



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
November 18, 2020 6:00 pm  
Central Fire Station-5000 Okemos Road

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. October 21, 2020- Corridor Improvement Authority Meeting Minutes
5. PUBLIC COMMENTS
6. DEVELOPMENT PROJECT REVIEW
  - A. Current CIA Development Projects
7. MALL DEVELOPMENT
  - A. Update on Mall Development
  - B. Letter of Support Meridian Mall CPUD Amendment
8. REPORTS
  - A. Township Board
  - B. Planning Commission
  - C. Chair
    - i. 2021 Calendar Resolution
  - D. Staff
9. OPEN DISCUSSION/ BOARD COMMENTS
10. PUBLIC COMMENTS
11. NEXT MEETING DATE
  - A. Next Meeting Date: December 16, 2020 - 6:00pm
12. ADJOURNMENT

**Zoom Meeting ID:**

898 0721 2551

**Zoom Password:**

5000

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, October 21, 2020– Minutes -DRAFT

**Members**

**Present:** Bruce Peffers, Supervisor Ron Styka, Chris Nugent, Eric Foster and Barry Goetz

**Members**

**Absent:** Jeff Ross, Kellie Johnson, Chris Rigterink, and Brian Jones

**Others**

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

1. CALL MEETING TO ORDER

Vice-Chair Foster called the meeting to order at 6:13pm and Member Peffers read the mission statement.

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 PEFFERS TO APPROVE THE AGENDA. SUPPORTED BY SUPERVISOR STYKA.  
MOTION PASSES 5-0.**

4. APPROVAL OF MINUTES

a. Minutes-July 22, 2020

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

b. Minutes-August 20, 2020-Joint Corridor Improvement Authority and Transportation Commission Meeting

The minutes from the August 20, 2020 joint meeting were reviewed.

5. PUBLIC REMARKS

None.

6. DEVELOPMENT PROJECT REVIEW

a. New Neighborhoods & Economic Development Director Amber Clark Introduction and Staff Updates

Director Clark introduced herself and stated she has served on the Meridian Township Planning Commission for the last year. In addition, she has served as the Assistant to the Jackson City Manager for the last two years. Director Clark resides in Haslett. She is excited about the change in this position to formally include neighborhoods and is working on that plan.

7. CORRIDOR DESIGN & RESEARCH

a. Letter to MDOT Regarding Grand River Avenue Improvements

Director Clark reported that the letter discussed at the previous meeting has been distributed to MDOT. At the last Township Board meeting, the Ingham County Road Commission and Drain Commission provided a presentation along with Deputy Manager Perry on the flooding issue at Okemos Road and Grand River Avenue. There was discussion at that meeting that the 3 drains that service that area are not sufficiently sized and need to be replaced before road resurfacing occurs. Also, raising the road approximately two feet has been suggested in that area.

With a large project like this one, Director Clark discussed the need to engage the CIA in communication efforts as it relates to neighborhoods and businesses along the Grand River Corridor. She emphasized that it is important that these groups have a relationship with the Township.

b. Dawn Ave-Hannah Connection

Supervisor Styka reported that the idea of a vehicle bridge would probably not occur. They are lacking the property and the funding for that project. However, they have worked with the Eyde's on the idea of a pedestrian bridge through this area that would also connect to the trails with trail funding.

8. MALL DEVELOPMENT

Director Clark reported that 19 mall vendors left the mall during the pandemic. However, they are all trying to come back in some capacity for the holiday shopping season. High Caliber Karting has expanded into the former Old Navy space. The Marketplace on the Green held their ribbon cutting at the mall. The Township will continue to work with the mall on any rezoning needs they may have in the coming months.

9. REPORTS

a. Township Board

Supervisor Styka reported the following:

- Solar panels are being installed at the South Fire Station and the Marketplace on the Green
- The large dog park and Marketplace on the Green opened
- Welcome to Amber Clark
- Deer management goal has been increased this year from 150 to 300
- Township entrance signage planning is underway for 2021 implementation
- The Niche school rankings listed Okemos as #4, East Lansing as #21, Williamston as #28, and Haslett as #31 in the state

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting including serving on the MUPUD committee.

c. Chair  
None.

d. Staff

Director Clark reported that staff is working on a business survey. Also, working with WLNS on a promotion for small businesses in the Township. The redevelopment fund application for the Village of Okemos was approved for \$85,481.44. The Township will be joining the SmartZone in 2021. This will include a public hearing and Dawn Avenue as a new TIF area.

10. OPEN DISCUSSION/BOARD COMMENTS

Supervisor Styka asked Chair Ross and Vice-Chair Foster to reach out to two CIA members who have not been attending meetings to find out their intentions. Also, he requested CIA members to think about business leaders located on the Corridor as prospective members of the CIA when vacancies arise.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- November 18, 2020 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Vice-Chair Foster adjourned the meeting at 7:16pm.



### **Under Construction**

- Aspen Dental/Verizon/Ivy Rehab (former Leo's Lodge)-2085 West Grand River
- Anna's House-1753 West Grand River (former Pizza Hut)-remodeling permits issued
- Clarion Pointe-2736 East Grand River-significant renovation
- Red Cedar Manor-Mixed Use--site plan review-Northwind Drive
- Oriental Market-interior remodel- 2800 East Grand River Avenue

### **Approved Construction/ Not Yet Commenced**

- Woda Cooper-residential development North of Whole Foods
- Newton Park Apartments, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park-new building)
- Buddy's Pizzeria-2010 Grand River-new store location (former Burger King)
- Green Peak Innovations-medical marihuana provisioning center-east side Northwind Drive

### **Closing/Postponed/Cancelled Developments**

- High Caliber Karting-1982 West Grand River-expansion project/outdoor seating area
- Lafontaine Dealership-NE corner of Powell Road and Grand River--construction/project stopped
- New York & Company-Meridian Mall store closing



November 19, 2020

To: Meridian Township Planning Commission and Meridian Township Board  
From: Meridian Township Corridor Improvement Authority  
RE: Meridian Mall CPUD Amendment #20-13034

At our recent Corridor Improvement Authority (CIA) meeting, our board voted to draft this letter showcasing our support regarding amending the Commercial Planned Unit Development (CPUD) for Meridian Mall.

As many of you know the Meridian Mall is a core commercial anchor for retail in our community and across Region. The Corridor Improvement Authority (CIA) district runs along Grand River Avenue, and includes the Meridian Mall. We are supportive of all development strategies our local leaders form to revitalize the Mall and decrease vacancies. Many successes of large shopping Malls have come when the available space is utilized to the best of its ability for the local market. One local success story is the opening of *Marketplace on the Green*. This is another similar CPUD amendment project for the Mall to gain more visitors and the Township to expand the growing Farmer's Market. With the inclusion of the Farmer's Market on the property we are utilizing an already existing parking infrastructure to service our community. All vendors reported sales growth this year even through the pandemic.

We urge you to approve the amendment so we can lead another well-established financial institution to our community. Once complete this new development will be another strong business included in the CIA territory. The project is planned to sit front facing Grand River Ave with ample access via car, bike or foot. According to the Masterplan, Meridian Township and the Regional area see Grand River as the commercial core district. Allowing this amendment for this development will be another step toward that vision.

Thank you in advance for your consideration on this important opportunity!

Sincerely,

Jeffrey Ross  
Board Chair, Meridian Township Corridor Improvement Authority

**Corridor Improvement Authority Meeting Dates  
2021 Schedule**

**RESOLUTION**

At a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the \_\_\_\_\_ day of December, 2020 at 6:00pm., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Corridor Improvement Authority (CIA) desires to announce the time, date, and place of all regular meetings of the CIA, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE CORRIDOR IMPROVEMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Corridor Improvement Authority will meet for at least 6 regular meetings on certain Wednesdays, January through December in 2021 in the Community Room of the Central Fire Station, 5000 Okemos Road, Okemos, MI 48864, 517.853.4258.

2. The specific dates for meetings are as follows:

January                      27 - regular meeting

March                         24 - regular meeting

May                            26 - regular meeting

July                            28 - regular meeting

September                   22 - regular meeting

November                    17 - regular meeting

3. Meetings will begin at approximately 6:00pm

**Corridor Improvement Authority Meeting Dates  
2019 Schedule  
Page 2**

4. Special meetings of the Corridor Improvement Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Corridor Improvement Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

)ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified Chairperson of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Corridor Improvement Authority held on the \_\_\_\_\_ day of November, 2020.

\_\_\_\_\_  
Jeffrey Ross  
Corridor Improvement Authority Chairperson