



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, February 16, 2022– Minutes -DRAFT

Members

Present: Bruce Peffers, Supervisor Pro Temp Patricia Herring Jackson, Chris Nugent, Eric Foster, Jeff Ross, and Barry Goetz

Members

Absent: Kellie Johnson, Chris Rigterink,

Others

Present: Neighborhoods & Economic Development Director Amber Clark, and Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order at 6:11 PM and Member Goetz read the mission statement at 6:12PM

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER NUGENT TO APPROVE THE AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

4. APPROVAL OF MINUTES

- a. Minutes-November 17, 2021

MOTION BY MEMBER FOSTER TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Meridian Township 2022 Goals that pertain to the CIA and it's mission are; To provide quality leadership and support for the redevelopment of Haslett and Okemos PICA's. Discussions from Commissioners and Director Clark support the Meridian Mall



redevelopment to be included in the Okemos PICA to ensure additional incentives are eligible for the property for specific redevelopment opportunities. The Mall has a Commercial Planned Unit Development designation which restricts the sites ability to redevelop in specific ways particularly when the idea includes residential components as a part of the update. The CPUD designation rests on 1982 Grand River and 5000 Marsh road which is the Wheat Jewelers and Kellies' Consignment site. The goal of the CIA is to work with the Meridian EDC, Economic and Planning departments to create an allowance for the Mall to increase density and height parameters to support development.

- b. Manage the recertification of Meridian Township's Redevelopment Ready Certification and the required updates to the Township's ordinances to gain an active status designation.
- c. Work cooperatively with CBL property management to reimage the Meridian Mall from a Shopping mall to a thriving development parcel
- d. Manage the communications, support and development of m-43 construction and okemos bridge update.
- e. Complete steets designations could be an additional priority for the CIA as it will allow for better pedestrian travel and a cohesive approach to non-motorized travel.

7. NEW BUSINESS

- a. Corridor Improvement Authority Tax Increment Financing Discussion
Discussion was had regarding whether the CIA should begin work to gain the necessary support for an approved Tax Increment Financing plan to provide a financial incentive to the CBL property management team to redevelop the Meridian Mall. Members requested information from Delta Township as they have recently adopted a TIF to support redevelopment of their two major commercial sites, which includes the Lansing Mall. Delta Township has an active TIF that includes parcels around their mall however will not capture values of the mall. The suggestion from Director Clark is that to gain support of the 7 tax jurisdiction that may be a great way to gain access to funding and get approvals. With Trader Joe's and Consumers Credit union falling behind on their development schedule we are still in great shape to gain access to new development if a base year is established within the next year.

8. DEVELOPMENT PROJECT REVIEW

- a. Current CIA Development Projects
Director Clark discussed the prospective M-43 update, Okemos Road Bridge Construction. Drain office Improvements along Grand River.

9. REPORTS



a. Township Board

Supervisor Jackson gave an updated related to the Supervisor replacement designation and why she is Supervisor Pro Temp. Trustee Dan Opsommer has accepted the new position as Assistant Township Manager and will vacate that spot on the Township Board. This will leave two open vacancies on the Board and a selection process will occur. Supervisor Jackson detailed the selection process and that the August and November elections will be the time for the Trustees to gain a permanent position on the Board.

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting.

c. Chair

Chair Ross thanked the CIA for being such a great group to work alongside.

d. Staff

Director Clark will begin working to identify the best

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- March 16, 2022 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting.