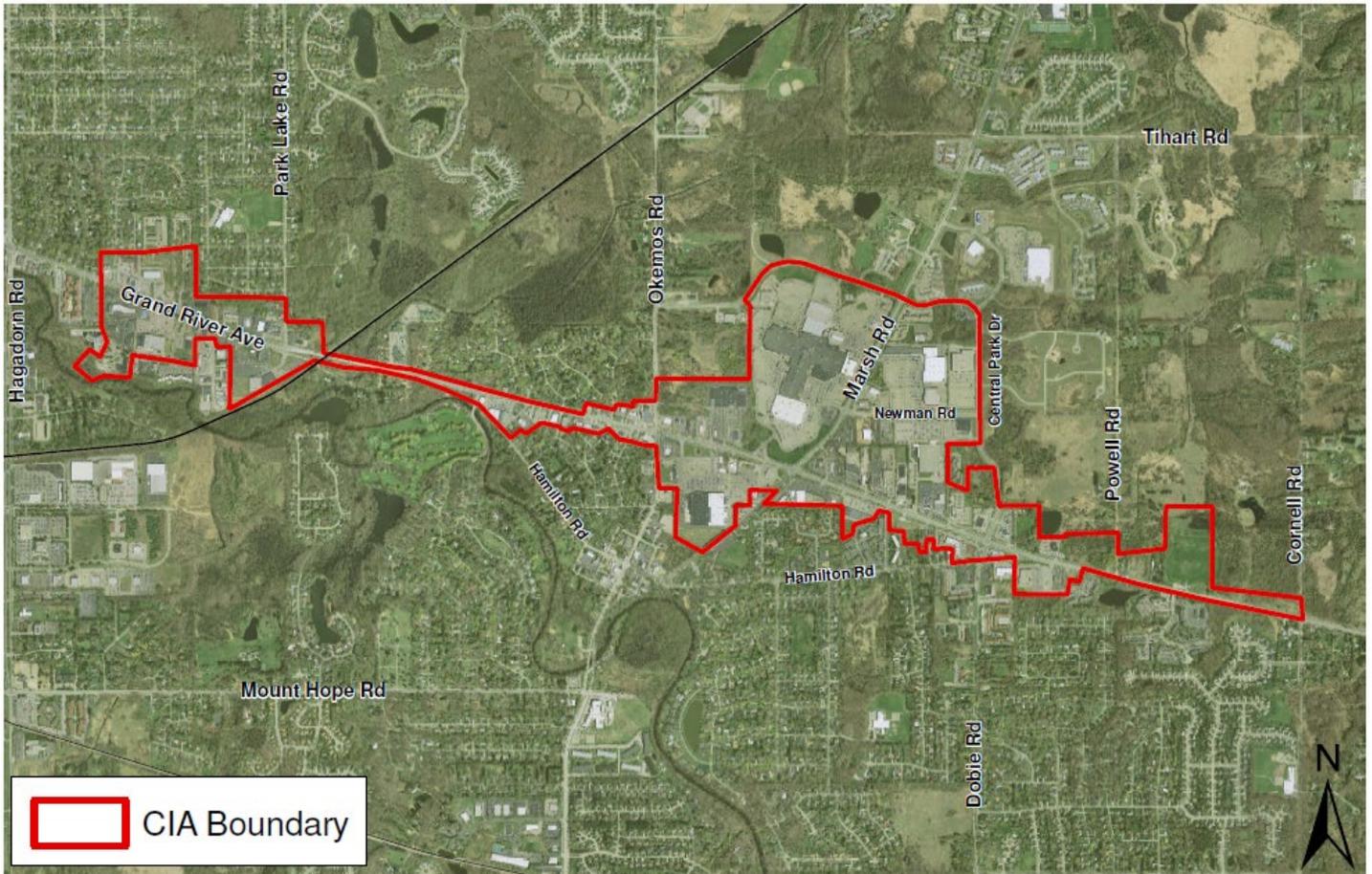
12. **Environmental Activities** – Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environmental Quality (MDEQ) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost prohibitive environmental costs and insurance needs, etc. **\$1,500,000.**

13. **Gap Funding** – Recognizing that the cost of mixed-use development is higher than it is for undeveloped sites, the Authority may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make is feasible. It can also be used as a tool to attract companies and businesses to the township to create new employment opportunities within the CIA District. **\$2,500,000.**

**Total Estimated Cost of All Projects: 23,860,000**

**CIA DISTRICT MAP BOUNDARY**

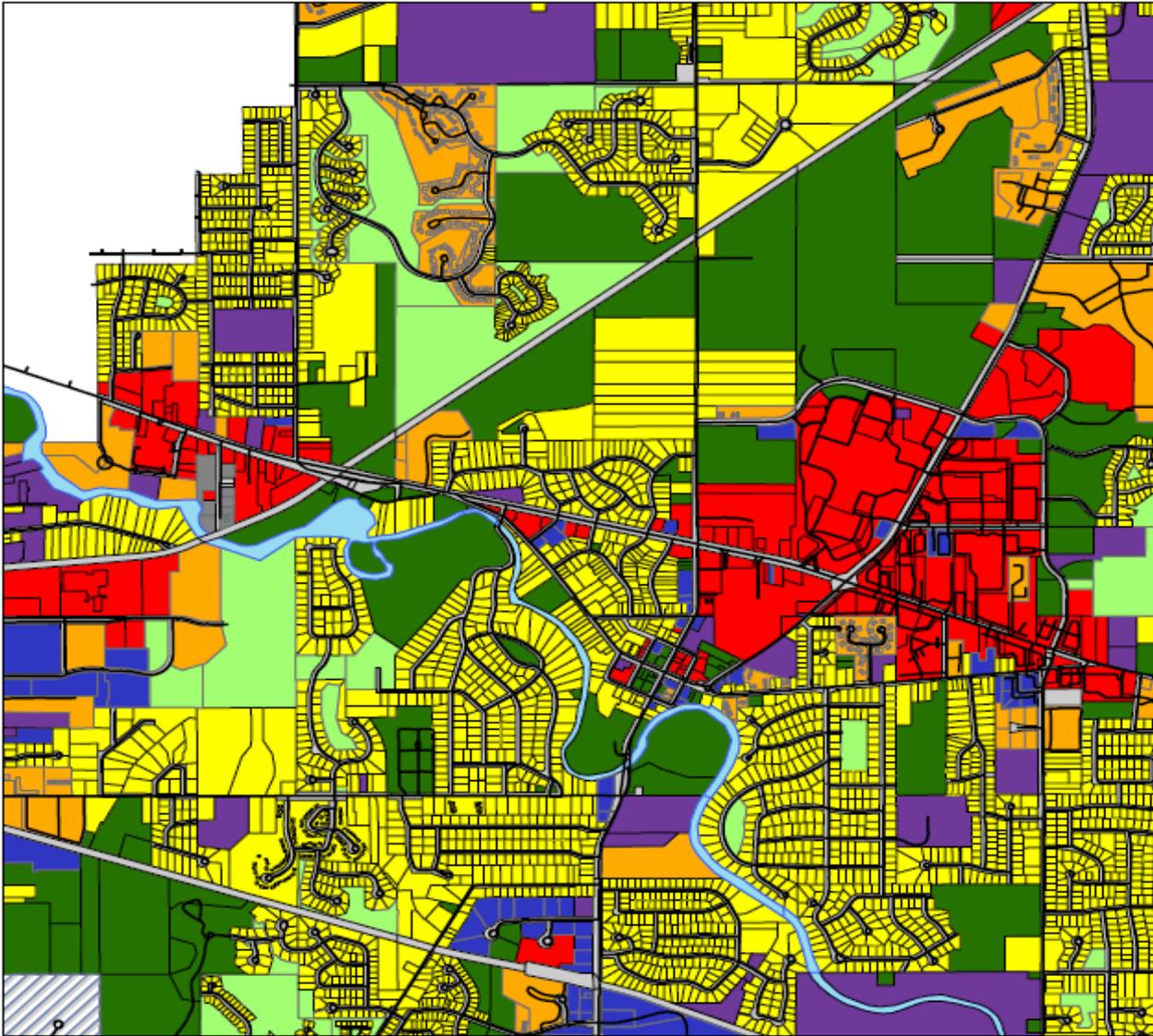
**BELOW IS A MAP WITH BOUNDARY OF THE CORRIDOR IMPROVEMENT AUTHORITY OUTLINED AND DESIGNATED BY THE ADOPTION OF THE MERIDIAN TOWNSHIP BOARD.**



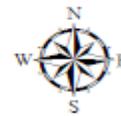
*Figure 1 Corridor Improvement Authority Boundary Map Established 2017*

MAP 2: EXISTING LAND USE FOR CIA BOUNDARY

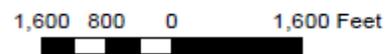
Current Land Use



Land Use Classes	
	Agriculture
	Commercial
	Cooperative Agreement
	Industrial
	Institutional
	Mobile Home
	Multi-Family Residential
	Office
	Outdoor Recreation & Cemetery
	Reserved Residential
	Single Family Residential
	T, C, and U
	Water



1:24,550



**MAP 3: FUTURE LAND USE OF CORRIDOR IMPROVEMENT AUTHORITY DISTRICT**

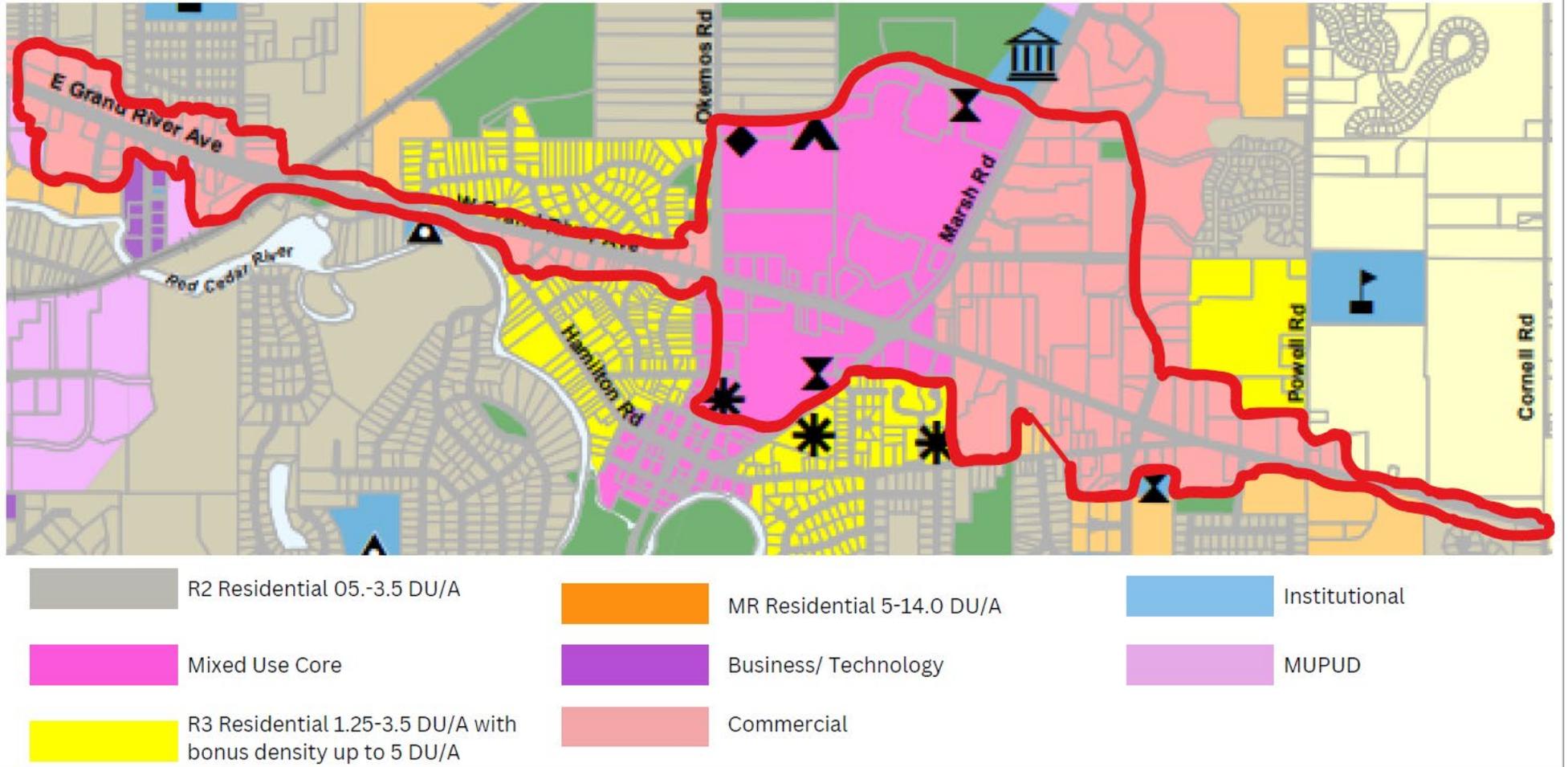


Figure 2 Future Land Use Map of Corridor Improvement Authority Source: Masterplan 2017

## TAX INCREMENT FINANCING PLAN

### EXPLANATION OF TAX INCREMENT FINANCE PROCEDURES

As provided in the Recodified Act PA 57 of 2018, tax increment financing is a potential tool for financing specified eligible projects, redevelopment and planning of designated development areas within the Authority's district. The incremental increase in funding may be used to acquire land, determine the feasibility of projects, fund facilities, structures, or improvements within the district. The applied eligible projects as defined by the Authority will also allow the financing of:

- 1) Redevelopment of priority sites within the district.
- 2) Marketing/promotion of businesses within the district.
- 3) Plan and financing public improvement projects.
- 4) Acquisition of land in association with a development or redevelopment project.
- 5) Construction of new development.
- 6) Administration of the plan (including continued evaluation of its effectiveness).
- 7) Determine the feasibility of projects through comprehensive data collection.

Tax Increment Financing is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a Development Plan has been prepared by the Corridor Improvement Authority and adopted by the Township Board.

After several discussions with staff and the CIA Board, it was the decision to capture only from a portion of the eligible properties within the district for the base value shown below. The CIA boundary currently covers the parcels at 2055 W Grand River Avenue which includes Chik-Fil-a, Aspen Dental, Verizon Wireless, and Meijer retailers. The potential for capture of these parcels are void as they are included in the Downtown Development Authority taxable capture and TIF Plan. By the Act, there is no allowance to layer two TIF captures based on the specific millages allowed to be included in a capture. In addition the Corridor includes commercial retailers like Kroger, Marshall's and Target that have in past years objected to their taxable value, and may receive a reduction in taxes. This would negatively impact the district's overall capture should large box stores be included in the capture. In addition the decision to remove the Meridian Mall at 1982 W Grand River Avenue was determined as the best option for future development. This will allow the Mall to access other tax abatement incentives and as an included parcel of the district, layer the eligible reimbursements of the CIA TIF Plan for redevelopment.

**1. Increase in taxable value.** The initial assessed value ("SEV") for this Plan is the assessed value of all real and personal property in the development area as determined on December 31, 2023 and finally equalized by the state in May of 2024. This is commonly considered the SEV for 2023. As shown in Table 1, the base value of real property in the district is **\$49,116,621**.

**Table 1**  
**Estimated Taxable Value Increase**  
 ESTIMATED TAX CAPTURE VALUE 2023- 2043

The below table makes no assumptions on potential commercial developments to occur in the District:

<b>YEAR</b>	<b>District Taxable Value</b>	<b>Total Taxable Capture Value Per Year 2% Estimated Increase</b>	<b>Annual Increase from Previous Year</b>
<b>Base Year 2023</b>	<b>49,115,621</b>	<b>\$ -</b>	<b>0</b>
<b>2024</b>	51,325,824	\$ 2,210,203	\$ 2,210,203
<b>2025</b>	52,095,711	\$ 2,980,090	\$ 769,887
<b>2026</b>	52,877,147	\$ 3,761,526	\$ 781,436
<b>2027</b>	53,670,304	\$ 4,554,683	\$ 793,157
<b>2028</b>	54,475,359	\$ 5,359,738	\$ 805,055
<b>2029</b>	55,292,489	\$ 6,176,868	\$ 817,130
<b>2030</b>	56,121,876	\$ 7,006,255	\$ 829,387
<b>2031</b>	56,963,705	\$ 8,480,844	\$ 841,828
<b>2032</b>	7,818,160	\$ 8,702,539	\$ 854,456
<b>2033</b>	58,685,433	\$ 9,569,812	\$ 867,272
<b>2034</b>	59,565,714	\$ 10,450,093	\$ 880,281
<b>2035</b>	60,459,200	\$ 11,343,579	\$ 893,486
<b>2036</b>	61,366,088	\$ 12,250,467	\$ 906,888
<b>2037</b>	62,286,589	\$ 13,170,958	\$ 920,491
<b>2038</b>	63,220,878	\$ 14,105,257	\$ 934,299
<b>2039</b>	611,691,911	\$ 15,053,570	\$ 948,313
<b>2040</b>	65,131,729	\$ 16,016,108	\$ 962,538
<b>2041</b>	66,108,705	\$ 16,993,084	\$ 976,976
<b>2042</b>	67,100,335	\$ 17,984,714	\$ 991,631
<b>2043</b>	68,106,840	\$ 18,991,219	\$ 1,006,505

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The purpose of the Tax Increment Financing Plan is to ensure that revenue from the capture will support public improvements associated with redevelopment and development of the district. Costs for contracted services increase annually and to address the current infrastructure to raise the standards to 2023 development codes will be higher than anticipated. The adopted Plan will grant a development the incentive to meet the needs of the community, address historic issues of a site in an area that has seen economic distress and downturn. Some assumptions are involved in order to project property values into the future to determine anticipated revenues. These assumptions are identified in the tables below.

**2. Capturable Taxable Value.** Development is expected over the entire CIA District during the life of the Plan. Assuming development scenarios assembled by the CIA and using current/potential tax projections, below is a table to show the base value and expected increase. For projection purposes of this Plan, the below Table 2 assumes taxable value based on a proposed redevelopment project across the corridor avenue, with a 2% Inflation Rate Multiplier on Base Taxable Values. The Plan does not project any other new development or increases in value due to private investments/improvements beyond the CIA district.

This Plan will include a 20% pass-through to the four other tax jurisdictions to maintain their general fund balances throughout the duration of the plan. This will be done based on the direction of the Act, starting with the existing base taxes paid (Base Year 2023) of all parcels in the District. As provided for in the Act, and a portion (2% property value increase) of the increase on the base taxes paid due to any new private development within the District that results in added private investment/improvements thus increasing taxable values on those specific parcels. These payments are subject to certain triggering conditions and would be made from available tax increment revenues, as agreed to between the taxing jurisdictions, the Authority, and Meridian Charter Township, as provided for in the Act. The property value increase used is the current 20-Year Average Inflation Rate Multiplier of 2% growth/year (per the Michigan Department of Treasury Annual Bulletin "Consumer Price Level (CPL/CPI)" Memo).

3. **Tax Increment Capture.** Beginning with the 2024 tax collection, and for each year of the Plan, municipal and county treasurers shall transmit to the CIA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to PA 57 of 2018. Voted and separately identified debt millage revenues do not come to the CIA, but instead go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the CIA must prepare a Development Plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the CIA or the Township. All amendments must follow the procedures of the Act.

## **MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED**

The Corridor Improvement Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. There is currently no bonded indebtedness for the CIA. Future Plan updates will consider outstanding debt as it plans for continued investment in the district.

## **DURATION OF THE DEVELOPMENT PROGRAM**

The duration of the tax increment financing plan is twenty (20) years, commencing in 2023 and will cease with tax collections due in December 2043, unless this Plan is amended to extend or shorten its duration.

## **STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.**

After review of the available funding from Meridian Charter Township, Ingham County, Capital Area Transportation Authority (CATA), Capital Region Airport Authority (CRAA), and Lansing Community College (LCC). The following is a proposal of the impact of financing on all tax jurisdictions that will be included in the 20-year Plan.

Once the base taxable value of the District is set, the CIA will capture 80% of any increase in property value, particularly through new project development. The base value and 20% of any increase in property value amount would still flow to the appropriate taxing jurisdictions, non-captured. The revenue to each taxing jurisdiction would effectively be frozen at the base value plus the 20% increase in property value for the entire term of the CIA Plan.

Presented below is a summary of the impact to taxing jurisdictions if proposed redevelopment occurs in the district. The impact to each individual taxing jurisdiction will be their proportionate share of the actual amount of the total tax increment revenues captured. For Plan projection purposes, the impact to each individual taxing jurisdiction may be as much as their proportionate share of \_\_\_\_\_ in projected tax increment revenue.

**Table 2**  
**Estimated Tax Increment Revenue Capture by Taxing Jurisdiction**  
ESTIMATED TAX CAPTURE VALUE 2023 - 2043

## **PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY**

1. **Estimate of Tax Increment Revenues.** Table 2 above summarizes the estimated captured tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually for the district and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this Plan but if such increases occur, the tax increment revenues will be captured above the 2% Inflationary Increase and used in accordance to this Plan to accelerate the implementation and success of this Plan and the proposed improvements:
  1. Expenditure of Tax Increment Revenues.
  2. Any additional tax increment revenues beyond those projected in this Plan will:
    - A. be used to expedite any debt service, or
    - B. further the implementation of the proposed improvements.
  3. Should the tax increment revenues be less than projected, the CIA may choose to:
    - A. Collect and hold the captured revenues until a sufficient amount is available to implement specific improvements,
    - B. Consider implementing improvement projects/activities based upon the ability to match existing funds with expenditures while seeking out additional funding sources,
    - C. Amend the Development Plan and/or tax increment financing plan to allow for alternative projects/activities and funding.

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**TABLE 4  
PARCELS IN THE CIA DISTRICT**

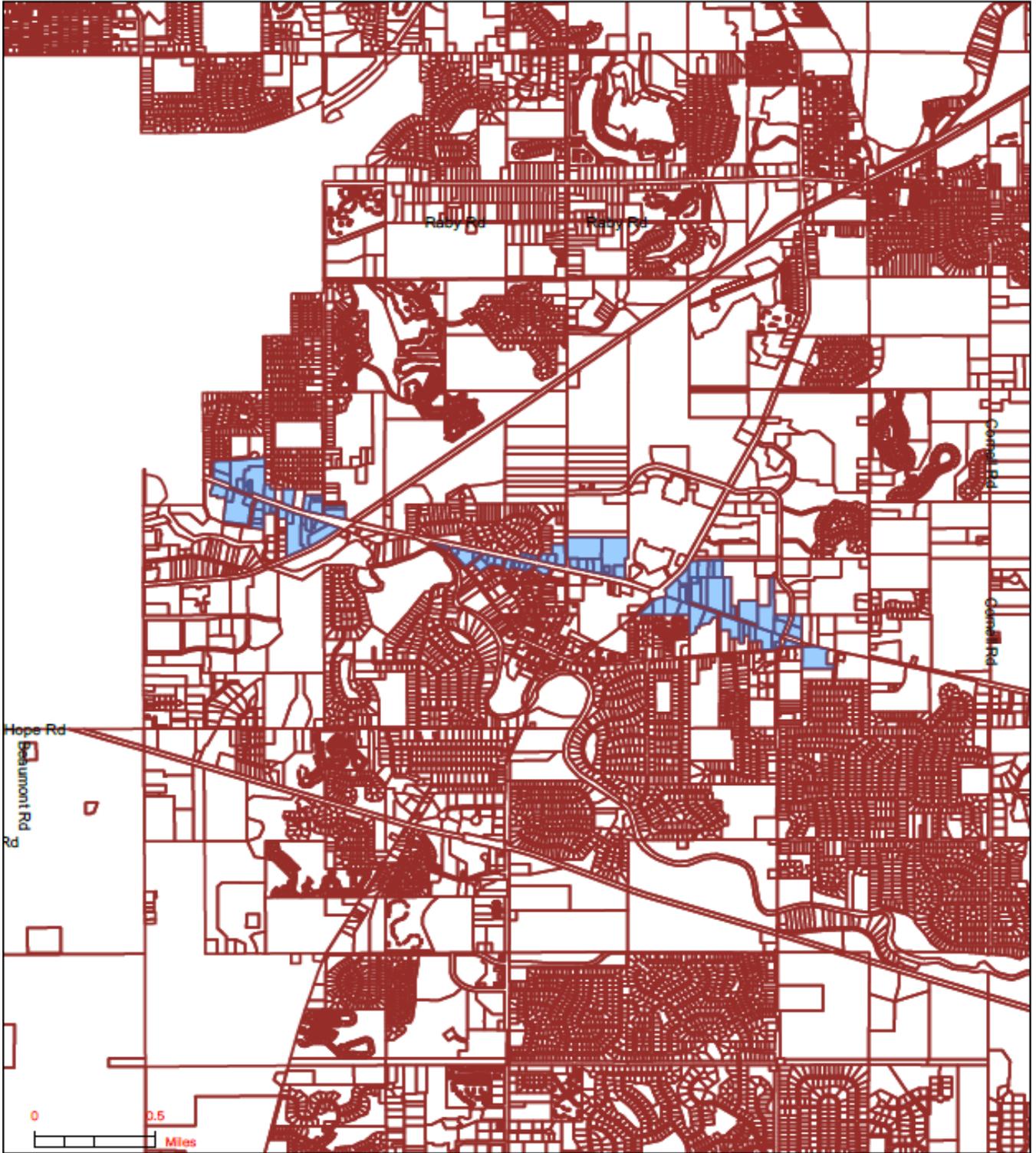
33-02-02-21-253-036	HORIZON BANK	2151 GRAND RIVER AVE
33-02-02-20-205 -015	MERIDIAN GRAND	2655 GRAND RIVER
33-02-02-17-378-018	GAZOS, GEORGE	5093 EAST BROOKFIELD DR
33-02-02-17-476-017	MCSWEENEY, WILLIAM	5004 PARK LAKE RD
33-02-02-20-226-001	MCSWEENEY, WILLIAM	PARKLAKERD
33-02-02-20-226-002	LOTUSVOICE	4994 PARK LAKE RD
33-02-02-20-226-003	WOLF E, ALAN J &	4980 PARK LAKE RD
33-02-02-21-276-006	CONNIE QUARRE	2049 GRAND RIVER
33-02-02-21-276-005	2037WGRLLC	2037 GRAND RIVER
33-02-02-21-276-003	DAVIS, CORALEE E	2041 GRAND RIVER
33-02-02-20-202-001	BANK OF AMERICA	2731 GRAND RIVER
33-02-02-20-127-002	NORTHWIND PROPERTY GROUP	4972 NORTHWIND DR
33-02-02-20-127-003	NORTHWIND PROPERTY GROUP	NORTHWIND DR
33-02-02-20-127-004	CS&SREAL PROPERTIES LLC	4960 NORTHWIND DR
33-02-02-20-128-003	MERIDIAN INVESTMENT GROUP	2875 NORTHWIND DR
33-02-02-17-379-004	2751 STADIUM PLAZA	2763 GRAND RIVER
33-02-02-20-126-001	2751 STADIUM PLAZA LLC	2775 GRAND RIVER AVE
33-02-02-17-379-003	2751 STADIUM PLAZA	2771 GRAND RIVER
33-02-02-17-379-010	PT2 LLC	2843 GRAND RIVER AVE
33-02-02-17-379-012	RED CEDAR FLATS	5000 NORTHWIND DR
33-02-02-20-205-018	MERIDIAN GRAND RIVERLLC	2671 GRAND RIVER AVE
33-02-02-20-205-001	LAXMI, LLC	2701 GRAND RIVER AVE
33-02-02-20-205-019	MERIDIAN GRAND RIVERLLC	2655 GRAND RIVER AVE
33-02-02-20-205-017	SEAGER, MARY T	2643 GRAND RIVER AVE
33-02-02-20-205-012	AUTOZONE DEVELOPMENT LLC	2649 GRAND RIVER AVE
33-02-02-17-378-019	BLARNEY CASTLE OIL CO	1831 GRAND RIVER AVE
33-02-02-20-203-012	OREILLY AUTO	2703 GRAND RIVER
33-02-02-20-127-001	HICKS, WILLIAM & LUCILLER	2755 GRAND RIVER
33-02-02-20-202-010	JOLARANINC	2717 GRAND RIVER AVE
33-02-02-17-377-023	A & G ASSOCIATES LLC	2780 GRAND RIVER AVE
33-02-02-17-377-013	TOM'S PARTY STORE	2784 GRAND RIVER
33-02-02-17-377-014	TOM'S PARTY STORE	2778 GRAND RIVER
33-02-02-17-460-017	EAST LANSING LODGE, INC.	2736 GRAND RIVER
33-02-02-17-460-002	ACCORD PROPERTIES LLC	2722 GRAND RIVER
33-02-02-17-460-003	LINCOLN STREET	2700 GRAND RIVER
33-02-02-17-460-013	JJVPROPERTIES LLC	5015 PARK LAKE RD
33-02-02-17-460-018	JJV PROPERTIES LLC	2650 GRAND RIVER
33-02-02-21-205-027	NATIONAL CITY	2128 GRAND RIVER
33-02-02-21 -205-033	GK RETAIL	4901 OKEMOS RD
33-02-02-21-205-012	LTGEASTLLC	2160 GRAND RIVER
33-02-02-21-131-002	JJV PROPERTIES LLC	2305 GRAND RIVER
33-02-02-21-131-001	WARD INVESTMENT	2359 GRAND RIVER

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33-02-02-21-131-003	HAGADORN PROFESSIONAL CENTERLLC	2285 GRAND RIVER
33-02-02-21-176-002	TAYLOR & WILLIAMS	2287 GRAND RIVER
33-02-02-21-176-020	MONTROSE PROFESSIONAL CENTRE,LLC	4900 MONTROSE AVE
33-02-02-21-176-019	T & W COMMERCIAL	2289 GRAND RIVER
33-02-02-21-176-007	H & N SOLDAN LLC	2283 GRAND RIVER AVE
33-02-02-21-204-013	ZIRKLE RE, LLC	2228 GRAND RIVER
33-02-02-21-204-012	KLFREAL PROPERTIES LLC	2222 GRAND RIVER AVE
33-02-02-21-204-010	PCM DEVELOPMENT	2168 GRAND RIVER
33-02-02-21-106-001	STATE OF MICHIGAN	GRAND RIVER AVE
33-02-02-21-251-013	0KG PROPERTIES LLC	2189 GRAND RIVER AVE
33-02-02-21-251-015	MAX AUTO REAL	2227 GRAND RIVER
33-02-02-21-251-002	GIFFORD, ROLAND S	2233 GRAND RIVER AVE
33-02-02-21-251-004	KIM FAMILY TRUST	2167 GRAND RIVER AVE
33-02-02-21-254-037	3S REALTY, LLC	2131 GRAND RIVER AVE
33-02-02-21-177-006	REUTER INVESTMENT PROPERTIES LLC	2243 GRAND RIVER AVE
33-02-02-17-460-015	HT THOMAS GROUP LLC	5031 PARK LAKE RD
33-02-02-17-377-021	A & G ASSOCIATES LLC	2838 GRAND RIVER AVE
33-02-02-17-377-020	A & G ASSOCIATES LLC	2848 GRAND RIVER AVE
33-02-02-17-377-012	TOM'S PARTY STORE INC	2784 GRAND RIVER AVE
33-02-02-17-460-016	EDWARDW SPARROWHOSPITAL ASSOC	2682 GRAND RIVER AVE
33-02-02-17-460-019	BROWN, RICHARD L &MICHELLE	2660 GRAND RIVER AVE
33-02-02-21-226-008	LANSING MART ASSOCIATES LLC	2020 GRAND RIVER AVE
33-02-02-21-226-004	MAGEDMAN FAMILY LLC	2080 GRAND RIVER AVE
33-02-02-21-226-005	REINALT THOMAS REALTY CO	2060 GRAND RIVER AVE
33-02-02-21-226-006	S&SLLC	2040 GRAND RIVER AVE
33-02-02-21-226-010	KING FOODS #6415	2010 GRAND RIVER AVE
33-02-02-21-226-003	SANLYSELLC	2090 GRAND RIVER AVE
33-02-02-21-226-009	OLD WEST PROPERTIES LLC	2030 GRAND RIVER AVE
33-02-02-21-277-003	DARLAD PROPERTIES, LLC	4780 OKEMOS RD #3
33-02-02-21-277-001	GALAO,LLC	4780 OKEMOS RD #1
33-02-02-21-277-002	KEYSER PROPERTIES LLC	4780 OKEMOS RD #2
33-02-02-21-277-004	TOTAL FAMILY HEALTH CARE PLUS, PLLC	4780 OKEMOS RD#4
33-02-02-17-377-030	A & G ASSOCIATES	2800 GRAND RIVER
33-02-02-21-276-012	JOHN HOLDINGS LLC	4800 OKEMOS RD
33-02-02-21-276-011	AMKT OKEMOS REALTY,LLC	2085 GRAND RIVER AVE
33-02-02-21-276-014	CHICK-FIL-A INC	2075 GRAND RIVER

**CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCE CAPTURE MAP**

The Incremental Increase of the TIF 20 Year Plan Will Capture Increase Only From The Indicated Parcels Below:



**LEGAL DESCRIPTION OF THE DISTRICT**

The Authority shall exercise its power within the boundaries of the Corridor Improvement District, which are described as follows:





**To:** Corridor Improvement Authority  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** August 23, 2023  
**Re:** Submit to the Township Board a Request for Public Hearing Date

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Previous discussion with a vote of support from the CIA members to submit to the Township Board a request for Public Hearing. The Public Hearing is the first step in the process to adopt a Tax Increment Finance plan for the Corridor Improvement Authority. Notification to all property owners, and all tax jurisdictions (by certified mail) must be presented no less than 20 days prior to the date of the public hearing. The Public Hearing will allow the entire general public, property owners to ask questions about the potential TIF plan. Steps to have the plan formally adopted include:

1. Set a date for a public hearing to hear comment on the draft plan.
2. Notice of public hearing with proper notice issued to property owners, tax jurisdictions based on PA 57 of 2018. Notice twice in regular circulation news, not less than 20 days before the date of the public hearing.
3. After the public hearing, for discussion with the Township Board about the proposed plan. Final adoption could occur at a future meeting after discussion with the Township Board. The Township Board shall determine if the Plan constitutes a public purpose. If so the adoption of the Plan is conducted by resolution.

The Plan Details Include:

1. Duration of the plan (20 years)
2. Eligible Reimbursement Activities
3. Potential Economic Impact of the project capture to all Tax Authorities
4. 20% pass thru planned for Tax Jurisdictions
5. Development Plan overall

**MOTION: Move to request to the Township Board to set a Public Hearing for public discussion of the establishment of a CIA TIF plan for a 20 year duration on September 19<sup>th</sup>.**

**MOTION: Move to request to the Township board to set a Public Hearing for public discussion of the establishment of a CIA TIF Plan for a 20 year duration on October 3<sup>rd</sup>.**