

Charter Township of Meridian  
Corridor Improvement Authority  
5000 Okemos Road, Okemos, MI 48864  
Wednesday, April 16, 2025 – Minutes - DRAFT

**Members**

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

**Members**

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

**Others**

**Present:** Neighborhoods & Economic Development Director, Amber Clark

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:12 PM

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 TO APPROVE THE AGENDA MADE BY MEMBER CHRIS NUGENT. SUPPORTED BY MEMBER BARRY GOETZ.**

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

4. APPROVAL OF MINUTES

- a. November 20, 2024 Meeting Minutes

**MOTION TO APPROVE THE NOVEMBER 20, 2024 MEETING MINUTES MADE BY MEMBER BARRY GOETZ. SUPPORTED BY MEMBER BRUCE PEFFERS.**

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

5. PUBLIC REMARKS

- a. None

6. OLD BUSINESS

2025 RFQ INTEGRATED PLAN DESIGN SEARCH · RESULTS OF OPEN BID

Director Clark provided the CIA members with an update on the received Request for Qualifications/Quote for a consulting firm to produce an Integrated Plan for the

Corridor Improvement Authority. Director Clark reviewed the intent of an Integrated Plan as a comprehensive approach that considers various aspects of a community's development, including land use, infrastructure, traffic, commercial, residential, retail, and environmental factors, to achieve a cohesive strategy for future development. The request for qualifications for the Meridian Township CIA Integrated Plan was our first step to know the average cost to complete a strategic plan for the Corridor. A completed Integrated Plan serves to assist the CIA and municipal staff on future development options. This may include changes to the current zoning, collaborative efforts to enhance traffic, accessibility, and overall development in the CIA district.

Three entities submitted bids for the March 31, 2025 bid opening:

Spalding DeDecker	\$49,500
Progressive Company	\$142,500
OHM Advisors	\$149,000

It is the recommendation of Director Clark to wait to begin an Integrated Plan Design until additional funding is made available to the CIA. CIA members asked in general what the creation of the Plan would look like. Director Clark noted that when the CIA is ready to complete a Plan, a Request for Proposal RFP process will be initiated with bidders granted a window to submit proposals. The RFP could be similar to the RFQ submitted by the CIA with specifics and a cost not to exceed included. Members agreed that the lowest qualified bidder would be a cost effective choice. Member Barry Goetz noted that the lowest qualified bidder may not be the best match based on personal experience. Member Goetz suggested that more time may be necessary to review proposals.

Director Clark agreed to submit the proposals digitally to all members of the CIA to review the submissions. Director Clark noted that at this time the CIA has not elected to select either entity. The RFQ was the first step to know what would be included in an RFP and the general cost to produce an Integrated Plan. The Integrated Plan would provide a general strategic development plan for the district. The Plan would not have strict adherence and could provide a property owner/developer with a sense of the desired improvements of the corridor. Director Clark will submit the proposals digitally to the CIA members.

## 7. NEW BUSINESS

### a. CIA GRAND RIVER AVENUE CAMPUS HILL PEDESTRIAN ISLAND SAFETY DISCUSSION.

Chair Peffers began the discussion related to a recent pedestrian vehicle accident on Grand River Avenue at the beginning of the month. The incident relates to the Campus Hill Pedestrian Refuge Island, a request of the Corridor Improvement Authority and Transportation Commission. The three pedestrian islands are a discussion item for the CIA as the body is interested in providing the general public with additional non-motorized transportation options along Grand River Avenue, a g y , g y the Michigan Department of Transportation MDOT. In 2020 a campaign

started with the discussion of the Grand River Ave construction improvements, received approval for the installation of the islands. CIA members, Public Safety, and Meridian Township staff have discussed providing additional lighting options and the inclusion of RRFB-s at the pedestrian island. Public safety officials have recommended s hawk nest traffic signal as that is an enforceable element for drivers. RRFB-s only indicate to a driver that there is a person attempting to cross the 5 lane highway. A traffic signal would require all traffic to stop. In general MDOT has specific parameters for a traffic signal to be included in an area where multiple lanes and cross traffic meet. Director Clark shared that in January of this year staff met with MDOT Engineer Melissa Longworth to discuss the challenges of the area and steps to achieve greater safety. MDOT is a willing partner for safety enhancements at the pedestrian islands. Their confirmed letter to the Township outlines that some additional safety elements will need to be paid for by the Township. With the start of the CIA tax capture, the CIA can access that funding in support of these desired elements. Director Clark updated the CIA that public safety has received additional traffic counters to be put in place within the coming weeks. These traffic counts will be submitted to MDOT to emphasize the number of users and determine if the traffic counts meet the typical requirement for a signal at Campus Hill drive. Director Clark stated they would stress the importance of the added safety due to the number of incidents in that particular location. Chair Peffers requested to be included on any virtual meetings with MDOT related to this discussion. Director Clark stated she would include the CIA on those meetings moving forward.

b. **FAÇADE IMPROVEMENT REIMBURSEMENT PROGRAM**

Director Clark explained that the Downtown Development Authority (DDA) and Economic Development Corporation (EDC) both have Façade Improvement programs. A recent example is the Evergreen Vet Clinic in Downtown Meridian Township. These programs generally support new or existing businesses in specific geographic areas with exterior site improvements, up to 50% of the project costs. The project cannot be maintenance-related, and an applicant may request reimbursement support for a project through the CIA only once every ten years. The CIA members asked general questions about how the Façade Improvement program would work. Director Clark noted that preliminary discussions with a business owner about supporting an exterior site improvement are in the works. Director Clark encouraged the CIA members to see the value in investing up to 50% of a project's total costs in a small business in the Township or a business coming to the Township. Chair Peffers noted that the public amenity bonus in the DDA's Façade Improvement program should be included as overall general supportive items of the CIA. Chair Peffers requested Director Clark to bring a draft Façade Improvement Program to their next meeting to discuss parameters.

8. **DEVELOPMENT PROJECT REVIEW**

- a. Director Clark provided the following update on the development projects for April 2024:
  - Rite Aid at Central Park and Dobie has no known plans yet.
  - Taco Bell submitted plans for a remodel of the Grand River location.
  - Chateau Coffee at 2359 Grand River held their ribbon cutting last month with CIA members in attendance. CIA members Chris Nugent and Chair Peffers noted that they have frequented the establishment and appreciate the consistent traffic.
  - Club Pilates opened in the Target Plaza
  - Mister Car Wash submitted plans for the Outback Steakhouse location.

9. MERIDIAN MALL UPDATES

Update provided by Member Hodges: The Meridian Mall new tenant, Ashley Furniture, initially did not propose structural changes to the suite. Since then, they have built some interior walls. The Meridian Township building department requests that plans be submitted and reviewed for approval of any structural changes in a commercial unit. A stop work order was issued, and Ashley Furniture is working with architects to submit the appropriate plans to the building department.

10. REPORTS

- a. Township Board - None  
Staff - Director Clark updated the CIA that the Township Board is currently reviewing proposed changes to the Brownfield Housing Policy to allow the construction of housing units with an affordable component as an eligible reimbursement. Adoption is hoped for at their upcoming May 8, 2025 meeting.

11. OPEN DISCUSSION/BOARD COMMENTS

- a. None

11. PUBLIC REMARKS

- a. None

12. NEXT MEETING DATE

- Central Fire Station May 21, 2025, at 6:00 p.m.

13. ADJOURNMENT

**MOTION TO ADJOURN APPROVED BY VICE CHAIR BARRY GOETZ. SUPPORTED BY CHAIR BRUCE PEFFERS.**

**Meeting Adjourned 7:35 PM**