

## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Economic Development Corporation  
January 10, 2019 7:30 am  
Municipal Building-Town Hall Room

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1. CALL MEETING TO ORDER
  2. MISSION: 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 AGENDA
  4. CONSENT AGENDA
    - A. Minutes - December 6, 2018
    - B. Financial Report
    - C. Development Projects Update
    - D. Burcham Bonds Conclusion Letter
    - E. DDA TIF Presentation and Results Summary
  5. PUBLIC REMARKS
  
  6. OLD BUSINESS
    - A. 2019 Goals
  
  7. NEW BUSINESS
    - A. Subcommittee to work with Communications Dept on Goal 2a – highlighting local businesses. Develop path forward.
    - B. Subcommittee to develop plan for Goal 1b - to engage public schools.
  
  8. TOWNSHIP REPORTS
    - A. Township Board
    - B. Township Manager
    - C. Planning Commission
    - D. Chair
    - E. Staff
  9. COMMUNITY REPORTS
    - A. Meridian Mall
    - B. Farmers Market
    - C. MABA
  
  10. OPEN DISCUSSION/BOARD COMMENTS
  11. PUBLIC REMARKS
  12. NEXT MEETING DATE
    - A. February 7, 2019, 7:30am
  13. ADJOURNMENT
- 

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Frank L. Walsh, 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  
Meridian Economic Development Corporation  
5151 Marsh Road, Okemos, MI 48864  
Thursday, December 6, 2018- Minutes -DRAFT

**Members**

**Present:** Trustee Kathy Ann Sundland, Mikhail Murshak, Jade Sims, Kimberly Thompson, Brenda Chapman, Shawn Dunham, Joel Conn, Adam Carlson, Township Manager Frank Walsh, David Ledebuhr, and Tom Conway

**Members**

**Absent:** None.

**Staff/Boards**

**Contributing:** Treasurer Phil Deschaine, Planning Commission Vice-Chair John Scott-Craig, Principal Planner Peter Menser, Executive Assistant Michelle Prinz, and Economic Development Director Chris Buck

**Others**

**Present:** Trustee Pat Jackson.

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:33 am and Member Thompson read the mission statement. Welcome to new member Trustee Kathy Ann Sundland.

2. **MISSION:** 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 BY MEMBER CHAPMAN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER THOMPSON. MOTION PASSES 11-0.**

4. CONSENT AGENDA

- a. Minutes-October 11, 2018
- b. Financial Report
- c. Development Projects Update

**MOTION BY MEMBER CARLSON TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER THOMPSON. MOTION PASSES 11-0.**

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

a. Engaging Public Schools

Director Buck reported that Okemos High School has an entrepreneurial class. The class is planning a Shark Tank type of program in February. This may be an opportunity for the EDC to be involved.

7. NEW BUSINESS

a. 2019 Goals

2018 was very productive and most goals were achieved. The EDC fell short two goals: working with the schools and business attraction and retention plan and will be carried over into 2019. A new list of proposed goals were presented and some changes were discussed. Director Buck will make revisions and welcomes others via email and will present an updated list of 2019 goals for consideration, discussion and hopefully adoption at the January 2019 meeting.

b. 2019 Officers

**MOTION BY MEMBER MURSHAK TO NOMINATE JADE SIMS AS CHAIR, KIMBERLY THOMPSON AS VICE-CHAIR AND FRANK WALSH AS SECRETARY FOR 2019. SUPPORTED BY MEMBER CONN. MOTION PASSES 11-0.**

c. Resolution to Change Signature Cards on EDC Accounts

For the purpose of removing Treasurer Brixie and adding Treasurer Deschaine.

**MOTION BY MEMBER LEDEBUHR TO APPROVE THE RESOLUTION TO CHANGE SIGNATURE CARDS ON EDC ACCOUNTS. SUPPORTED BY MEMBER CONN. MOTION PASSES 11-0.**

d. CADL Letter of Support for DDA TIF Plan

Discussion was had around encouraging everyone to consider writing their own letter to CADL. Sample talking points were given in the packet.

e. Planning Commission Vacancies

There are currently two vacancies on the Planning Commission. Planner Menser discussed the responsibilities for a Commissioner and encouraged applications for folks that are already serving the Township. Trustee Jackson also commented on her favorable experiences working on the Planning Commission.

8. TOWNSHIP REPORT

a. Township Board

- 2019 goal setting
- Medical marihuana ordinance
- Recent presentation for a senior housing community

- New Treasurer-Phil Deschaine
- Citizen Survey was recently mailed to 1,400 random households

b. Township Manager

- Investigative contract
- Fire Department ISO rating recently changed from 4 to 3
- Work on PICAs for 2019

c. Planning Commission

Planning Commission Vice-Chair John Scot-Craig provided a summary of recent Planning Commission activities.

d. Chair

- Chair Sims reinforced the need for a business retention and attraction plan and discussed a desire to update to the bylaws in 2019.

e. Staff

- Obtained Redevelopment Ready Communities Certification
- Working on the DDA TIF Plan
- Director Buck and Director Perry visited mall leadership in TN

9. COMMUNITY REPORTS

a. Meridian Mall

- Launch Trampoline Park is scheduled to open in January
- Santa ribbon cutting is coming up
- Holiday tenants are on the rise

b. Farmers' Market

- Deeds are prepared for land swap
- Working on a grant through the Greater Lansing Realtors Association
- Meeting with MEDC and LEAP regarding grant funds

c. MABA

Member Conway reported that MABA is now meeting at the MSUFCU community room on Mt. Hope and Farm Lane.

10. OPEN DISCUSSION/BOARD COMMENTS

Treasurer Brixie's farewell party is tomorrow from 12:00pm-1:30pm. Trustee Deschaine's swearing in as Treasurer will follow at 2:00pm.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- January 10, 2019 at 7:30am

13. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting at 9:12 am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT  
CORPORATION**

Financial Statement  
Prepared for January 11th Meeting  
(Does Not Include December Activity)

Independent Bank	<b>Total EDC Funds</b>	<b>\$22,895.36</b>
	<b>FARMER'S MARKET</b>	<b>\$50,000.00</b>
	<b>MARC Funds</b>	<b><u>\$7,071.32</u></b>
	<b>TOTAL</b>	<b><u><u>\$79,966.68</u></u></b>

**TRANSACTION ACTIVITY - Deposits**

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
11/30/19	Interest	26.28

**CHECKS WRITTEN Since Last Bank Statement**

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
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**General Ledger =** **\$79,966.68**



## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

January 2019

### Businesses Opened:

- **Capellini Salon**, Central Park Drive between Saddleback and Thai Princess 11.30.18
- **Okemos Dental**, 1841 Newman Road. Dr. Carlin relocated and remodeled. 11.16.18
- **Gallagher Law/Simplified Tax**, vacant bank in Carriage Hills Shopping Center 12.2018

### Ribbon Cuttings/Opening Dates Announced (some estimated):

- **VIP Nail Bar**, Okemos Crossing next to State Side Deli near Starbucks @ Okemos & Jolly
- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. January
- **Big Lots**, former Office Max space next to Best Buy

### Commercial use under construction

- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2018
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **X-Golf**, 4950 Marsh, Indoor golf driving range in Target Shopping Center, use-by-right
- **Paradise Indian Restaurant**, 4760 Marsh (former McAllisters)
- **Diamond Nails**, Central Park Drive – former Hampton Jewelers
- **Pizza Hut**, Lake Lansing Road east of Abbott/Chandler by Tauer

### Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **Ingham County Medical Care Facility**, 64,000 square foot (48 room) addition at 3860 Dobie.
- **Marriot Courtyard**, 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **New Hope Church**, Saginaw Highway & Newton Roads

### Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.

### Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, former Paul Revere Tavern Site, 2703 Grand River. New site plan submitted
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fox Nissan Dealership**, Grand River Ave east of Central Park, next to existing Panera
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy *\*\*dormant for now\*\**

### Renovations

### Closings/Relocations

- **Subway**, Grand River west of Okemos Road.



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January 3, 2019

Mr. Chris Buck  
Economic Development Director  
Economic Development Corporation of the Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Re: The Economic Development Corporation of the Charter Township of Meridian  
\$8,540,000 Limited Obligation First Mortgage Revenue Refunding Bonds (Burcham  
Hills Retirement Center II Project), Series 2018A

Dear Mr. Buck:

Enclosed for your records is an original closing transcript for the above-referenced transaction,  
together with a CD transcript.

It was a pleasure working with you. Should you have any questions, please feel free to call.

Best regards,

**DYKEMA GOSSETT PLLC**

  
Jarrod T. Smith

Enclosures

4852-2115-4169.1



# Downtown Development Authority Tax Increment Financing Update

## BRIEF HISTORY OF THE DDA

- The Meridian DDA was established in 2006
- Includes 97 Parcels (grey are on map on right)
- Was nearly 100% occupied but had aging infrastructure
- DDA TIF plan gave limited tax increment revenue for minor improvements
- The recession has taken its toll on:
  - Taxable values of land
  - Revenue for the DDA
  - Building occupancy





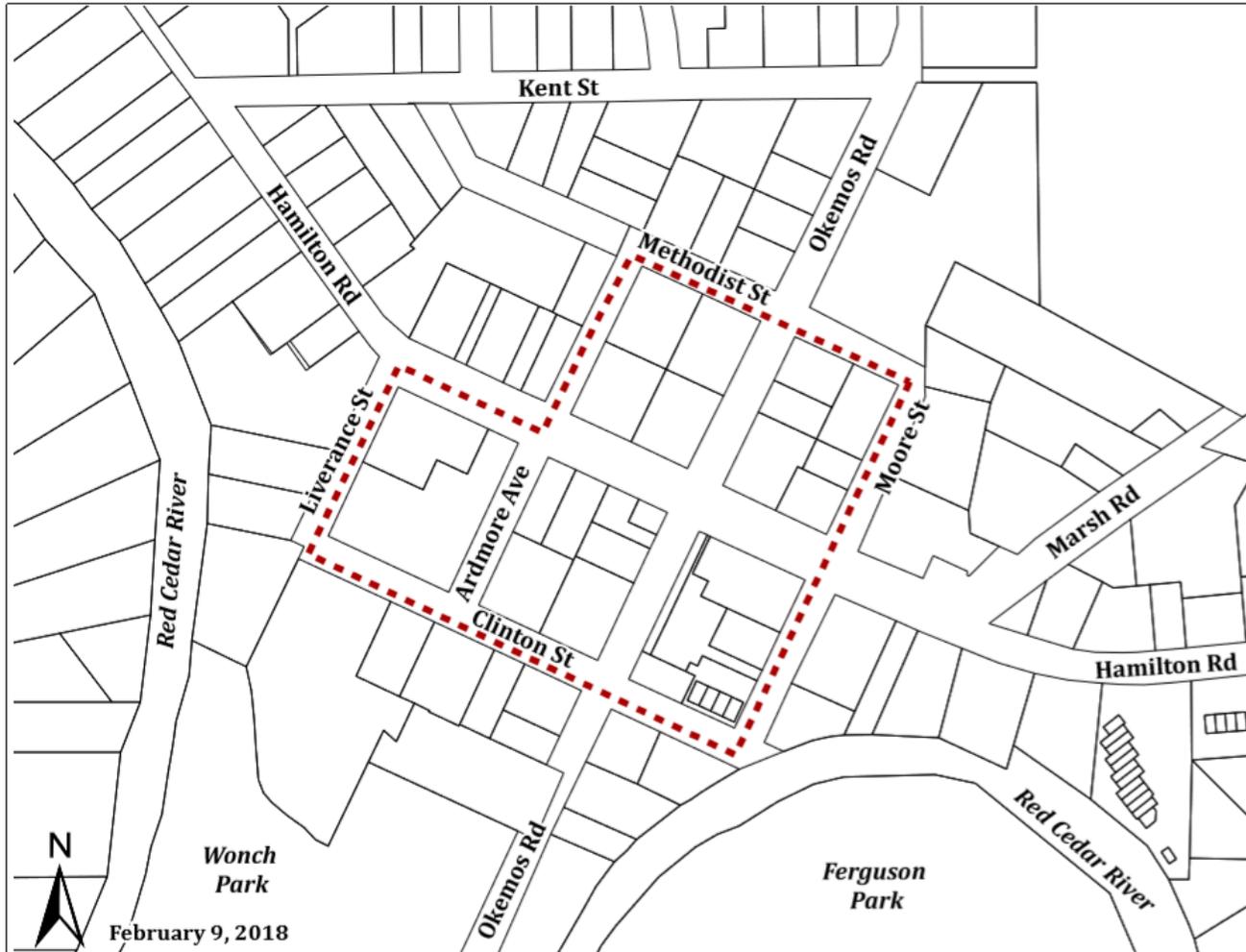
# Current Conditions: 11 Empty Buildings, Contamination, Obsolete Infrastructure and Frustrated Residents





# The Township is “All In” for Redevelopment

## 5 Core Blocks Targeted in 2017 Master Plan



- Hired its 1<sup>st</sup> Economic Development Director
- Created a \$700,000 Redevelopment Fund to Assist Developers
- Updated its Ordinance allowing Taller Buildings & More Dense Development
- Established the Meridian Brownfield Redevelopment Authority
- Certified as a Redevelopment Ready Community via the Michigan Economic Development Corporation (MEDC) - First Township in MI to do so



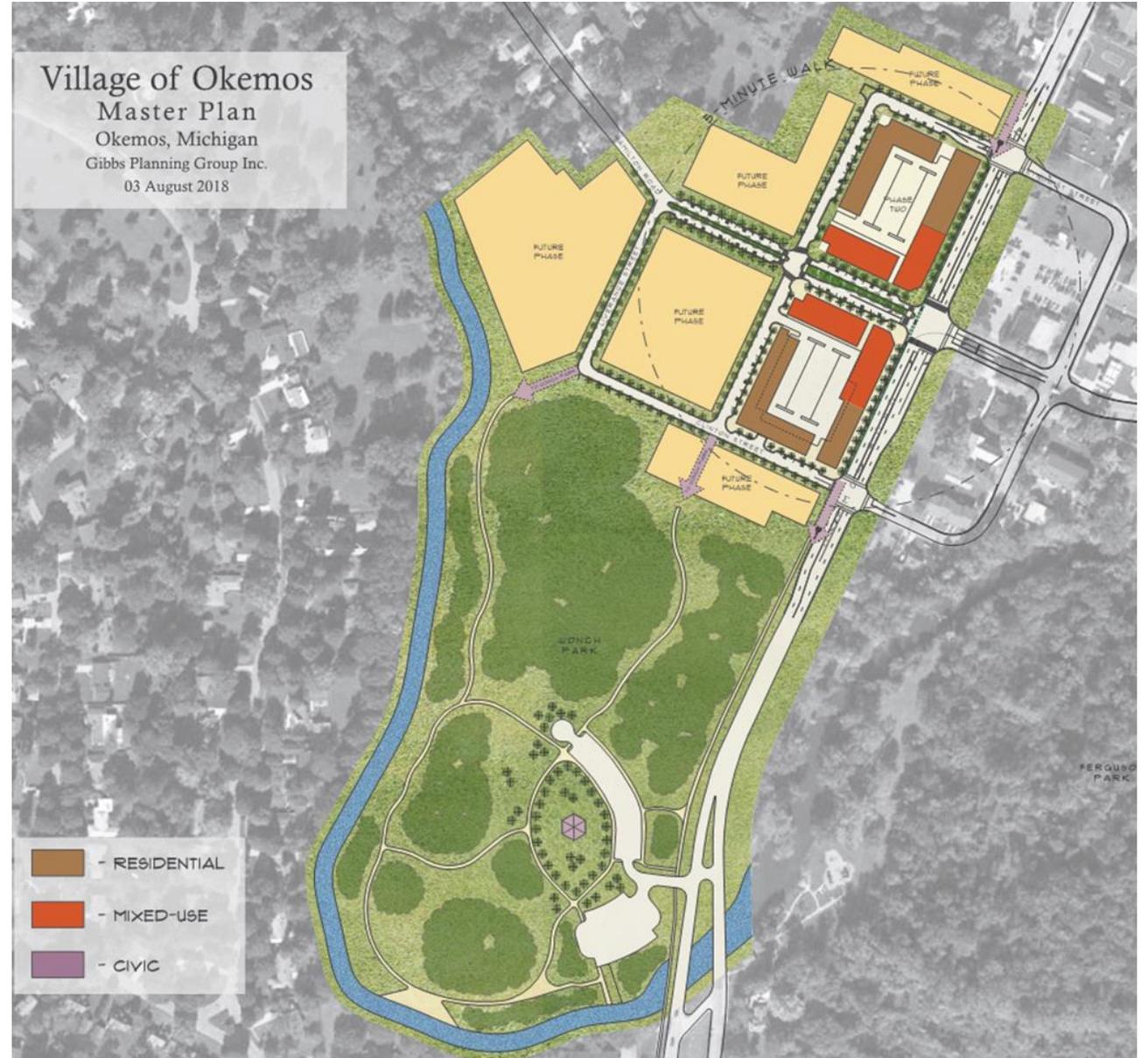
# The Township Has A Developer

- Partnered with Douglas J
- Secured ownership of 3 of 5 blighted and contaminated target core block area
- Paid for traffic study & has approved traffic plan
- Identified contamination and infrastructure costs
- Developer is willing to do the necessary work, so long as there is a mechanism for reimbursement





- Proposing multi story mixed-use redevelopment
- Commercial on 1st floors, residential above and integrated parking
- Expected Capital Investment of \$100M in Phase 1 (2 colored blocks)
- Anticipated Capital Investment of \$50M in Phase 2 (current Douglas J block)
- Significant increases to Future Taxable Values
- Plans to activate Wonch Park and Red Cedar River





- We propose setting a new base set at the 2018 value.
- The DDA Board values the Taxing Jurisdictions ability to meet their budgetary needs.
- Goals to remove any sense that they are "losing out"
- Voted unanimously to build in an annual inflationary increase multiplier of 2.14% each year of the 20 years of the TIF plan.
- 2.14% is the largest average increase in a 5, 10, 15 and 20-year study of average MI land value appreciation.

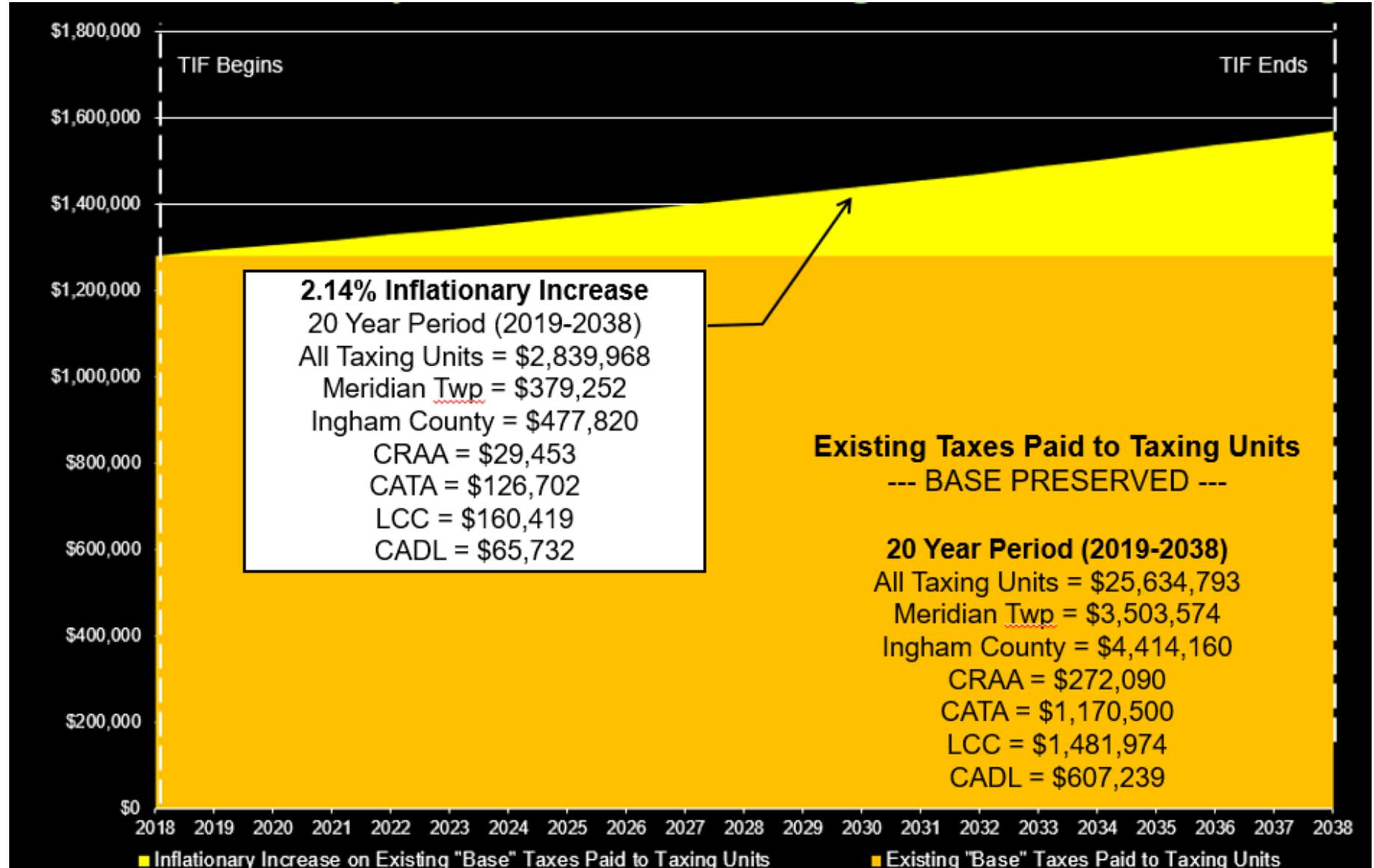
**Inflation Rate Multiplier/ Ratio for Real Property Values in Michigan**

Source: State of Michigan - Department of Treasury

Year No.	Year	Inflation Rate Multiplier/ Ratio	Inflation Rate as a Percentage Rate	5 Year Average	10 Year Average	15 Year Average	20 Year Average
1	1995	1.026	2.60%	-	-	-	-
2	1996	1.028	2.80%	-	-	-	-
3	1997	1.028	2.80%	-	-	-	-
4	1998	1.027	2.70%	-	-	-	-
5	1999	1.016	1.60%	-	-	-	1.60%
6	2000	1.019	1.90%	-	-	-	1.90%
7	2001	1.032	3.20%	-	-	-	3.20%
8	2002	1.032	3.20%	-	-	-	3.20%
9	2003	1.015	1.50%	-	-	-	1.50%
10	2004	1.023	2.30%	-	-	2.30%	2.30%
11	2005	1.023	2.30%	-	-	2.30%	2.30%
12	2006	1.033	3.30%	-	-	3.30%	3.30%
13	2007	1.037	3.70%	-	-	3.70%	3.70%
14	2008	1.023	2.30%	-	-	2.30%	2.30%
15	2009	1.044	4.40%	-	4.40%	4.40%	4.40%
16	2010	0.997	-0.30%	-	-0.30%	-0.30%	-0.30%
17	2011	1.017	1.70%	-	1.70%	1.70%	1.70%
18	2012	1.027	2.70%	-	2.70%	2.70%	2.70%
19	2013	1.024	2.40%	-	2.40%	2.40%	2.40%
20	2014	1.016	1.60%	1.60%	1.60%	1.60%	1.60%
21	2015	1.016	1.60%	1.60%	1.60%	1.60%	1.60%
22	2016	1.003	0.30%	0.30%	0.30%	0.30%	0.30%
23	2017	1.009	0.90%	0.90%	0.90%	0.90%	0.90%
24	2018	1.021	2.10%	2.10%	2.10%	2.10%	2.10%
<b>Average =</b>				<b>1.30%</b>	<b>1.74%</b>	<b>2.09%</b>	<b>2.14%</b>

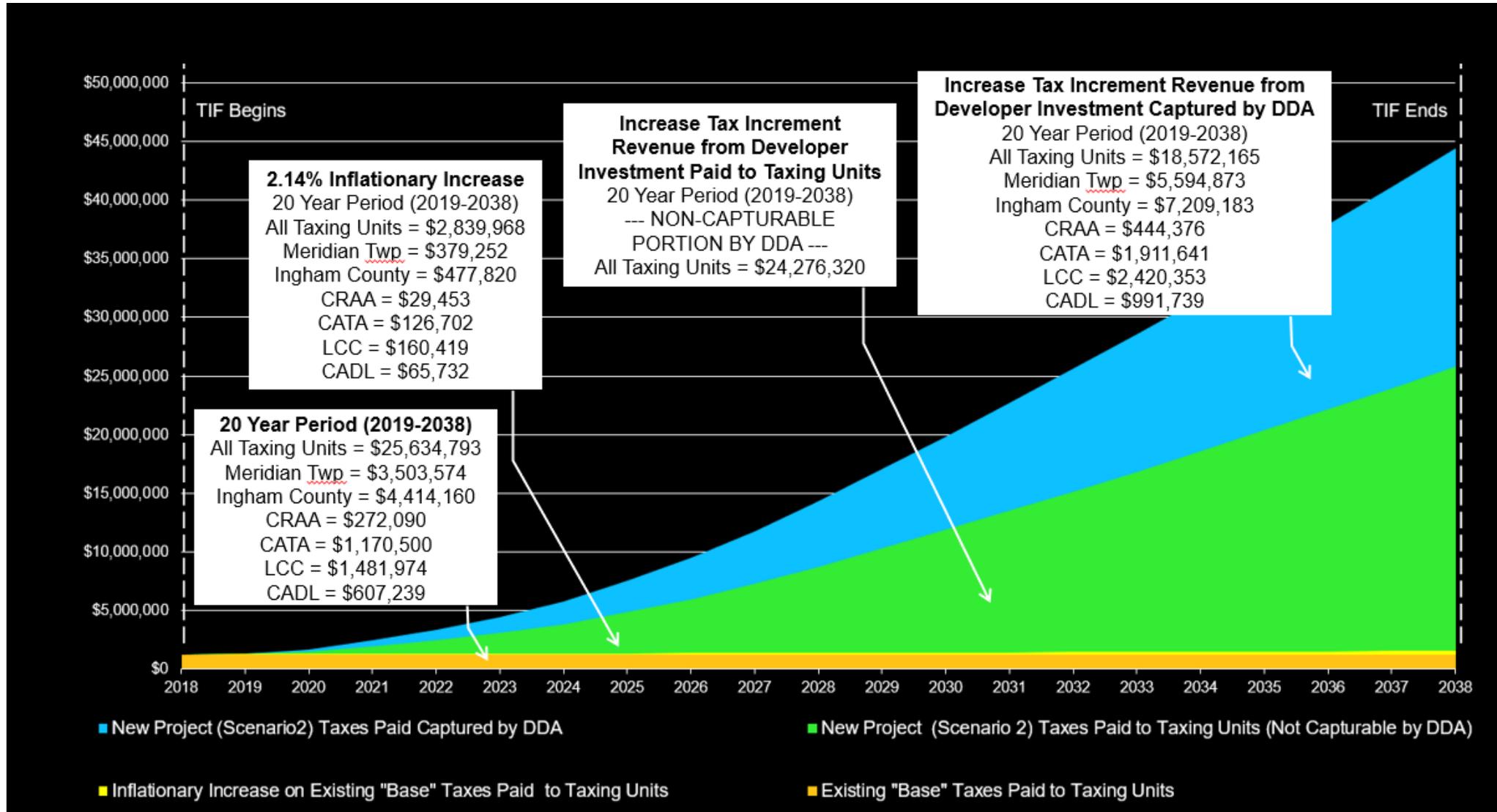


# 20-Year Base plus Annual Inflationary Increase



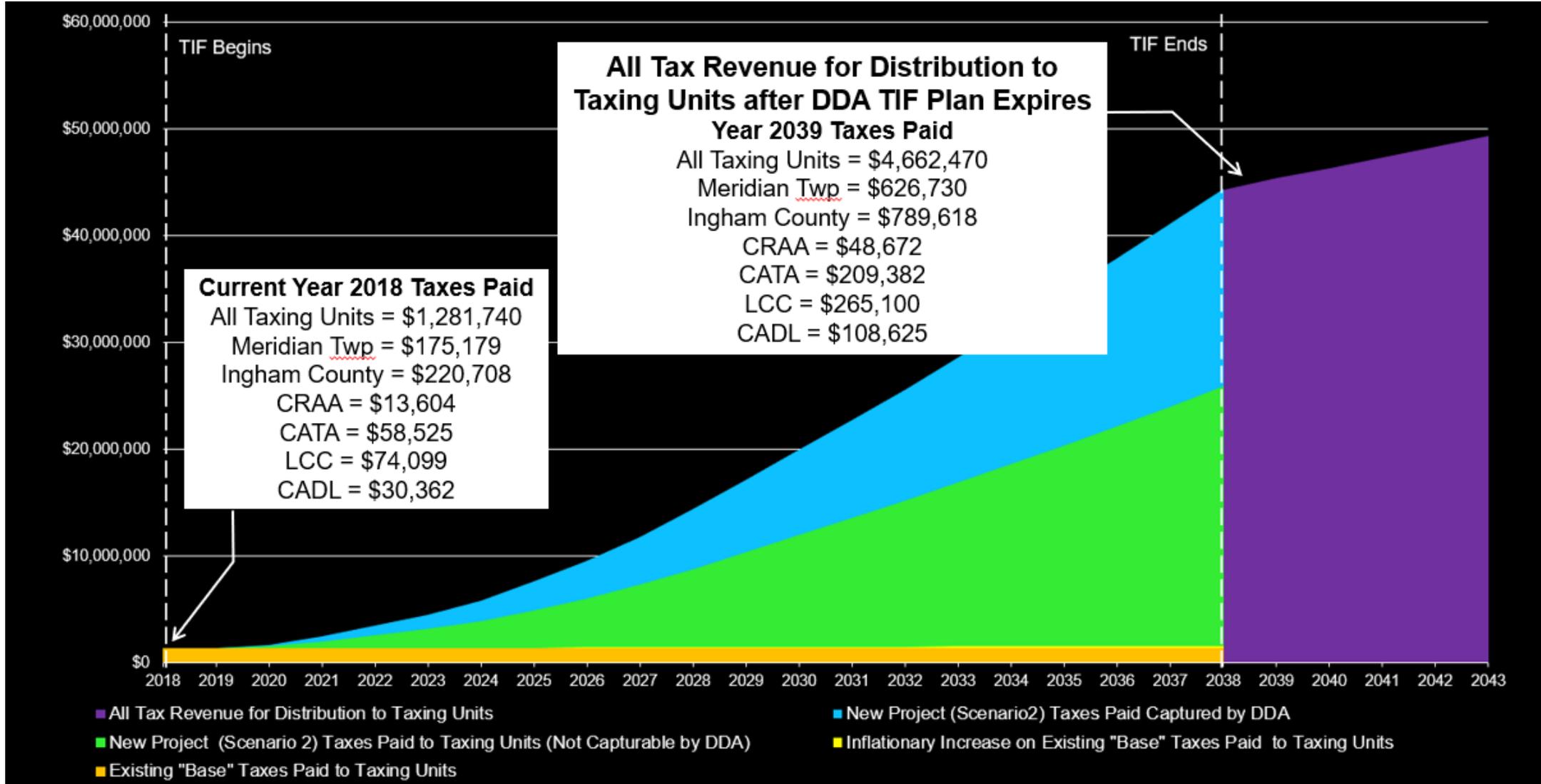


# Value Increase, Capturable and Non-Capturable





# Windfall in 2039





## DDA TIF Update: SUMMARY

- Township needs funding assistance from the DDA, the Michigan Economic Development Corporation (MEDC) and Michigan Department of Environmental Quality (MDEQ) to make this land redevelopment ready
- We believe if the DDA Plan does not get full support of the Taxing Jurisdiction's the redevelopment project will not happen
- The 2.14% annual inflationary increase appears to be higher than any Taxing Jurisdiction's annual forecasted budget increase

*If we don't take full advantage of this amazing opportunity, it is likely this space will remain blighted for decades to come.*



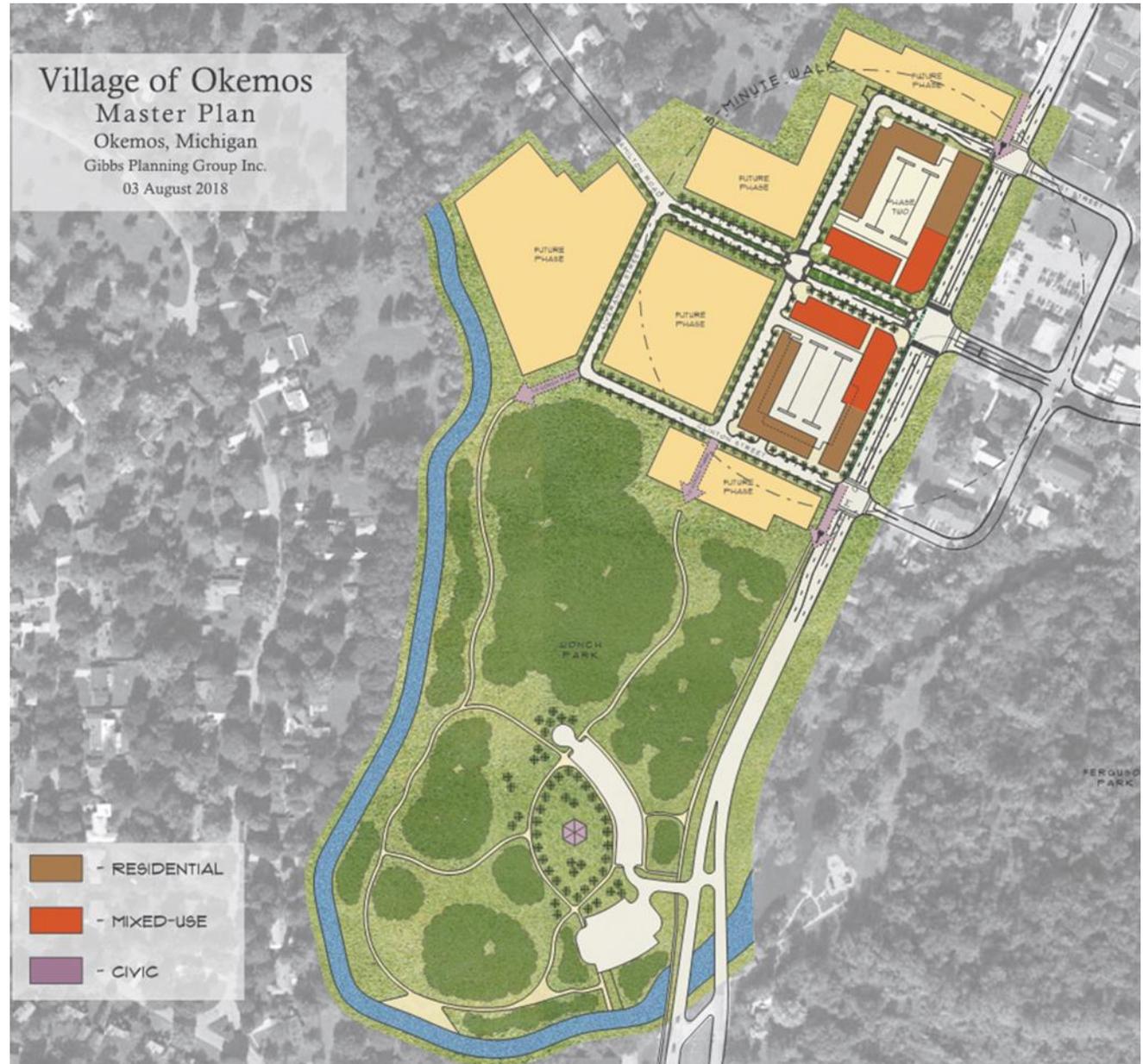
# Thank You!

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**Downtown Development Authority Tax Increment Financing Plan Results**

Organization	Results	Mills	Notes
Township	Passed	9.0007	6:1
CATA	Passed	3.007	Unanimous
LCC	Passed	3.8072	Unanimous
Airport	Passed	0.699	7:1
Ingham County	Passed	11.34	Unanimous
CADL	Failed	1.56	Unknown Vote Count
TOTAL POSSIBLE:		29.4139	<b>Percent Captured</b>
TOTAL CAPTURED:		27.8539	<b>94.7%</b>

1. Support endeavors that foster entrepreneurship, start-ups and businesses of all sizes through volunteerism, advocacy and funding.
    - a. Assist in the **Farmers Market** project as needed.
    - b. Engage with **school districts** to offer opportunities for students to engage in entrepreneurship, small business and/or economic development within the Township.
  2. Work strategically to ensure Meridian Township is a great place to run a business.
    - a. Support implementation of a program to **highlight local businesses** and their success stories. Utilize video, social media, HOM TV to announce milestones, new products, changes in leadership, investment in community. *Consider Annual Business Awards.*
    - b. Vet platforms and support the implementation of an online data base of Meridian Township business. Utilize surveys, track interactions among other value added services to assist in **business retention and attraction** efforts.
    - c. Help the planning division solicit feedback for the adoption of **Form Based Code, Overlay Zoning Districts and/or MUPUD** revisions to better streamline the development process. Consider density, minimum dwelling unit size and unwanted/unneeded construction of new commercial spaces. Focus on infill.
  3. Collaborate with other entities within the Township and in the Greater Lansing Region to ensure Meridian remains competitive and congruent with regional development initiatives.
    - a. Provide all the assistance possible to foster the redevelopment of our **PICA districts**
    - b. Collaborate with and advocate for the transformational redevelopment of the **Meridian Mall**
    - c. *Advocate for **research and benchmarking** for vital components including but not limited to: tax comparisons, jobs and wages, housing needs and the effects/benefits of population growth for the Township to remain a competitive community of choice.*
    - d. Attend meetings and maintain relationships with regional partners like **LEAP, Tri-County Regional Planning Commission, Greater Lansing Regional Prosperity Initiative (GLRPI), MDOT/ICRD, MABA, Lansing Regional Chamber, MEDC, SBDC and other Township Boards & Commissions**, among others.
-

## Core Philosophy

MiCareerQuest™ Capital Area is an **employer-driven event**. Employer champions, assisted by T3 Talent Liason staff, drive employer participation and activities that highlight 21st Century new economy careers.

MiCareerQuest Capital Area is **student-focused**. Educational partners promote the event within schools and facilitate student involvement before, during and after the event.

MiCareerQuest Capital Area is a **hands-on, experiential event**. Exhibits engage both employers and students in activities that expose students to a variety of occupations and career pathways available in the region and around the world.

One of the features that sets MiCareerQuest Capital Area apart from other job or career fairs is its **focus on new economy industries as opposed to individual employers and/or organizations**. To that end exhibitors may not use branded displays or distribute promotional materials inside the exhibit hall.

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### Coordinating Partners



In accordance with the Americans with Disabilities Act, this piece will be made available in an alternative format upon request to Capital Area Michigan Works! Relay Center. Call 711 or 844-578-6563 (Voice and TDD). Funding for Capital Area Michigan Works! is received in part from the U.S. Department of Labor, the State Of Michigan Department of Health and Human Services, and the Talent Investment Agency. An Equal Opportunity Employer/Center.



MiCareerQuest™  
CAPITAL AREA

CAPITAL AREA CONTACT | **Brindley Byrd**

Facilitator, T3: Teach. Talent. Thrive. | (517) 492-5507 | [t3@camw.net](mailto:t3@camw.net)

Register today at [www.micareerquestca.org](http://www.micareerquestca.org)

April 26, 2019 | Lansing Center



Bringing 5,000 capital area students together for hands-on career exploration.

## What is MiCareerQuest™?

MiCareerQuest is not your typical career fair. In fact, it's not a career fair at all. It's a hands-on career readiness event just for middle and high school students T3 is bringing to the capital area. During this unique experience, students will find out what it's like to be a nuclear machinist, mechanical engineer, agri-scientist, network technician and more by interacting with the professionals who do these jobs every day here in the capital area.

## Industry Quadrants

MiCareerQuest Capital Area organizes sponsors and exhibitors into four industry quadrants of:



**Engineering,  
Manufacturing &  
Industrial Technology**



**Business,  
Information Technology,  
Arts & Communication**



**Health Sciences &  
Human Service**



**Natural Resources &  
Agriscience**

## QUADRANT SPONSORSHIP OPTIONS

MiCareerQuest Capital Area cannot take place without generous, much appreciated financial support and assistance from businesses and other organizations across the region. We have several sponsorship levels to choose from in each industry quadrant.

<b>BRONZE SPONSOR</b> (Unlimited)	<b>SILVER SPONSOR</b> (Only 2)
Contribution: \$2,500	Contribution: \$5,000
<ul style="list-style-type: none"> <li>Logo on quadrant archway</li> <li>Name in student onsite program</li> <li>Name on event website</li> <li>Be an exhibitor in corresponding quadrant</li> </ul>	<ul style="list-style-type: none"> <li>Logo on left side of quadrant archway</li> <li>Logo in student onsite program</li> <li>Logo on event website</li> <li>Seat on corresponding Quadrant Steering Committee</li> <li>Be an exhibitor in corresponding quadrant</li> </ul>
<b>GOLD SPONSOR</b> (Exclusive)	<b>PLATINUM SPONSOR</b> (Exclusive)
Contribution: \$7,500	Contribution: \$10,000
<ul style="list-style-type: none"> <li>Logo prominent on top left side of quadrant archway</li> <li>Logo in student onsite program</li> <li>Logo on event website</li> <li>Display table inside corresponding quadrant</li> <li>Logo on volunteer t-shirts</li> <li>Seat on corresponding Quadrant Steering Committee</li> </ul>	<ul style="list-style-type: none"> <li>Logo on top of corresponding quadrant archway</li> <li>Logo prominent in student onsite program</li> <li>Logo prominent on volunteer t-shirts</li> <li>Logo prominent on event website</li> <li>Mention in event press releases</li> <li>Display table inside corresponding quadrant</li> <li>Seat on Event Executive Committee</li> <li>Seat on corresponding Quadrant Steering Committee</li> </ul>

Register today at [www.micareerquestca.org](http://www.micareerquestca.org)