



**AGENDA**  
CORRIDOR IMPROVEMENT AUTHORITY  
November 7, 2018 6:00 pm  
Central Fire Station

---

1. CALL 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, business owners, and residents.
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
  - a. Minutes – September 26, 2018
5. PUBLIC COMMENTS
6. PRESENTATION – None
7. OLD BUSINESS
  - a. Corridor Survey
8. NEW BUSINESS
  - a. 2019 Officers
  - b. 2019 Calendar Resolution
9. TOWNSHIP BOARD REPORT
10. CHAIR REPORT
11. STAFF REPORT
  - c. Development Projects Update
  - d. Michigan Retailers Association
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC COMMENT
14. NEXT MEETING DATE:
  - a. Next Meeting Date: December 5, 2018 - 6:00 p.m. Central Fire Station
15. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION  
5000 OKEMOS ROAD, OKEMOS, MI 48864  
WEDNESDAY, SEPTEMBER 26, 2018 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Chris Nugent, Bruce Peffers, Brian Jones, Barry Goetz, Supervisor Ron Styka, and Jeff Ross

MEMBERS

ABSENT: Chris Rigterink, Kellie Johnson, Eric Foster

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: MSU student observing, no public comment

1. CALL MEETING TO ORDER

Chair Chris Nugent called the meeting to order at 6:06 pm.

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, business owners, and residents.

3. APPROVAL OF THE AGENDA

**MOTION BY SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 6-0.**

4. CONSENT AGENDA

**MOTION BY MEMBER PEFFERS TO APPROVE CONSENT AGENDA. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 7-0.**

5. PUBLIC COMMENT

None

6. PRESENTATION

None ("Tim Potter - Transportation Commission" on agenda notified he needed to cancel)

7. OLD BUSINESS

- A. Corridor Business Listing Project Update  
Director Buck relayed that the contact information of businesses is nearly complete and that staff is working on vetting electronic databases like Sales Force to store this data for ease-of-use.
- B. Corridor Survey  
Director Buck shared the introduction, proposed questions and post script of the survey. Members exchanged ideas and revisions. Director Buck agreed to update the survey and present an on-line version for the Board to review at its next meeting.
- C. Campus to Lake Lansing Trail update  
Director Buck discussed the handout in the board packet. Director Perry in Public Works is working diligently on the project. It appears phase 1 of the project will be from Hagadorn to Park Lake Road but will not likely provide easy access to Grand River Avenue businesses. Also, the timeline has been delayed but staff will keep the Board apprised of development progress.
- D. Corridor Plan – Drafted Update  
Director Buck announced that the MEDC approved the latest draft and that the Township is being awarded certification.

8. NEW BUSINESS

- A. Michigan Retailers Association  
Director Buck announced he had a meeting set up with the local contact, but that meeting has been postponed and will report on this next month.

8. MERIDIAN MALL REPORT

No report, but mall items will be included in the coming staff report.

9. TOWNSHIP BOARD REPORT

Supervisor Styka reported on the following topics:

- Walnut Hills
- Medical Marihuana
- Township Budget
  - Allocating more money to the Meridian Redevelopment Fund
  - Allocating funds to the Farmers Market relocation project.
- The upcoming citizens survey from the Township Board
- Traffic Control Ordinance

10. CHAIR REPORT

None

11. STAFF REPORT

Director Buck reported on the following items:

- Peak Performance Physical Therapy had its grand opening on 9.10.18
- Launch Trampoline Park is progressing
- Lucky's Steakhouse is open
- Best Buy shopping center will have a Big Lots occupy the final vacant space
- O'Reilly Auto Parts has submitted plans to move forward on the former Paul Revere restaurant site.
- General Mall communication about next steps for them.

12. OPEN DISCUSSION/BOARD COMMENTS

It was suggested that we should begin discussing the corridor business meeting we propose in the corridor survey.

13. PUBLIC COMMENT

None.

14. NEXT MEETING DATE

Wednesday, October 24, 2018 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

**MOTION BY MEMBER JONES TO ADJOURN THE MEETING. SUPPORTED BY MEMBER GOETZ.  
MOTION APPROVED 6-0. MEETING ADJOURNED AT 7:09 PM.**



## 8. NEW BUSINESS

**To:** CIA Board Members  
**From:** Chris Buck, Economic Development Directors  
**Date:** 11.7.2018  
**Re:** 2019 Calendar and Officers

---

Our CIA bylaws require the adoption of 2019 calendar resolution. Attached is a resolution which continues the current cycle of meeting on the 4<sup>th</sup> Wednesday at 6:00pm at the Central Fire Station. The board can elect to change the meeting date and time as they wish.

While not defined in our bylaws, it is customary to revisit the officers each year. We are required to have a Chairperson, Vice Chairperson and a Recording Secretary. Currently Chris Nugent serves as the Chair, Kellie Johnson serves as Vice Chair and I serve as Recording Secretary.

I request the CIA board discuss the current officers and their interests to continue serving their roles and hear other wishing to serve as officers. Then it is appropriate for members to nominate candidates for each office, hear support, then perform a voice vote to determine our new officers.

**Corridor Improvement Authority Meeting Dates  
2019 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 7<sup>th</sup> day of November, 2018 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 regular meetings on certain Wednesdays, January through December in 2019 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	23 - regular meeting
February	27 - regular meeting
March	27 - regular meeting
April	24 - regular meeting
May	22 - regular meeting
June	26 - regular meeting
July	24 - regular meeting
August	28 - regular meeting
September	25 - regular meeting
October	23 - regular meeting
November	20 - regular meeting
December	18 - regular meeting





## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

November 2018

### Businesses Opened:

- **Capellini Salon**, Central Park Drive between Saddleback and Thai Princess 10.30.18
- **Okemos Dental**, 1841 Newman Road. Dr. Carlton relocated and remodeled. 10.16.18
- **Woodworth Commercial**, commercial realtors at 4277 Okemos Road, Okemos 10.16.18
- **Family Doc Direct**, Medical Practice at 2289 Sower Blvd, Okemos 10.9.18
- **Experimac**, Apple product retailer, repair and used sales. Hannah Plaza 10.11.18

### Ribbon Cuttings/Opening Dates Announced (some estimated):

- **VIP Nail Bar**, Okemos Crossing next to State Side Deli near Starbucks @ Okemos & Jolly
- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. Plan to open by the holidays

### Commercial use under construction

- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2018
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **Best Buy**, Shopping Center – exterior facelift, resizing spaces. Valued at \$770,000
- **Big Lots**, former Office Max space next to Best Buy
- **X-Golf**, 4950 Marsh, Indoor golf driving range in Target Shopping Center, use-by-right
- **Indian Restaurant**, 4760 Marsh (former McAllisters)
- **CPA/Attorney Office**, Carriage Hills Shopping Center, former credit union location
- **Diamond Nails**, Central Park Drive – former Hampton Jewelers
- **Panera Bread**, Demo and rebuild BD Mongolian Grill. Drive-through & outdoor seating

### Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **Ingham County Medical Care Facility**, 64,000 square foot (48 room) addition at 3860 Dobie.
- **Marriot Courtyard**, 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **New Hope Church**, Saginaw Highway & Newton Roads
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

### Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, former Paul Revere Tavern Site, 2703 Grand River. New site plan submitted
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy
- **Fox Nissan**, new location proposed east of existing Panera on Grand River Ave
- **Newton Park**, mixed-use development project, approx. 20k sq ft commercial and 218 residential units. SE corner of Saginaw and Newton.
- **Firestone Complete Auto Care**, 2700 Grand River Ave, convert multi-tenant to Firestone

### Renovations

- **Olive Garden**, Exterior remodel, complete interior makeover. Expected this fall.
- **Arby's**, at Okemos & Jolly, interior and exterior remodel. Completed 9.2018

### Closings/Relocations

- **Tanin**, Relocating to Lansing in the fall.