



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY

November 20, 2024 6:00 pm
Central Fire Station-5000 Okemos Road

1. CALL MEETING 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, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. August 21, 2024
5. PUBLIC COMMENTS
6. OLD BUSINESS
7. NEW BUSINESS
 - A. Comerica Bank Authorized Resolution of Signers
 - B. 2025 Meeting Calendar
8. DEVELOPMENT PROJECT REVIEW
 - A. Development Project Updates
9. OPEN DISCUSSION/ BOARD COMMENTS
10. PUBLIC COMMENTS
11. NEXT MEETING DATE
 - A. Next Meeting Date: December 18 2024 - 6:00pm
12. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Interim Township Manager Tim Schmitt 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

A PRIME COMMUNITY
meridian.mi.us

Providing a safe and welcoming, sustainable, prime community.

Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, AUGUST 21, 2024– Minutes -DRAFT

Members

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

Members

Absent: Supervisor Scott Henderickson, Chris Rigterink,

Others

Present: Neighborhoods & Economic Development Director Amber Clark

1. CALL MEETING TO ORDER

Chair Bruce Peffers called the meeting to order at 6:04 PM

2. **MISSION: READ BY VICE 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 CHRIS RIGTERINK.
SUPPORTED BY MEMBER BARRY GOETZ.**

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

4. APPROVAL OF MINUTES

- a. April 17, 2024

**MOTION TO APPROVE THE AGENDA MADE BY MEMBER BRUCE PEFFERS.
SUPPORTED BY MEMBER BARRY GOETZ.**

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

5. PUBLIC REMARKS

- a. None

6. OLD BUSINESS

- a. 2024 RFQ INTEGRATED PLAN DESIGN SEARCH
Director Clark stated the edits suggested by the CIA members in April have been included in this updated draft for a RFQ of an Integrated Plan Design.

Member Barry Goetz asked how the Plan Design will be utilized and what will the actual design look like. Director Clark encouraged members to review the Integrated Plan for the Downtown District in order to get a better understanding of what the final presentation will be like. In general the Integrated Plan is a smaller scale concept plan for an area. Using the current layout, zoning requirements and hopeful vision of the community, the plan will help developers and property owners know the future of the district. Plans for transportation enhancements, housing, greenspace, recreation space, commercial areas, etc., can all be incorporated. In the future as projects come forward developers will have a starting point to assist them with developing the site. They will know density, height, amenities, and know the general layout of the community. It assists to make projects more efficient, save time and that saves developers money.

Members confirmed and agreed with the proposed changes of the RFQ Design. Director Clark will work to initiate that design project when funding becomes available to the CIA. This should occur as soon as they are able to establish a bank account.

7. DEVELOPMENT PROJECT REVIEW

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

- Trader Joe's is officially open and is in the corridor.
- Phase II of the MSU to Lake Lansing pathway is complete and a ribbon cutting for the event will come soon. Please feel free to attend. Ribbon cutting will be Friday September 20th at 11 AM
- Small business entities are steady to pursue commercial suites in the Township. We will welcome these new tenants to the Township soon. Many are in the food court of Meridian Mall or other small business entities like Hamilton Okemos Coffee Shop, and Others.

8. MERIDIAN MALL UPDATES

- Update provided by Member Adam Hodges
- Planet fitness has finished their update and the space looks great. We do have a closing, Campus Den which is a fairly large space. Over 10,000 square feet of available commercial. We want to get another sports memorabilia user in the mall. After this month there will only be one open food court option available in Meridian Mall. A vegan location for food court is open in the mall. The Schuler's suite swap is well underway. Windows are being cut into the side of the building. Some delay with the County Health department.

9. REPORTS

- a. Township Board- None
- b. Planning Commission- None
- c. Chair- None
- d. Staff- Director Clark will begin working on a resolution for Comerica Bank.

10. OPEN DISCUSSION/BOARD COMMENTS

- a. None

11. PUBLIC REMARKS

- a. None

12. NEXT MEETING DATE

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

13. ADJOURNMENT

**MOTION TO ADJOURN APPROVED BY VICE CHAIR BARRY GOETZ. SUPPORTED BY
MEMBER CHRIS NUGENT. MEETING ADJOURNED AT 6:48 PM**



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: September 18, 2024
RE: Resolution to Designate Comerica Bank Signatories

Please see the attached resolution for the annual notification of whom on the CIA will be authorized to sign on the CIA's behalf.

MOTION: MOVE TO APPROVE AND ADOPT THE RESOLUTION OF THE CHARTER TOWNSHIP OF MERIDIAN TO OPEN/CHANGE SIGNATORIES ON THE CIA ACCOUNT.

Your concurrence is appreciated.

RESOLUTION
CORRIDOR IMPROVEMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN
TO OPEN/CHANGE SIGNATURE CARDS ON A MERIDIAN CORRIDOR IMPROVEMENT
AUTHORITY ACCOUNT

At a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Central Fire Station Community Room, in said Township on the ____ day of October, 2024 at 7:30 a.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Board Member _____ and supported by Member_____.

RESOLVED, Comerica, ("Bank") is hereby designated a depository of the Corridor Improvement Authority of the Charter Township of Meridian (Meridian CIA), and funds deposited therein may be withdrawn upon checks or other instruments of Meridian CIA.

RESOLVED FURTHER, all checks, drafts, notes, withdrawals or orders drawn against said funds shall be signed by either of the following: Bruce Peffers current Meridian CIA Chair, Barry Goetz current Vice-Chair, and Timothy Schmitt, Interim Township Manager.

RESOLVED FURTHER, either of the following may issue written instructions to the Bank for the purchase of investments: Bruce Peffers current Meridian CIA Chair or Barry Goetz current Vice-Chair.

RESOLVED FURTHER, the Bank is hereby authorized and directed to honor any withdrawals and to pay any checks and other instruments drawn against said funds, to the order of any two of the above named officials signing and/or countersigning such instruments.

RESOLVED FURTHER, the above designated officers are hereby authorized to execute, on behalf of the Meridian CIA, signature cards, or other documents, containing the rules and regulations of the Bank and the conditions under which deposits are accepted, and to agree on behalf of the Meridian CIA to those rules, regulations, and conditions as amended.

ADOPTED:

NAYS:

I, the duly qualified Chairperson of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HERBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian held on the ____ th day of _____, 2024.

Bruce Peffers
Chair

AUTHORIZED BY THE ABOVE RESOLUTIONS:

NAME and TITLE SIGNATURE

MERIDIAN CIA CHAIR BRUCE PEFFERS _____

MERIDIAN CIA VICE CHAIR BARRY GOETZ _____

INTERIM TOWNSHIP MANAGER TIMOTHY SCHMITT_____

STATE OF MICHIGAN)

SS)

COUNTY OF INGHAM)

I, Deborah Guthrie, the duly qualified Township Clerk, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the above name, title and signatures are the officers of the Downtown Development Authority of the Charter Township of Meridian.

Deborah Guthrie
Township Clerk
Meridian Charter Township



**Corridor Improvement Authority Meeting
Dates 2025 Schedule**

To: Corridor Improvement Authority
From: Neighborhoods & Economic Development Director Amber Clark
Date: October 16, 2024
RE: Corridor Improvement Authority 2025 Meeting Calendar

History

Annually the boards and commissions in local government by resolution establish the regular meeting schedule for the body. State of Michigan has authorized at public body meetings are in person and does not allow for virtual meetings of the CIA. The dates approved by the body will be our regular meeting dates, the board has the ability to call a special meeting with a motion and support by two members of the commission.

Motion: MOVE TO APPROVE THE 2025 MEETING SCHEDULE FOR THE CORRIDOR IMPROVEMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments:

- A. 2025 CIA Calendar Resolution



**Corridor Improvement Authority Meeting
Dates 2025 Schedule**

RESOLUTION

At a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Central Fire Station, Community Room, in said Township on the 16th day of October, 2024 at 6:00pm., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Member _____ and supported by Member _____.

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 6 regular meetings on the third Wednesday of the month, January through December in 2025 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	15 - regular meeting
February	19 - regular meeting
March	20 - regular meeting
April	16 - regular meeting
May	21 - regular meeting
June	18 - regular meeting
July	16 - regular meeting
August	20 - regular meeting
September	17 - regular meeting
October	15 - regular meeting
November	19 - regular meeting
December	17 - regular meeting



**Corridor Improvement Authority Meeting
Dates 2025 Schedule**

3. Meetings will begin at approximately 6:00pm
4. Special meetings of the Corridor Improvement Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Corridor Improvement Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Corridor Improvement Authority held on the 16th day of October, 2024.

Bruce Peffers
Corridor Improvement Authority Chairperson

Businesses New & Relocating									
Date of Approval	Start Year	Developer Name	Development Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4.16.2024	2024	Haslett Gallery	Herbana	New Recreational Marihuana Business	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
	2024	Rite Aid	Rtie Aid	CLOSING	All Locations	----	1	Economic Development	Business is sold and will close all Michigan Locations
	2024	Paul Vlahakis	Leounes Art & Antique Collection	New Businesses Opening/ Relocating	2650 Grand River Ave Suite C-1	New Commercial Developmen t	1	Building Dept.	New business-waiting permit applications
	5.20.2024	Louis J Eyde Family	Michigan Fitness Foundation	New Businesses Opening/ Relocating	2843 Eyded Parkway E Lansing	New Commercial Developmen t	1	Building Dept.	Interior remodel and update
	2024	Big Lots	Big Lots	CLOSING	2020 Grand River Ave	----	1	Economic Development	Business Closure
Under Construction									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd	Single Family Homes	7	Community Planning Dept.	7 single family homes built off Robbins Way East of Hulett
12/28/2021	2018	Okemos Pointe	Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370	Building Dept.	Final stages of Elevation Apartments at Jolly Oak and
2/24/2022	2022	Newton LLC/DTN Mngmt	Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239	Community Planning Dept+ Building Dept	Mixed-Use residential development and mixture of
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Construction	Fresno Lane East Lansing MI	Single Family Homes	14 of 99	Community Planning Dept.	First approved in the early 2000's, final single family
2/28/2022	2024	Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Community Planning Dept.	First phase of 150 single family home development.
	2021	Meridian Township Public Works	MSU -Lake Lansing Trail/Pathway (Phase 2)	Under Construction	Township Trail- Lake Lansing North -	Public Park/Public Facility Improvemen	1		Second phase of the continuation of the Lake
4.16.2024	2024	Haslett Gallery	Herbana	Under Construction	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
	2024	Crunch Fitness	Crunch Fitness	Under Construction	2655 Grand River Ave	New Commercial Developmen t	1	Building Dept.	interior expansion of Crunch Fitness into suite where
	2024	Tarek Chawish	Chateau Coffee Co.	Under Construction	2361 W Grand River Ave	New Commercial Developmen t	1	Building Dept.	New coffee shop on Grand River hoping to open in
	6.6.2024	Juice Nation	Juice Nation	Under Construction	3520 Okemos Road swap 2398 Jolly	Existing Commercial Expansion	1	Building Dept.	Plans Pending to move Juice Nation from 3520 Okemos

Under Site Plan Review									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4/11/2022	2024	Radmoor Montessori	Radmoor Montessori	Under Site Plan Review	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1		Expansion of Radmoor Montessor School on
	2023	Giguere Homes	Hulett Road Estates	Under Site Plan Review	3560 Hulett Road Okemos MI	Single Family Homes	6	Community Planning Dept.	6 single family homes, one house will be rehabilitated
	2024	TIMN LLC	Pins & Pints	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1	Community Planning Dept.	Potential redevelopment of City Limits Bowling Alley.
2023	2024	Newman Equities II , LLC	Grand Reserve	Under Site Plan Review	Central Park Drive and Powell Road	Mixed Housing - Middle Housing New	115	Community Planning Dept.	75 single family homes and 75 duplexes for rent off of
	2024	N/A	Tantay Cuisine	Under Bldg Plan Review	2398 Jolly Road Suite 200	Commercial Development	1	Building Dept.	New business- waiting permit applications
7/26/2022	2024	SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290		Redevelopment of the remaining 19 acres at Haslett and
4/24/2023	2024	Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	2806 Bennett Road Okemos MI	Building Expansion	1	Engineering Dept.	Expansion of the existing Schultz Veterinary
	2024	DVVK LLC	DVVK LLC	Under Site Plan Review	1419 Grand River Ave	Marihuana Dispensary	1	Township Board	SUP for a new Recreational Marihuana dispensary.
	2024	Eyde Development Company	I Heart Mac & Cheese	Under Bldg Plan Review	4790 S. Hagadorn Road Suite 158	New Commercial Development	1	Building Dept.	New business approved to commence with building permit
4.16.2024	2024	SANDDS	SANDDS	Under Site Plan Review	3520 Okemos Road	New Commercial Development	1	Township Board	SUP for a new Recreational Marihuana dispensary.
4.16.2024	2024	Okemos Local Investments	Okemos Local Investments	Under Site Plan Review	4360 Hagadorn Road	New Commercial Development	1		SUP for a new Recreational Marihuana dispensary.
	7.11.2024	GLI LLC	Crunch Fitness	Under Site Plan Review	2655 Grand River Ave	New Commercial Development	1	Building Dept.	interior expansion of Crunch Fitness into suite where
	2024	Meijer Thrifty Acres	Okemos Meijer Expansion	Under Site Plan Review	2055 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	Interior expansion and update of the grocery store
	6.7.2024	Local Epicurean Mid Michigan	Local Epicurean	Under Site Plan Review	2843 E Grand River Ave	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	2024	Becky Beachaine Kulka	BBK Jewelry	Under Site Plan Review	2260 Jolly Oak Road	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	5.20.2023	Schulers	Schulers Bookstore	Under Site Plan Review	1982 W Grand River Ave Swap with Bed	Existing Commercial Expansion	1	Building Dept.	Schuler's bookstore took an opportunity to expand and
	6.24.2024	Fahey Schultz Burzych and Rhodes	Fahey Schultz	Under Site Plan Review	4151 Okemos Road	Existing Commercial Expansion	1	Building Dept.	Expansion of existiging law office

	6.29.2024	Nw Potato Creak Holding LLC c/o PJ Land	Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1	Building Dept.	Development of a car wash at the previous Outback	
	5.30.2024	N/A	Dobie Road Event Space/Theater	Under Bldg Plan Review	4655 Dobie Road	New Commercial Development	1	Building Dept.	New applications for a private theater	
	2.2.2024	Austin Hamilton	486 Halsett Road	New Applications	36 Haslett Rd	New Commercial Development	1	Building Dept.	Owner Austin Hamilton is looking for an	
	5.30.2024	Martin Commercial Properties	ACE Hardware	New Applications	3544 Meridian Crossing Drive	New Commercial Development	1	Building Dept.	New applications recieved for	
	7.3.2024	Emily Dawson	All Grand Events	Under Site Plan Review	2233 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	New applications received for an update exterior	
	7.22.2024	Kulphanin Saengothai	Ai Ya Ramen	New Applications	1737 W. Grand River Ave	New Commercial Development	1	Building Dept.	New application received for a new Ramen restaurant	
	7.23.2024	Little Caesar's	Little Caesar's	New Applications	3340 Lake Lansing Road	Existing Commercial Expansion	1	Building Dept.	Remodel of the Little Caesar's of Lake Lansing Road	
	7.23.2024	High Steet Investments LLC	Pure Barre	New Applications	3552 Meridian Crossings Suite 570	Existing Commercial Expansion	1	Building Dept.	With the planned expansion of ACE Hardware	
	3.16.2024	Naill Chawish	Chytoura Grill LLC	New Applications	4790 S Hagadorn Road #164	New Commercial Development	1	Building Dept.	new grill and restuarant in hagadorn plaza.	
	8.6.2024	Eyde Development Company	Pepperidge Farms	New Applications	4440 S. Hagadorn Road Suite 100	New Commercial Development	1	Building Dept.	New storage facility for Pepperidge farms off of	
	7.30.024	Consumers Energy	Lake Lansing Road Substation	New Applications		Public Park/Public Facility Improvemen	1	Building Dept.	Approved by the Planning Commission for the substation	
	8.20.2024	?	?	New Applications	#### Marsh Road	New Commercial Development	1	Building Dept.	New Application received	
	09.03.2024	?	?	New Applications	#### Grand River Ave	New Commercial Development	1	Building Dept.	New Application received	