



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
November 29, 2017 6:00 pm

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. Communications
 - b. Minutes
5. PUBLIC COMMENT
6. NEW BUSINESS
7. OLD BUSINESS
 - a. Signs on Grand River Ave-“Welcome to Meridian”
 - b. Shaping the Avenue; Form Based Code Update
 - c. Corridor Plan for Redevelopment Ready Communities
 - d. 2018 Meeting Schedule Resolution/December 20th Meeting
8. CHAIR REPORT
9. STAFF REPORT
 - a. Development Projects Update
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE
 - a. Next Meeting Date: December 20, 2017 - 6:00 p.m.
13. ADJOURNMENT

CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
5151 MARSH ROAD, OKEMOS, MI 48864
WEDNESDAY, OCTOBER 18, 2017, 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Supervisor Ron Styka, Chris Nugent, Kellie Johnson, Bruce Peffers, Barry Goetz, and Todd Huhn

MEMBERS

ABSENT: Brian Jones and Chris Rigterink

STAFF

PRESENT: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Chair Nugent called the meeting to order at 6:03 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 MEMBER GOETZ TO APPROVE AGENDA. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 6-0.

4. CONSENT AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

5. PUBLIC COMMENT

None.

6. NEW BUSINESS

A. Review Michigan Act 280-Corridor Improvement Authorities

Economic Development Director Chris Buck handed out the state act for Corridor Improvement Authorities & highlighted the "rules" as to what the act allows

municipalities to do including owning or leasing properties, funding studies and capturing taxes with Township Board approval. Director Buck was clear that he was not advocating for anything specific, but rather informing the newly formed Board that there are options to simply be an Authority of interested citizens making recommendations to the Planning Commission or to the Township Board, or the Corridor Improvement Authority could become a very complex entity that could drive development projects.

B. Corridor Plan for Redevelopment Ready Communities

Director Buck handed out portions of the Traverse City Corridor Plan. Director Buck discussed that the Redevelopment Ready Community criteria expects the Township to have a corridor plan and that the Traverse City plan is the one the MEDC used as a template of a good example. The Authority discussed community input sessions, how they identified what they have that works and what they want to change and the action plans they incorporated. Director Buck told them he was meeting with our MEDC rep in the coming weeks and will get clarification as to whether our plan needs to be as involved as this example and to stay tuned.

7. OLD BUSINESS

A. Signs on Grand River Ave-“Welcome to Meridian”

The Authority reviewed handouts of sign renderings the Communications Department had drawn up. There are no quotes for prices yet.

The welcome sign on Grand River in front of IHOP seems to be on IHOP property and probably had a handshake agreement to use it for Township signage. Director Buck will approach the owner to alert him to the fact that we may replace it and make sure he is alright with the design and placement. We will want him to sign off his approval for our records.

B. Shaping the Avenue; Form Based Code Next Steps

Director Kieselbach relayed that the Shaping the Avenue consultants sent across a draft of Form Based Code ordinances that they feel Meridian Township should adopt as part of the Master Plan implementation along the Grand River Corridor and the Downtown Okemos PICA. He and Senior Planner Menser attended a conference call regarding the ordinance and many more are expected. The Planning Department has plans to stay engaged with the Shaping the Avenue team to learn more about the code.

Corridor Improvement Authority Minutes (Draft)
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C. Recruiting for Two Vacancies

The CIA has two open positions. Director Buck spoke with the owners of Ellison Brewery, Protégé Cosmetology School, and American Home Fitness. They all have interest and gave a soft yes to joining. Director Buck also stopped by State of Fitness and Whole Foods, but the owners/managers were not available.

8. CHAIR REPORT

None.

9. STAFF REPORT

A. Development projects update – Staff distributed the updated handout of the projects in progress in the Township.

10. OPEN DISCUSSION/BOARD COMMENTS

- o For 2018, CIA meetings will move to the 4th Wednesday of each month at 6pm at the Central Fire Station.
- o It was agreed that the November 2017 meeting would be moved from the 15th to the 29th in the Town Hall Room.
- o The 2018 Meeting Calendar will be put into a resolution to be adopted at the November meeting.

11. PUBLIC COMMENT

None.

12. ADJOURNMENT

The meeting adjourned without objection at 7:35 pm.

Chris Nugent, Chairperson

Meridian Navy
 RGB | 0/99/100
 CMYK | 100/0/0/0
 Pantone | 2945 U



Meridian Green
 RGB | 117/148/58
 CMYK | 50/0/100/50
 Pantone | 877 U



Meridian Orange
 RGB | 213/103/44
 CMYK | 0/74/100/0
 Pantone | 166 U



Meridian Gray
 RGB | 67/64/68
 CMYK | 0/0/0/90
 Pantone | Neutral Black U



*Based on Pantone + solid uncoated; numbers may vary from paper types. Always proof colors from printers.



LAYOUT - #1

OPTION A: CAST ALUMINUM - SILVER LETTERING

OPTION B: PLASTIC LETTERING COLOR - SILVER

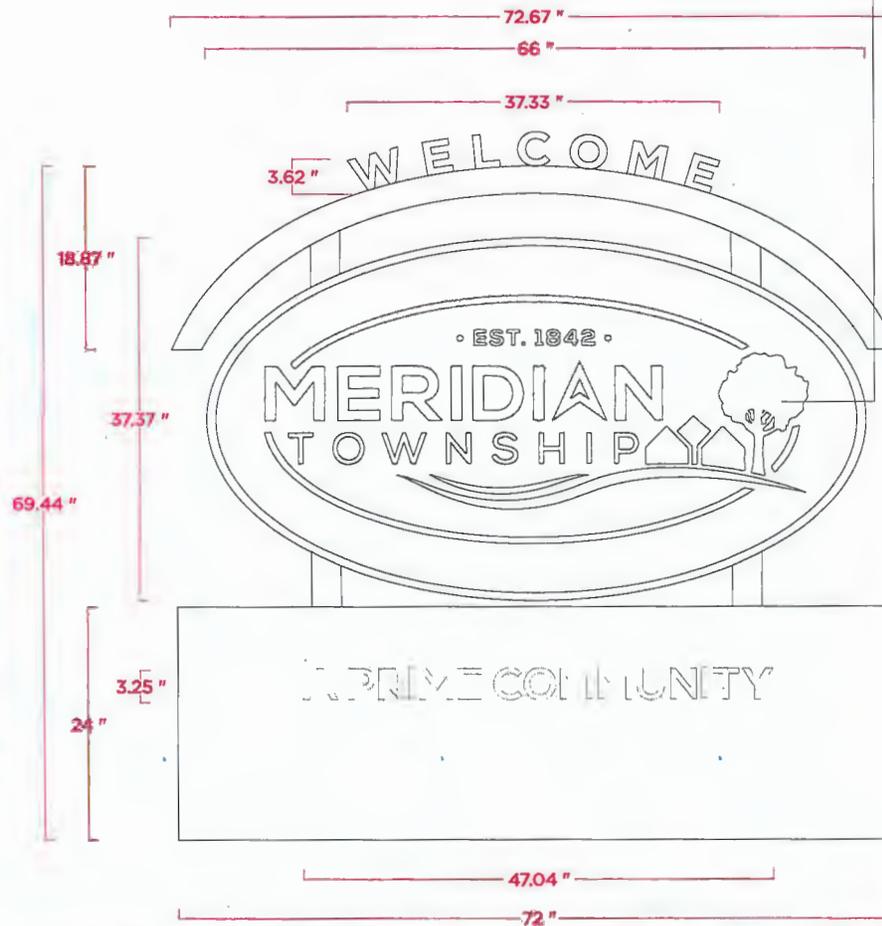


LAYOUT - #2

OPTION A: CAST ALUMINUM - SILVER LETTERING

OPTION B: PLASTIC LETTERING COLOR - SILVER

NON-FLAT DIMENSIONAL
 IMAGE/LETTERING



"Building 1st Impressions That Last"



2240 Lansing Ave, Jackson, MI 48202
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1800 S Cedar St, Lansing, MI 48910

JOB NAME:
 MERIDIAN TWP

LOCATION:
 MI

ACCOUNT REP: DOUG

DESIGNER: B

REVISION:

NOTES:
 (1) S/F MONUMENT

SIGNAGE

FILE NAME:
 MER-MS-030317-B-3

SCALE:

1"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 609 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION



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 F: (734) 483-5164

JSC PROPOSAL

Proposal #: 13828

Proposal Date: 11/13/17
Customer #: CRM005909
Page: 1 of 3

SOLD TO:	JOB LOCATION:
MERIDIAN TOWNSHIP 5151 MARSH RD OKEMOS MI 48864	MERIDIAN TOWNSHIP 5151 MARSH RD OKEMOS MI 48864 REQUESTED BY: Andrea Smiley 517-853-4384

Johnson Sign Company (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #4624 Fabricate & Install (1) 37.37" x 72.67" S/F Non-Illuminated Entry Sign SIGN= 6" thick aluminum pan sign with vinyl graphics TOP= custom aluminum curved top "WELCOME TO A PRIME COMMUNITY LETTERING"= 1/2" thick aluminum lettering PAINT= white & blue BASE= cultured stone base (Boral Versetta Stone Line or Fusion Stone Line) INSTALL= mounted on steel poles direct buried into concrete foundation & concrete slab PRICE BREAKDOWN: Sign/Base/Material= \$6,800 Install/Labor= \$2,700 TOTAL= \$9,500	\$9,500.00	\$9,500.00

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$9,500.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION

THIS PRICE DOES NOT INCLUDE ELECTRICAL RAN TO SIGN LOCATION, PERMITS OR TAX UNLESS SPECIFICALLY STATED.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

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2. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.
3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.
4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Johnson Sign Company SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION. FURTHERMORE, IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN CUSTOMER PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.
6. CUSTOMER AGREES TO PROVIDE ELECTIRCAL SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND TO MAKE CONNECTION OF SAID ELECTRICAL FEED TO DISPLAY.
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SALESPERSON: _____

DATE: _____

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

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Invoice #: DP13828

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TOTAL PROPOSAL AMOUNT			----- \$9,500.00
*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			

PLEASE PAY THIS DEPOSIT AMOUNT:	\$4,750.00
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ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
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PLEASE PAY THIS DEPOSIT AMOUNT:	\$4,500.00
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**Corridor Improvement Authority Meeting Dates
2018 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 29th day of November, 2017 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 2018 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	24 - regular meeting
February	28 - regular meeting
March	28 - regular meeting
April	25 - regular meeting
May	23 - regular meeting
June	27 - regular meeting
July	25 - regular meeting
August	22 - regular meeting
September	26 - regular meeting
October	24 - regular meeting
November	28 - regular meeting
December	19 - regular meeting



CHARTER TOWNSHIP OF MERIDIAN
Development Projects Update

November 2017

Businesses Opened:

- **Michigan First Mortgage**, at 3544 Meridian Crossing (10/5)
- **Moneyball Sportswear**, 1982 Grand River Avenue (Meridian Mall 10/6)
- **Gleaner Financial**, 3681 Okemos Road (10/23 11:00am)
- **Costco**, 5800 Park Lake (10/27 8:00am)
- **Kingston Kitchen**, Jamaican food 4749 Central Park Dr (10/30 10:30am)
- **Good Life Shaving Co**, next to Tannin/Central Park Place (10/30 1:00pm)
- **We Will Come To You**, new event planner at 1982 Grand River Avenue (Meridian Mall)
- **Go! Calendar, Games & Toys**, new store at 1982 Grand River Avenue (Meridian Mall)

Ribbon Cuttings Coming:

- **Good Eats Diva**, bakery in Shoptown by Curves 1561 Haslett Rd (11/9 10:30am)
- **Hampton Inn & Suites** – 2200 Hampton Place Okemos (11/9 3:00pm)

New Businesses Coming

- **Taste of Thai**, new restaurant at 2838 Grand River Avenue (Coral Gables, 11/16 open)
- **Tilted Kilt**, new restaurant at 5000 Northwind Drive (Red Cedar Flats)
- **MI Sushi & Noodles**, new restaurant at 3340 Lake Lansing Road
- **The Art & Etiquette of Driving**, new driving educator at 1749 Hamilton Road
- **Once Upon A Child**, new store at 1839 Grand River Ave (by Dusty's)
- **Momo Tea**, new café at 4790 Hagadorn (Hannah Plaza)
- **Local legend USA**, new graphic clothing designer at 1456 Haslett Road

Projects under consideration

- **Hannah Farms East** - mixed use/student housing proposed at Eyde Pkwy/Hannah Boulevard.

Projects under construction

- **Great Lakes Interiors** - 5,600 square foot office furniture retailer at 2076 Towner Road.
- **Holiday Inn Express** – 63,000 square foot hotel with 112 rooms at 2350 Jolly Oak Road. Slated to open in December 2017.
- **Red Cedar Flats** - 125,000 square foot, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive. Two buildings are completed, with a third building currently under construction.
- **Elevation** - mixed use project with 350+ residential units and 21,000 square feet of commercial space at Jolly Oak Road.
- **Ingham County Medical Care Facility** – 64,000 square foot (48 room) addition at 3860 Dobie.
- **Whitehills Lakes South #2** – initial site work underway for 21 single family lots at the northwest corner of Saginaw Highway/Lake Lansing Road.
- **Georgetown #4** – initial site work underway for 22 single family lots at Tihart/Cornell Roads.
- **Sierra Ridge #3** – initial site work underway for 20 single family lots Lake Lansing/Newton.

Projects approved/not yet commenced

- **Portnoy and Tu dentist office** – site plan approved for 4,332 square foot dental office at 2476 Jolly Road. Building Permit under review.
- **Marriot Courtyard** – building permit under review for 64,000 square foot, 4-story Marriot Courtyard hotel with 97 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.