Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, April 15, 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

   Chair Peffers mentioned that the next meeting date on the agenda of May 21, 2025 was incorrect and it should read May 20, 2026.

   MOTION BY MEMBER GOETZ TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER HODGES. MOTION PASSES 4-0.

4. APPROVAL OF MINUTES

   a. Minutes-February 18, 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 and stated that winter taxes were recently received.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

a. Parking Maximums

Director Clark mentioned that Principal Planner Shorkey did the same presentation with DDA this month that he did with the CIA last month. Based on feedback, the Planning Commission is considering eliminating the parking maximums.

b. Mass Timber Planning Incentives

Director Clark reviewed that the CIA sent a memo in support of mass timber incentives to the Planning Commission. The Planning Commission will be thinking about it as they look at other MUPUD waivers.

7. NEW BUSINESS

a. 2026 Corridor Improvement Authority Budget

Director Clark shared a proposed 2026 CIA Budget. The revenue is based on 2025 taxes collected. Expenses included support for a community market study, conferences/dues, façade improvement grant funding, and signage/streetlighting improvements. The total proposed expenses is $66,000 and current bank balance is $103,530.76.

MOTION BY MEMBER GOETZ TO ADOPT THE ATTACHED BUDGET FOR 2026. INCLUDE THE ANNUAL BUDGET ON THE CORRIDOR IMPROVEMENT AUTHORITY WEBPAGE AND SUBMIT TO THE FINANCE DEPARTMENT. SUPPORTED BY CHAIR PEFFERS. MOTION PASSES 4-0.

There was discussion about ways to draw attention to the CIA and recruit members. A spotlight on the CIA was discussed as a topic for the Township newsletter. Director Clark will add communications, as an item to discuss, to the next agenda.

8. DEVELOPMENT PROJECT REVIEW

a. Development Project Updates

Director Clark mentioned Mister Car Wash is moving along. Panda Express is under construction. Altu's ribbon cutting is scheduled for April 25th at 2:00pm. Plans for Tailgaters Gas Station have been submitted for the area on Grand River Avenue west of Sparrow. Another phase of housing is being proposed behind the Lodges on Hannah Boulevard.

9. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- BoxLunch is under construction
- Green Team Recycling Event will be held at the Mall parking lot on April 25th

- The final indoor Farmers' Market is this week
- Held Sustainable Fashion Show
- Working on parking lot improvements this summer

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

None.

11. OPEN DISCUSSION/BOARD COMMENTS

Discussion about the status of the Fix My Feet store. Director Clark will reach out to them. There was conversation about adding beautification to the CIA corridor and possibly reaching out to the Meridian Garden Club to assist. Director Clark will place beautification on the next agenda for further discussion.

13. PUBLIC REMARKS

None.

14. NEXT MEETING DATE

Discussion that attendance will be lacking for the May meeting. So, that meeting will be canceled and the next meeting with be in June.

- June 17, 2026 at 6:00pm

15. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 6:47pm.