



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Tuesday, November 25, 2025– Minutes

Members

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

Members

Absent: Chris Rigterink and Supervisor Scott Hendrickson

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, Andy Marsh from Playmakers, and Tammy Timlin from Mid-Michigan Academy of Martial Arts

1. CALL MEETING TO ORDER

Chair Peffers called the meeting to order at 6:00pm and read the mission statement.

2. **MISSION:** The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners and residents.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER GOETZ TO APPROVE THE AGENDA. SUPPORTED BY MEMBER HODGES.
MOTION PASSES 4-0.**

4. APPROVAL OF MINUTES

a. Minutes-June 18, 2025 Meeting Minutes

**MOTION BY CHAIR PEFFERS TO APPROVE THE MINUTES. SUPPORTED BY MEMBER GOETZ.
MOTION PASSES 4-0.**

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

a. Playmakers Façade Improvement Program Application

Director Clark reviewed the application that the CIA received from Playmakers for an exterior sign replacement/update to match their new brand/image. The application is complete. There was discussion that applicants may be awarded 50% of the costs up to \$20,000. The total cost of this project was \$67,312.50 making 50% commitment from the CIA \$33,656.25. The CIA would like to approve the maximum allowable of \$20,000 and requested Director Clark consult with the Township Attorney whether they can approve the additional \$13,000 at a later date. Director Clark will work with Playmakers on the reimbursement agreement.

MOTION BY CHAIR PEFFERS TO WAIVE THE TIME REQUIREMENT FOR THIS APPLICATION. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

MOTION BY CHAIR PEFFERS TO ACCEPT AND APPROVE A FAÇADE IMPROVEMENT GRANT, TO REIMBURSE PLAYMAKERS FOR EXTERIOR SIGN IMPROVEMENTS TO THE “SHOPPING CART LADY” FOR NO MORE THAN \$20,000. SUPPORTED BY MEMBER HODGES. MOTION PASSES 4-0.

b. Mid-Michigan Martial Art Academy Façade Improvement Program Application

Director Clark presented the application that the CIA received from Mid-Michigan Academy of Martial Arts for new exterior signs at their new location at 4792 Marsh Rd. They recently moved from Hamilton and Okemos Road to the CIA.

MOTION BY CHAIR PEFFERS TO ACCEPT AND APPROVE A FAÇADE IMPROVEMENT GRANT, TO REIMBURSE MID-MICHIGAN ACADEMY OF MARTIAL ARTS FOR EXTERIOR SIGN IMPROVEMENTS FOR NO MORE THAN \$1,600. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

c. 2026 Corridor Improvement Authority Calendar
Director shared a draft 2026 meeting schedule.

MOTION BY MEMBER NUGENT TO APPROVE THE 2026 MEETING SCHEDULE FOR THE CORRIDOR IMPROVEMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

8. DEVELOPMENT PROJECT REVIEW

Director Clark mentioned work is being done at Mister Car Wash. Panda Express is still in progress. The new climbing facility that will be occupying the former Foods for Living space is working through fire alarm issues.

9. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- Many new holiday tenants
- Ashley Furniture has opened. The Mall is pleased to have all the anchor tenants filled.

10. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD

Director Clark stated that the Planning Commission has approved a Fedewa townhouse development on Dobie Road near Faith Lutheran Church. In addition, they are discussing an Eyde commercial/office development next to Central Park Estates. Residents have been opposed to the development, and the project will head back to the Board for next steps.

11. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- December 17, 2025 at 6:00pm

14. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 6:39pm.