Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, June 17, 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, Principal Planner Brian Shorkey, and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

   Chair Peffers called the meeting to order at 6:03pm.

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 MEMBER NUGENT. MOTION PASSES 4-0.

4. APPROVAL OF MINUTES

   a. Minutes-April 15, 2026 Meeting Minutes

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

   b. Financial Report

   Director Clark reviewed the financial report of $179,000 cash on hand.

5. PUBLIC REMARKS

   None.

6. OLD BUSINESS

a. Mass Timber Planning Incentives

Principal Planner Shorkey stated the Planning Commission has met and discussed the mass timber incentives that were suggested by the CIA. They are divided on if the amenity should be worth two or three points and asked that the item go back to the CIA for feedback. After discussion, the CIA supports listing the mass timber incentives as a three-point amenity. Planner Shorkey will take that feedback back to the Planning Commission.

7. NEW BUSINESS

a. Redevelopment Infill Analysis and Design RFP

Director Clark shared the Redevelopment Infill Analysis and Design RFP. The purpose of the RFP is to obtain current market data on likely future development types within the Township and to translate that data into architectural design concepts. The last market study the Township conducted was in 2018. Current data would be valuable as we work to pursue development grant funding. The following specific redevelopment sites have been emphasized in the RFP:

1. 1982 W. Grand River Avenue - Meridian Mall
2. 1510-1520 Haslett Road
3. Carriage Hills PICA
4. 6475 Newton Road
5. 6365 Newton Road
6. 1522 & 1530 Haslett Road
7. 5010 Park Lake Road

Director Clark suggested the RFP budget be no more than $85,000. Once the consultant is selected, the total cost would be shared among the EDC, CIA, DDA, and MEDC. A July 16, 2026 bid opening was suggested with the final report made available in 2027. It was suggested that the Coral Gables complex, Ukai property, Kellie's Consignments, and LaFontaine property consider being added to the RFP.

MOTION BY CHAIR PEFFERS TO AUTHORIZE STAFF TO SUBMIT THE REDEVELOPMENT AND INFILL DESIGN RFP WITH BID OPENINGS SET FOR JULY 16, 2026. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

8. DEVELOPMENT PROJECT REVIEW

a. Development Project Updates

Director Clark mentioned Coral Gables will be closing after 50 years. Tailgaters is approved for 1614 Grand River Ave. Sheetz is looking at the old Verizon building and the Outshiner buildings. Huntington Bank is going in at the Old Chicago building. 7-Eleven is looking at the Clarion Pointe building. Haslett Village Square, Panda Express, and Authentix Projects are progressing. Mister Car Wash will be holding a ribbon cutting in August.

9. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- BoxLunch is opening
- Holding monthly card shows
- Hired mew Local Leasing Manager

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

Director Clark reported that the Planning Commission has been working on updates to the parking, chicken/rooster ordinances, and mass timber incentives.

11. OPEN DISCUSSION/BOARD COMMENTS

a. Campus Hill Pedestrian Island Crosswalk

Deputy Manager Dan Opsommer will be at the July meeting to discuss this item.

Discussion was had about the beautification item for next month's meeting and the need to identify locations, as well as reaching out to the Meridian Garden Club for assistance.

13. PUBLIC REMARKS

None.

14. NEXT MEETING DATE

- July 15, 2026 at 6:00pm

15. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 7:26pm.