

Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864 Wednesday,
February 21, 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 6:05 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 TO APPROVE THE AGENDA MADE BY MEMBER BARRY GOETZ. SUPPORTED BY MEMBER CHRIS RIGTERINK.

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

4. APPROVAL OF MINUTES

- a. November 15, 2023

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. Ingham County, Capital Area Transit Authority, Capital Region Airport Authority, and Meridian Township have all preliminarily said yes to participating in the TIF. LCC has requested information related to the success of the DDA and the draft Tax Share Agreements before they confirm their participation. To be reviewed by their finance committee, we must give them a draft agreement by March 1. The legal team for the Township is currently working on those drafts.

Members asked questions related to the final steps for approval. Director Clark responded that the State Tax Commission is the entity to say yes to the Township creating this tax incentive district. We've completed all the necessary work and submitted it to the STC in January. The Treasury Department during tax collection season will then begin to set aside or "capture" the appropriate funds from the parcels we selected. The CIA will need to create authorized signers, a budget, bank account, and other items to ensure we are working toward our development goals.

7. NEW BUSINESS

a. 2024 CORRIDOR IMPROVEMENT OFFICER ELECTION

MOTION BY MEMBER ADAM HODGES TO SUPPORT THE NOMINATION FOR THE CHAIR POSITION TO BE FILLED BY Bruce Peffers, THE VICE CHAIR POSITION TO BE FILLED BY Barry Goetz, AND THE NOMINATION FOR SECRETARY POSITION TO BE FILLED BY Supervisor Patricia Jackson FOR A ONE YEAR TERM. SUPPORTED BY MEMBER CHRIS RIGTERINK

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

b. 2024 CORRIDOR IMPROVEMENT AUTHORITY GOALS AND ACTION PLAN

Director Clark provided an overview of the goals that the Authority members could establish to ensure the efficient use of TIF funding, project review, and implementation. Though the goals are not listed order, the need to begin the pursuit of an integrated plan, including public comment, public outreach and the selection of a design consultant to create a vision of the improvements to the corridor. Members asked that the goal to begin the integrated plan is the path They want to begin on the creation of bank accounts.

MOTION BY MEMBER BARRY GOETZ TO APPROVE AND ADOPT THE 2024 ANNUAL GOALS FOR THE CORRIDOR IMPROVEMENT AUTHORITY. SUPPORTED BY MEMBER CHRIS NUGENT

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

8. DEVELOPMENT PROJECT REVIEW

- a. Director Clark provided the following update on the included development projects for February 2024:
- American House Meridian was granted a temporary certificate of occupancy to start to allow in 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 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
 - MABA continues to meet at the Farm Lane MSUFCU with the intent to build the Build the association, provide more benefit and engagement opportunities for Members.

9. MERIDIAN MALL UPDATES

- Update provided by Member Adam Hodges
- Francesca's clothing has opened in Meridian Mall and Char's Jerk Chicken is open and great! Planet Fitness continues its expansion, and the mall receives several inquiries for the food court.

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 RFQ for the firm that will design and create the Integrated Plan. 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 March 20, 2024, at 6:00 p.m.

13. ADJOURNMENT

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