

Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, November 20, 2024– Minutes -DRAFT

Members

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

Members

Absent: Supervisor Scott Hendrickson, Chris Rigterink

Others

Present: Neighborhoods & Economic Development Director Amber Clark

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:03 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 BRUCE PEFFERS.
SUPPORTED BY MEMBER ADAM HODGES.**

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

4. APPROVAL OF MINUTES

- a. August 21, 2024

**MOTION TO APPROVE THE NOVEMBER 20, 2024 MEETING MINUTES WITH AN
AMENDMENT TO EDIT THE VICE CHAIR NAME AS INDICATED MADE BY MEMBER
CHRIS NUGENT. SUPPORTED BY MEMBER ADAM HODGES.**

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

5. PUBLIC REMARKS

- a. None

6. OLD BUSINESS

- a. None

7. NEW BUSINESS

a. COMERICA BANK SELECTION AND AUTHORIZED RESOLUTION OF SIGNERS

Director Clark provided the CIA members with overview of accepting a bank of record and setting the authorized signers for the bank of record "Comerica Bank". Funding from the TIF capture will be allocated to this bank account for the CIA to use in pursuit of public improvement projects, TIF supporting or other approved projects based on the Act. Members discussed their general approval to use a bank of record within the CIA and to select a bank of record with local representation to the CIA Board. CIA Officers such as the Chair, Vice Chair and Township Manager will be granted authorization to sign checks and make other authorizing financial decisions per the authorized signer resolution. Chair Bruce Peffers, Vice Chair Barry Goetz and Interim Township Manager Timothy Schmitt shall be authorized as the executors of the account. Member Chris Nugent is the current Vice President of Comerica Bank with the local address of 4829 Marsh Road, Okemos, MI 48864. The representation of a commercial business in the Corridor on the Authority as an active voting member meets the criteria of the CIA requirements for Board/Community involvement. The selection of Comerica Bank will allow for the ease of access and continuity of the CIA regarding financial matters. Member Nugent expressed his gratitude to the CIA Board for their consideration to select Comerica Bank as the bank of record.

Member Chris Nugent abstained from the vote

MOTION BY CHAIR BRUCE PEFFERS TO SUPPORT THE SELECTION OF COMERICA BANK, OKEMOS DIVISION AS THE BANK OF RECORD FOR THE CORRIDOR IMPROVEMENT AUTHORITY. AUTHORIZE SIGNERS CHAIR BRUCE PEFFERS, VICE CHAIR BARRY GOETZ AND INTEIM TOWNSHIP MANAGER TIMOTHY SCHMITT AS AUTHORIZED SIGNERS OF THE CIA COMERICA BANK ACCOUNT OF THE CORRIDOR IMPROVEMENT AUTHORITY. SUPPORTED BY MEMBER BARRY GOETZ

Voice Vote Roll Call:

Chair Bruce Peffers - yay

Vice Chair Barry Goetz - yay

Member Adam Hodges -yay

Member Chris Nugent Abstained

Nays: 0

YAS: 3 NAYS: 0 MOTION PASSES 3-0.

b. 2025 MEETING CALENDAR

Director Clark presented the 2025 Meeting calendar, with meeting dates set for the third Wednesday of the month, with at least 9 set scheduled meetings of the CIA to be held at Central Fire Station 5000 Okemos Road, Okemos MI 48864 at 6:00 PM

MOTION BY MEMBER CHRIS NUGENT TO SET THE 2025 MEETING CALENDAR AS PRESENTED IN THE PACKET. SUPPORTED BY MEMBER BARRY GOETZ

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

8. DEVELOPMENT PROJECT REVIEW

a. Director Clark provided the following update on the included development projects for November 2024:

- Several projects working toward development occupancy including Grand Reserve on Central Park Drive/ Grand River area. This for rent project brought to the community by DTN will be built by Mayberry Homes. The project is similar to the Aspen Lakes development in Holt, MI with full occupancy. The transitional missing middle housing will assist the Greater Lansing region by providing ample housing options for new and existing residents.
- Announcement of additional coffee vendors along Grand River, Chateau Coffee Okemos and Starbucks Coffee

9. MERIDIAN MALL UPDATES

- Update provided by Member Adam Hodges
- Preparing for the Holiday rush, Santa and other Holiday themed businesses to soon open.

10. REPORTS

- a. Township Board- None
- b. Planning Commission- None.
- c. Chair- None
- d. Staff- Director Clark will reinstate the approved RFQ for the firm that will design and create the Integrated Plan. Bids will be conducted for a second time to determine a standard price/budget for the Plan.

11. OPEN DISCUSSION/BOARD COMMENTS

- a. None

11. PUBLIC REMARKS

- a. None

12. NEXT MEETING DATE

- Central Fire Station December 18, 2024, at 6:00 p.m.

13. ADJOURNMENT

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

Meeting adjourned at 6:58 PM