



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
February 18, 2026 6:00 pm  
Central Fire Station-5000 Okemos Road

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. 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.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. January 21, 2026
6. PUBLIC COMMENTS
7. OLD BUSINESS
  - A. Grand River Avenue- Campus Hill Pedestrian Island Crossing Safety Discussion
8. NEW BUSINESS
  - A. Mass Timber Construction within the CIA District Discussion
  - B. Draft Letter to MDOT Requesting Review of Northwind Drive Traffic Signal
9. DEVELOPMENT PROJECT REVIEW
  - A. Development Project Updates
10. MALL DEVELOPMENT
  - A. Meridian Mall Update
11. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD
12. OPEN DISCUSSION/ BOARD COMMENTS
13. PUBLIC COMMENTS
14. NEXT MEETING DATE
  - A. Next Meeting Date: March 18, 2026 - 6:00 pm
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Timothy Dempsey, 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, January 21, 2026– Minutes

**Members**

**Present:** Bruce Peffers, Chris Nugent, Adam Hodges, and Barry Goetz

**Members**

**Absent:** Chris Rigterink and Supervisor Scott Hendrickson

**Others**

**Present:** Neighborhoods & Economic Development Director Amber Clark and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Peffers called the meeting to order at 6:04pm and read the mission statement.

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 THE AGENDA

**MOTION BY MEMBER GOETZ TO APPROVE THE AGENDA. SUPPORTED BY CHAIR PEFFERS.  
MOTION PASSES 4-0.**

4. APPROVAL OF MINUTES

a. Minutes-November 25, 2025 Meeting Minutes

**MOTION BY CHAIR PEFFERS TO APPROVE THE MINUTES. SUPPORTED BY MEMBER GOETZ.  
MOTION PASSES 4-0.**

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Playmakers Façade Improvement Program Reimbursement Agreement  
Director Clark reviewed the reimbursement agreement for up to \$20,000. There were no changes suggested. Playmakers and the CIA Chair will sign the agreement.
- b. Mid-Michigan Martial Arts Academy Façade Improvement Program Reimbursement Agreement

Director Clark reviewed the reimbursement agreement for \$1,600. There was a suggestion to remove the “(\$)” after \$1600 in the agreement. The edit will be made, and Mid-Michigan Martial Arts Academy and the CIA Chair will sign the agreement.

7. NEW BUSINESS

Director Clark reported that the Finance Director is back from leave and will be working on compiling the CIA financial reports and setting up the bank account.

Chair Peffers shared he recently toured the new STEM project building at MSU. The building was constructed using mass timber. He learned that there may be grants available for developers that use mass timber in their design. Director Clark will follow up with Director Schmitt and ask to have a future discussion on mass timber building at an upcoming CIA meeting with the Community Planning and Development Staff.

8. DEVELOPMENT PROJECT REVIEW

a. Development Project Updates

Director Clark mentioned work is being done at Mister Car Wash. Panda Express is still in progress. The new climbing facility that will be occupying the former Foods for Living space is working through fire alarm issues. There is a gas station interested in development on Grand River on the west side of the Sparrow building. Bath and Body Works will be closing at the Mall.

9. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- Planning spring/fall recycling events and fashion show
- BoxLunch clothing store is coming

10. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD

Director Clark stated that the Authentix project on Central Park Drive will be going back to the Board with an updated design.

11. OPEN DISCUSSION/BOARD COMMENTS

Discussion was had about the power lines and easements that already exist. Listening sessions will be held next week on Monday and Tuesday with the ITC.

There are no new applications for the Façade Improvement Grant Program.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- February 18, 2026 at 6:00pm

14. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 6:41pm.

# Corridor Improvement Authority (CIA) (252)

## Preliminary Financial Statements

Period Ending 12/31/2025 - UNAUDITED

### **BALANCE SHEET**

		Year to Date
<b>ASSETS</b>		
Cash		<u>\$103,530.76</u>
	TOTAL ASSETS	<u><u>\$103,530.76</u></u>
<b>LIABILITIES</b>		
*Due to General Fund		<u>\$319.00</u>
	TOTAL LIABILITIES	<u><u>\$319.00</u></u>
<b>FUND BALANCE</b>		
Fund Balance 12/30/2024		<u>16,192.07</u>
2025 YTD Net Income		<u>\$87,019.69</u>
<b>2025 Current Fund Balance</b>		<u><b>\$103,211.76</b></u>

### **INCOME STATEMENT**

		<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>
<b>REVENUES</b>					
Current Property Tax		-			87,019.69
	TOTAL REVENUES	\$ -	\$ -	\$ -	\$ 87,019.69
<b>EXPENDITURES</b>					
Contractual Service		-	-	-	-
	TOTAL EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2025 Net Income</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u><b>\$ 87,019.69</b></u>



Fund 252 CORRIDOR IMPROVEMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
252-000.000-001.000	CASH	103,530.76
<b>Total Assets</b>		<b>103,530.76</b>
*** Liabilities ***		
252-000.000-214.150	DUE TO GENERAL FUND	319.00
<b>Total Liabilities</b>		<b>319.00</b>
*** Fund Balance ***		
252-000.000-390.000	FUND BALANCE	16,192.07
<b>Total Fund Balance</b>		<b>16,192.07</b>
<b>Beginning Fund Balance</b>		<b>16,192.07</b>
<b>Net of Revenues VS Expenditures</b>		<b>87,019.69</b>
<b>Ending Fund Balance</b>		<b>103,211.76</b>
<b>Total Liabilities And Fund Balance</b>		<b>103,530.76</b>

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

PERIOD ENDING 12/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	YTD BALANCE 12/31/2025	ACTIVITY FOR MONTH 12/31/2025	AVAILABLE BALANCE	% BDGT USED
Fund 252 - CORRIDOR IMPROVEMENT AUTHORITY						
Revenues						
Dept 000.000						
252-000.000-402.000	CURRENT PROPERTY TAXES	87,000.00	87,019.69	0.00	(19.69)	100.02
Total Dept 000.000		87,000.00	87,019.69	0.00	(19.69)	100.02
TOTAL REVENUES		87,000.00	87,019.69	0.00	(19.69)	100.02
Expenditures						
Dept 000.000						
252-000.000-820.000	CONTRACTUAL SERVICES	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 000.000		20,000.00	0.00	0.00	20,000.00	0.00
TOTAL EXPENDITURES		20,000.00	0.00	0.00	20,000.00	0.00
Fund 252 - CORRIDOR IMPROVEMENT AUTHORITY:						
TOTAL REVENUES		87,000.00	87,019.69	0.00	(19.69)	100.02
TOTAL EXPENDITURES		20,000.00	0.00	0.00	20,000.00	0.00
NET OF REVENUES & EXPENDITURES		67,000.00	87,019.69	0.00	(20,019.69)	129.88
BEG. FUND BALANCE		16,192.07	16,192.07			
END FUND BALANCE		83,192.07	103,211.76			

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**RE: Pedestrian Safety Concern on Grand River Avenue-Campus Hill Apartments**

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**From** Dan Opsommer <opsommer@meridian.mi.us>

**Date** Tue 1/27/2026 9:05 AM

**To** miladbf@umich.edu <miladbf@umich.edu>

 2 attachments (500 KB)

MULTILANE CROSSING ISLAND\_Mast Arm (1).jpg; MULTILANE-CROSSING-ISLAND\_Fv2-1500x690 (1).jpg;

Hi Milad and Morjgan,

Thank you for your email. For clarification, Grand River Ave is under the authority of the Michigan Department of Transportation (MDOT) and this intersection is located in Meridian Township. Township staff have been working with the MDOT to improve the infrastructure at three pedestrian refuge islands on Grand River Ave, including the one at the Campus Hill Dr intersection. MDOT collected pedestrian counts for purposes of evaluating what infrastructure may meet MDOT's standards in 2025. MDOT has very specific standards that must be met for additional infrastructure to be installed. We are hoping to get MDOT's approval to install infrastructure similar to that in the attached photo, but the details still need to be worked out with MDOT once the Township has a design to share with MDOT. We are currently working on a design similar to the attached renderings to take to MDOT for further consideration.

Public input to MDOT may also assist the Township in obtaining MDOT's approval for infrastructure similar to the attached rendering. You can contact the MDOT University Region at [MDOT-Contact-UniversityRegion@Michigan.gov](mailto:MDOT-Contact-UniversityRegion@Michigan.gov).

Please let us know if you have any questions.

Thanks,



**Dan Opsommer**

Deputy Township Manager

Director of Public Works & Engineering

[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

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**From:** Milad Basirifard <miladbf@umich.edu>

**Sent:** Monday, January 26, 2026 6:06:04 PM

**To:** [54BTraffic@54bdistrictcourt.com](mailto:54BTraffic@54bdistrictcourt.com) <[54BTraffic@54bdistrictcourt.com](mailto:54BTraffic@54bdistrictcourt.com)>; [council@cityofeastlansing.com](mailto:council@cityofeastlansing.com) <[council@cityofeastlansing.com](mailto:council@cityofeastlansing.com)>; [rbelleman@cityofeastlansing.com](mailto:rbelleman@cityofeastlansing.com) <[rbelleman@cityofeastlansing.com](mailto:rbelleman@cityofeastlansing.com)>; [emily.gordon@cityofeastlansing.com](mailto:emily.gordon@cityofeastlansing.com) <[emily.gordon@cityofeastlansing.com](mailto:emily.gordon@cityofeastlansing.com)>; [webmaster@meridian.mi.us](mailto:webmaster@meridian.mi.us) <[webmaster@meridian.mi.us](mailto:webmaster@meridian.mi.us)>; [cityclerk@cityofeastlansing.com](mailto:cityclerk@cityofeastlansing.com) <[cityclerk@cityofeastlansing.com](mailto:cityclerk@cityofeastlansing.com)>; [jbrown@cityofeastlansing.com](mailto:jbrown@cityofeastlansing.com) <[jbrown@cityofeastlansing.com](mailto:jbrown@cityofeastlansing.com)>

**Cc:** [mojgan@msu.edu](mailto:mojgan@msu.edu) <[mojgan@msu.edu](mailto:mojgan@msu.edu)>

**Subject:** Pedestrian Safety Concern on Grand River Avenue-Campus Hill Apartments

Some people who received this message don't often get email from [miladbf@umich.edu](mailto:miladbf@umich.edu). [Learn why this is important](#)

Dear City Officials,

We are residents of Campus Hill Drive Apartments, Okemos, MI 48864, and we are writing to express a serious concern regarding pedestrian safety on Grand River Avenue near the coordinates **42°43'27.73"N, 84°26'27.85"W**.

There is a pedestrian crossing sign at this location; however, the road has a slope and functions much like a highway. Because of this slope and the high speed of traffic, drivers often cannot see pedestrians attempting to cross the street in time. There are no traffic lights or additional warning signs, and vehicles frequently pass at very high speeds, making crossing extremely dangerous.

Both of us are students, one of us is a student at the University of Michigan, and the other (cc'd on this email) is a student at Michigan State University. The bus stop we rely on is located on the opposite side of Grand River Avenue, which means we must cross this road every day to commute to campus. Many students live in Campus Hill Apartments, and daily pedestrian crossings at this location are unavoidable.

We have personally been placed in dangerous situations multiple times while trying to cross this street. As shown in the attached photo, this area is heavily populated by students, yet there are no adequate traffic control measures to ensure pedestrian safety.

We respectfully request that the city address this issue by installing appropriate traffic safety measures, such as additional pedestrian warning signs, flashing beacons, or other traffic-calming solutions. Improving visibility and reducing risk at this crossing would greatly enhance safety for residents and students in the area.

Thank you very much for your time and attention to this matter. We appreciate your consideration and look forward to your response.

Regards,

Milad Basirifard

Mojgan Moradi

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## Grand River Ave Pedestrian Refuge Islands

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**From** Dan Opsommer <opsommer@meridian.mi.us>

**Date** Tue 1/27/2026 9:21 AM

**To** Seth Besson <besson@meridian.mi.us>

**Cc** Younes Ishraidi <ishraidi@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>

 2 attachments (500 KB)

MULTILANE CROSSING ISLAND\_Mast Arm (1).jpg; MULTILANE-CROSSING-ISLAND\_Fv2-1500x690 (1).jpg;

Hi Seth,

When time permits, can you reach out to RRFB vendors and find 3 vendors who could fabricate infrastructure similar to the attached renderings?

These RRFB mast arms with cobra lights would be for the three pedestrian refuge islands on Grand River Ave:

1. Grand River Ave/Campus Hill Dr
2. Between Meijer and Best Buy
3. Grand River Ave/Washington Heights

Specifically, we want the design to mirror the attached renderings with the following exceptions:

- On the mast arm, we would like there to be an LED light that is activated by the ped push button that is directed down and illuminates the crosswalk when activated. The idea is that the LED light being activated will help alert motorists that a pedestrian is using/preparing to use the crosswalk. It will also add additional illumination in addition to the cobra light that is always on.
- We want them to quote the design two different ways as it relates to the RRFB LED Lights:
  1. With RRFB lights as shown in the renderings.
  2. Without RRFB lights, but with wiring in the fluted pole and mast arm so that RRFB lights could easily be installed in the future. For context, MDOT may not allow the RRFB lights right now, but we would want to be able to add them easily by simply removing a plate/gasket that conceals the wiring.

Please also reach out to Consumers Energy to begin the process determining how these would be connected to electrical service. This will go one of two ways:

1. Consumers Energy would set a meter and we would pay for the electrical usage based on the meter readings.
2. Consumers Energy would quote a lump sum amount each month that we, or MDOT, would pay for the electrical service. We do not need Consumers Energy to maintain the poles or mast arms as MDOT will be responsible for this after the Township Corridor Improvement Authority pays for the initial installation. This contact at Consumers Energy should be able to direct you to the correct person at Consumers Energy to work with on this: [Tanya.MartinWalker@cmsenergy.com](mailto:Tanya.MartinWalker@cmsenergy.com).

Please let me know if you have any questions. You can cc me periodically to just keep me apprised on your progress.

If possible, we're hoping to complete this work in 2026.

Please let me know if you would like to meet and go over this in greater depth before you get started.

Thanks,



**Dan Opsommer**

Deputy Township Manager

Director of Public Works & Engineering

[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864



**To: Corridor Improvement Authority Members**

**From: Amber Clark, Neighborhood & Economic Development Director**

**Date: February 18, 2026**

**Re: Mass Timber Construction within the Corridor Improvement District**

At the last regular meeting of the Corridor Improvement Authority, members revealed an interest to have a discussion regarding Mass Timber construction. Mass Timber construction uses engineered wood products like Cross Laminated Timber (CLT) or Glulam (glue laminated), created by bonding smaller wood pieces into large, strong structural panels for walls, floors, and roofs. (According to Google). A locally constructed building currently in operation in the region is the new MSU STEM/Life Sciences building that rehabilitated MSU's Coal reactor.

There are several advantages to Mass Timber in construction, one of import may be the ability to utilize the CLT as a structural element which is a major cost benefit to steel structural beams. Mass Timber also has the ability to provide more flexibility to the building and can meet the standards for earthquakes in California. Finally mass timber has the ability to slow or reduce fire damage which can save lives and the building itself.

Planning staff will provide an overview of how mass timber could be utilized in Meridian Township. The CIA members will have the opportunity to discuss after planning staff provides an overview.



**To: Corridor Improvement Authority Members**

**From: Amber Clark, Neighborhood & Economic Development Director**

**Date: February 18, 2026**

**Re: Draft Letter to MDOT Requesting Review of Northwind Drive**

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At the last regular meeting of the Corridor Improvement Authority, members suggested that a formal letter be written and submitted to MDOT to discuss further timing improvements at the Northwind Drive and Grand River Avenue intersection.

Since the opening of Trader Joe's and later Starbucks on Grand River Avenue, traffic at the intersection of Northwind drive and Grand River Avenue has increased. The Michigan Department of Transportation is the road authority over Grand River Avenue. Prior to and during construction of Trader Joe's members mentioned to MDOT staff that the traffic at the intersection will increase and further efforts to make traffic efficient at that location should occur. MDOT noted that they would continue to monitor the intersection. It was discussed at the last CIA meeting to submit a formal letter to MDOT to request they review the intersection.

Deputy Manager Dan Opsommer, manages our community's local road program and subsequent relationships with the transportation authorities. Manager Opsommer suggested:

- The CIA should remit a letter to Greg Losch, P.E. University Region Engineer  
4701 W. Michigan Avenue, Jackson MI 49201

- Request crash information from Meridian Township PD to determine the number and possible times of day the accidents are happening

A draft letter has been prepared by staff for your consideration.

**February 18, 2026**

Michigan Department of Transportation

[Region or TSC Office – e.g., Lansing Transportation Service Center]

[Street Address]

[City, State ZIP]

Attn: [Name/Title if known]

**Re: Request for Traffic Signalization and Safety Review – Grand River Avenue (M-43) & Northwind Drive, Meridian Charter Township**

**To Whom It May Concern:**

On behalf of the **Meridian Township Corridor Improvement Authority**, I am writing to request that the Michigan Department of Transportation conduct an additional review of the traffic operations and safety at the intersection of **Grand River Avenue (M-43) and Northwind Drive** near **Trader Joe's** in Meridian Charter Township.

Since the opening of Trader Joe's, this intersection has experienced a noticeable increase in both vehicular and pedestrian traffic. The resulting congestion and turning movements, combined with higher levels of pedestrian activity crossing both Grand River Avenue and Northwind Drive, have made it more difficult for motorists and pedestrians to safely and efficiently navigate the area. Members of the Corridor Improvement Authority, Township staff, and members of the public have observed:

- Increased queuing and delays, particularly during peak hours;
- Challenging left-turn movements into and out of Northwind Drive; and
- Conflicts and near-miss situations involving pedestrians accessing Trader Joe's and nearby businesses.

Given these conditions, the Meridian Township Corridor Improvement Authority respectfully requests that MDOT conduct a focused traffic signalization and intersection review at this location.

Specifically, we ask that the review consider, as appropriate:

- Current signal timing and phasing, including left-turn phases;
- Pedestrian accommodations, such as crosswalk locations, signal timing, and visibility;
- Signage, pavement markings, and lane configurations in and around the intersection; and
- Overall intersection operations and safety performance, particularly during peak periods.

Our goal is to ensure that this important commercial corridor remains both economically vibrant and safe for all drivers, pedestrians, bicyclists, and transit riders alike. The Corridor Improvement

Authority and Meridian Township staff are happy to collaborate with MDOT by providing any available local data, development information, or observations that may assist in your review. We appreciate your attention to this matter and your continued partnership in improving the Grand River Avenue corridor. Please feel free to contact me at [phone number] or [email address] to discuss this request further or to coordinate the next steps. Thank you for your consideration.

Sincerely,

**Bruce Peffers**

**Chair**

**Meridian Township Corridor Improvement Authority**