AGENDA

CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
November 18, 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. October 21, 2026 Meeting Minutes

6. PUBLIC COMMENTS

7. OLD BUSINESS

8. NEW BUSINESS

   A. 2027 CIA Meeting Calendar

9. DEVELOPMENT PROJECT REVIEW
   A. Development Project List

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: December 16, 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, Ml 48864 Township Hall

Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, October 21, 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 6:01pm 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

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

4. APPROVAL OF MINUTES

   a. Minutes-September 30, 2026 Meeting Minutes

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

5. PUBLIC REMARKS

   None.

6. OLD BUSINESS

   a. Redevelopment and Infill Design Analysis Study LAS Contract

Director Clark stated the selected consultant, Lord Aeck Sargent, will be beginning design and market analysis work. The contract will be signed by the Chairs of the EDC and CIA. Both the CIA and EDC will contribute $25,000 a piece to the contract and MEDC will cover $35,000 of the cost. There was a suggestion to review the sites that are in the contract to be sure they are all still potential sites.

7. NEW BUSINESS

a. Resolution to Support Continued Pedestrian Enhancements on Grand River

Director Clark presented the draft resolution. The CIA would like to add to the resolution to review the pedestrian counts at the Park Lake Road intersection in addition to the Campus Hill crossing. The additional counts may influence the need for RRFBs.

MOTION BY MEMBER GOETZ TO ADOPT AND SUBMIT THE RESOLUTION IN SUPPORT OF PEDESTRIAN SAFETY ENHANCEMENTS TO MDOT WITH A REQUEST FOR THEIR SUPPORT TO REVIEW THE CROSSINGS AND CONDUCT ADDIITIONAL SAFETY ENHANCEMENTS WHEN APPROPRIATE. SUPPORTED BY CHAIR PEFFERS. MOTION PASSES 4-0.

b. Interest Discussion

Member Nugent shared interest options for the CIA $184,000 balance. He stated a money market account would earn 3% interest, a 7-month CD 3.15%, 13-month CD 3.4%, and 24-month CD 3.5%. After discussion, the CIA concluded the best option for flexibility would be the money market.

MOTION BY MEMBER GOETZ TO MOVE $175,000 FROM THE CHECKING ACCOUNT TO A MONEY MARKET ACCOUNT. SUPPORTED BY CHAIR PEFFERS. MOTION PASSES 4-0.

8. DEVELOPMENT PROJECT REVIEW

a. Development Project Updates

Director Clark mentioned there are no major updates since the September 30th meeting.

9. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- Getting ready for the holiday season
- New Toys R Us store
- Calendar kiosk is back
- High Caliber Karting is putting a roller rink
- Traffic is up at the Mall

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

Director Clark reported that the Planning Commission took the suggestions for mass timber development from the CIA and added it as an amenity to the MUPUD ordinance. The Township Board approved that last

night. The Planning Commission is looking for continued feedback from the CIA on the gas stations/convenience stores on Grand River Avenue. There was discussion that after the market study is complete that would be good data to share.

11. OPEN DISCUSSION/BOARD COMMENTS

Discussion about the redevelopment study timeline for completion. It was suggested to be approximately eight months.

13. PUBLIC REMARKS

None.

14. NEXT MEETING DATE

- November 18, 2026 at 6:00pm

15. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 6:56pm.

To: **Corridor Improvement Authority**

From: **Neighborhoods & Economic Development Director Amber Clark**

Date: **November 18, 2026**

RE: **Corridor Improvement Authority 2027 Meeting Calendar**

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 is prepared for your consideration:

MOVE TO APPROVE THE 2027 MEETING SCHEDULE FOR THE CORRIDOR IMPROVEMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments:

A. 2027 CIA Calendar Resolution

Corridor Improvement Authority Meeting
Dates 2027 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 18th day of November, 2026 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 regular meetings on the third Wednesday of the month, January through December in 2027 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	20 - regular meeting
February	17 - regular meeting
March	17 - regular meeting
April	21 - regular meeting
May	19- regular meeting
June	23 - regular meeting
July	21 - regular meeting
August	18- regular meeting
September	15 - regular meeting
October	20- regular meeting
November	17 - regular meeting
December	15 - regular meeting

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 18th day of November.

_____

Bruce Peffers
Corridor Improvement Authority Chairperson

New or Relocating Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Eyde Hannah Plaza LLC	BB.Q Chicken Korea's Finest Fried Chicken	New Business Opening	4750 Hagadorn Rd	Commercial Remodel	1	Building Dept.	New Korean BBQ Chicken Restaurant in Hannah Plaza.

Under Construction Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
DTN Property Management	Newton Pointe	Under Construction	6276 Newton Road	New Commercial Development	5	Building Department	Continued construction of Newton Pointe MUPUD. This construction phase will develop the quadplexes.
Eyde Hannah Plaza LLC	El Camino's Garage Bar	Under Construction	4790 Hagadorn Road Suite 102	New Commercial Development	1	Building Department	New bar/restaurant in Hannah Plaza.
SP Holding Company LLC	Haslett Village Square 2.0	Under Construction	1655 Haslett Road	New Development	290 Housing Units	Building, Engineering, & Fire	The redevelopment of 20 acres at the southwest corner of Haslett and Marsh road. Approved MUPUD in 2022.
CFT NV Developments LLC	Panda Express	Under Construction	4990 Marsh Road	New Commercial Development	1	Building Department	Construction of the Panda Express. Quick service restaurant with dine-in, take-out service.
Eyde Land Holdings LLC	Authentix Okemos	Under Construction	1604 Central Park Drive	New Development	252 Housing Units	Building Dept. Engineering Dept.	Construction of multifamily housing on Central Park Drive between Times Square and Columbus Avenue.
St. Martha Parish Okemos	St. Martha Parish Okemos School Building Expansions	Under Construction	1100 W. Grand River Ave	New Development	2	Building, Engineering, & Fire Department	Additional building/classroom developments at St. Martha Parish Okemos.
Eyde Hannah Plaza LLC	N/A	Under Construction	4790 Hagadorn Road Suite 137	White Box	1	Building Department	Plans received to convert unit to white box interior.

Under Review Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
David J Stanton & Associates	Wendy's	Under Building Review - Ready to Issue Building Permit to Construct	4850 Marsh Road	Commercial Remodel	1	Building Dept. Engineering Dept.	Plans received for existing restaurant remodel. May soon issue permit to begin interior improvements.
3520 Okemos Road LLC	WINGSTOP	Under Building Review	3520 Okemos Road	New Development	1	Building Dept. Engineering Dept.	Plans received for new restaurant.
Eyde Land Holdings LLC	Capstone Collegiate Communities Project	Special Use Permit Under Review	Hannah Boulevard and Eyde Parkway	Multifamily unit housing	256	Planning Commission referred to Township Board	Construction of 256 multifamily housing units near Eyde Parkway and Hannah Blvd.
UPS	UPS Store Remodel	Building Plans Under Review	5100 Marsh Road Suite F-1	Commercial Remodel	1	Building Department	Interior remodel of commercial store.