



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
September 30, 2026 6:00 pm
Central Fire Station-5000 Okemos Road

1. CALL MEETING TO ORDER
2. ROLL CALL
3. 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.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. June 17, 2026 Meeting Minutes
 - B. Financial Report
6. PUBLIC COMMENTS
7. OLD BUSINESS
 - A. Grand River Avenue – Campus Hill Crosswalk Discussion
8. NEW BUSINESS
 - A. General Fund Repayment MTT
9. DEVELOPMENT PROJECT REVIEW
10. MALL DEVELOPMENT
 - A. Meridian Mall Update
11. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD
12. OPEN DISCUSSION/ BOARD COMMENTS
13. PUBLIC COMMENTS
14. NEXT MEETING DATE
 - A. Next Meeting Date: October 21, 2026 - 6:00 pm
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Timothy Dempsey, 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



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 new 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.

Corridor Improvement Authority (CIA) (252)

Preliminary Financial Statements

Period Ending 7/31/2026 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS			
	Cash		\$184,043.60
		TOTAL ASSETS	<u>\$184,043.60</u>

LIABILITIES

	*Due to General Fund		\$319.00
		TOTAL LIABILITIES	<u>\$319.00</u>

FUND BALANCE

	Fund Balance 12/30/2025		103,211.76
	2026 YTD Net Income		<u>\$80,512.84</u>
	2026 Current Fund Balance		<u>\$183,724.60</u>

INCOME STATEMENT

REVENUES

		<u>June</u>	<u>July</u>	<u>Year to Date</u>
	Current Property Tax	-	4,773.28	102,353.08
	TOTAL REVENUES	\$ -	\$ 4,773.28	\$ 102,353.08

EXPENDITURES

	Contractual Service	-	-	21,600.00
	Operating Supplies	-	-	240.24
	TOTAL EXPENDITURES	-	-	<u>21,840.24</u>
	2026 Net Income	<u>\$0.00</u>	<u>\$4,773.28</u>	<u>\$80,512.84</u>

EB 9/2/26

08/17/2026 02:52 PM
User: LEE
DB: Meridian

BALANCE SHEET FOR MERIDIAN TWP
Period Ending 07/31/2026

Page: 1/1

Fund 252 CORRIDOR IMPROVEMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
252-000.000-001.000	CASH	184,043.60
Total Assets		184,043.60
*** Liabilities ***		
252-000.000-214.150	DUE TO GENERAL FUND	319.00
Total Liabilities		319.00
*** Fund Balance ***		
252-000.000-390.000	FUND BALANCE	103,211.76
Total Fund Balance		103,211.76
Beginning Fund Balance		103,211.76
Net of Revenues VS Expenditures		80,512.84
Ending Fund Balance		183,724.60
Total Liabilities And Fund Balance		184,043.60

08/17/2026 02:54 PM
User: LEE
DB: Meridian

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

Page: 1/1

PERIOD ENDING 07/31/2026

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	YTD BALANCE 07/31/2026	ACTIVITY FOR MONTH 07/31/2026	AVAILABLE BALANCE	% BDGT USED
Fund 252 - CORRIDOR IMPROVEMENT AUTHORITY						
Revenues						
Dept 000.000						
252-000.000-402.000	CURRENT PROPERTY TAXES	55,125.00	102,353.08	4,773.28	(47,228.08)	185.67
Total Dept 000.000		55,125.00	102,353.08	4,773.28	(47,228.08)	185.67
TOTAL REVENUES		55,125.00	102,353.08	4,773.28	(47,228.08)	185.67
Expenditures						
Dept 000.000						
252-000.000-728.000	OPERATING SUPPLIES	0.00	240.24	0.00	(240.24)	100.00
252-000.000-820.000	CONTRACTUAL SERVICES	20,000.00	21,600.00	0.00	(1,600.00)	108.00
Total Dept 000.000		20,000.00	21,840.24	0.00	(1,840.24)	109.20
TOTAL EXPENDITURES		20,000.00	21,840.24	0.00	(1,840.24)	109.20
Fund 252 - CORRIDOR IMPROVEMENT AUTHORITY:						
TOTAL REVENUES		55,125.00	102,353.08	4,773.28	(47,228.08)	185.67
TOTAL EXPENDITURES		20,000.00	21,840.24	0.00	(1,840.24)	109.20
NET OF REVENUES & EXPENDITURES		35,125.00	80,512.84	4,773.28	(45,387.84)	229.22



To: Corridor Improvement Authority Members
From: Linda Burghardt, Meridian Township Treasurer
Date: July 28, 2026
Re: Request for Reimbursement: CIA Tax Capture Adjustment

This memo serves as a formal request for the Corridor Improvement Authority (CIA) to reimburse Meridian Township for tax increment revenues previously captured.

On July 21, 2026, the July Board of Review approved a reduction in the taxable value of a parcel located within the CIA District. Because the CIA's tax increment capture is calculated on the taxable value above the established base value, this adjustment reduced the capture value for the 2025 tax year. As a result, the CIA received more tax increment revenue than it was legally entitled to retain.

To comply with the July Board of Review adjustment, Meridian Township has already refunded the overcaptured tax increment to the affected taxing jurisdictions as follows:

- Ingham County \$279.32
- Capital Region Airport Authority \$ 15.69
- Capital Area Transportation Authority \$ 67.09
- Lansing Community College \$ 84.44
- Meridian Township (Taxing Unit) \$180.00

Total Refund Issued by Meridian Township \$626.54

Because these funds were originally captured and distributed to the CIA, Meridian Township is requesting reimbursement of \$626.54 from the CIA to offset the refunds paid to the affected taxing jurisdictions.

Please refer to the attached spreadsheet, which provides the detailed calculation of the taxable value adjustment, the reduction in capture value, the applicable millage rates, and the reimbursement amounts allocated to each taxing jurisdiction.

Please authorize reimbursement to Meridian Township in the amount of \$626.54 to reflect the July Board of Review adjustment for the 2025 tax year.

Parcel 33-02-02-20-226-003 (Gail Wolfe Trust)	2025
Original Taxable Value	\$428,200
Revised Taxable Value	\$400,138
Decrease in Taxable Value	\$28,062

<u>Capture Calculation</u>	<u>Original</u>	<u>Revised</u>	<u>Difference</u>
Base Value	54,581,451	54,581,451	0
Taxable Value	60,541,740	60,513,678	-28,062
Capture Value	5,960,289	5,932,227	-28,062

<u>Tax Reduction by Capturable Millage</u>	<u>Mills</u>	<u>100% Tax Reduction</u>	<u>CIA Capture (80%)</u>
Ingham County Summer	6.7807	\$190.28	\$152.22
Ingham County Winter	5.6614	\$158.87	\$127.10
Capital Region Airport Authority	0.6990	\$19.62	\$15.69
Capital Area Transportation Authority	2.9886	\$83.87	\$67.09
Lansing Community College	3.7611	\$105.54	\$84.44
Meridian Operating	4.1116	\$115.38	\$92.30
Meridian Recreation	0.1465	\$4.11	\$3.29
Meridian Bikepath	0.3270	\$9.18	\$7.34
Meridian Fire	0.6267	\$17.59	\$14.07
Meridian Parks	0.6522	\$18.30	\$14.64
Meridian Police	0.5948	\$16.69	\$13.35
Meridian Land Preserve	0.0987	\$2.77	\$2.22
Meridian Police/Fire	1.4606	\$40.99	\$32.79
Total	27.9089	\$783.18	\$626.54

<u>Reimbursement Due to Taxing Jurisdictions</u>	<u>Amount Due</u>
Ingham County	\$279.32
Capital Region Airport Authority	\$15.69
Capital Area Transportation Authority	\$67.09
Lansing Community College	\$84.44
Meridian Township	\$180.00
Total Reimbursement Due	\$626.54