

1. CALL MEETING TO ORDER
2. ROLL CALL
3. 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.
4. APPROVAL OF AGENDA
5. CONSENT AGENDA
 - A. Minutes –Meeting November 4, 2021
 - B. Financial Report
 - C. Development Projects
6. PUBLIC REMARKS
7. OLD BUSINESS
 - A. Shop Small 2021 Initiative
8. NEW BUSINESS
 - A. 2022 Calendar Dates
 - B. Joint meeting with Meridian Area Business Association
9. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
10. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. January 6, 2021, 7:30am
14. ADJOURNMENT



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, November 4, 2021- Minutes -DRAFT

Members

Present: Chair Kim Thompson, Vice Chair Brenda Chapman, Manager Frank Walsh, Dave Ledebuhr, Adam Carlson, Joel Conn, Treasurer Phil Deschaine, Trustee Kathy Sundland, Henry Kwok, Tom Conway

Members

Absent:

Others

Present: Neighborhoods & Economic Development Director Amber Clark, and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Vice Chair Kim Thompson called the meeting to order at 7:33 am and read the mission statement.

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 CONWAY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 9-0.

4. PRESENTATION: Value Engineering

Director Clark gave a brief introduction on Value Engineering a small business based in Meridian Township. Value Engineering is a civil engineering, design and construction firm whose core values are collaboration, innovation and dependability. Value Engineering is looking to connect in the Meridian community.

5. CONSENT AGENDA

- a. Minutes-October 7, 2021
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CONWAY TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 9-0.

6. PUBLIC REMARKS

None.

7. OLD BUSINESS

- a. Acceptance of \$1000 reimbursement for Lunar New Year Celebration 2019. Director Clark provided the recap of the Meridian Lunar New Year celebration contribution first submitted in 2019. The EDC elected to have the money stay with the Greater Chinese Association of Lansing in the event the celebration went forward. The celebration did not occur and now the EDC will receive the full reimbursement.
- b. Director Clark began review of the item by clarifying, Village of Okemos LLC will be the formal entity title and moving forward Tru North is no longer associated with the project. Director Clark introduced the floor for Eric Helzer of Advanced Redevelopment Solutions and John Peckham who will coordinate the project going forward. Mr. Helzer gave a brief overview of the past several months of work related to Village of Okemos. In July, the Village of Okemos team requested an amendment to their approved Mixed Use Development Plan (MUPUD) to reduce the amount of commercial space on Hamilton and start development on Ardmore Avenue. The Meridian Township Board and community members were not in support of phased development in this way. The MUPUD was amended to allow the removal of a story and the surface parking deck. The remaining elements of the development are a requirement. After several internal meetings with Township staff, they finally have the Village of Okemos development team prepared to enter the approved financial stage of this project.

Mr. Helzer stated they will apply for financial assistance to the Brownfield Redevelopment Authority, Downtown Development Authority, and Meridian Redevelopment Fund. He presented a spreadsheet of the Sources of Funds Analysis and their proposed calendar timelines for application submittals. They are committed to building a 4 story mixed residential and commercial project, with commercial store fronts on Hamilton road. A 200 unit mix of residential and 32,000 square feet of commercial space to allow for boutique, restaurant, salon and leasing office for the residential units.

In the next quarter, the Village of Okemos Team will apply to the Brownfield Redevelopment Authority and the Meridian Redevelopment Fund for funding of the project. The amount requested will have an actionable agreement that is approved by the Township Board. The developer has several approval steps to conclude with the State of Michigan in order to meet a proposed deadline of construction in 2022.

Chair Chapman asked – what is the gap in the financing on the project? When will the sources of funding go from “pending” to approved?

Eric Helzer responded the gap is \$5.75 million currently without the approval of the Michigan Economic Development Corporation (MEDC) which he is confident he can secure. Mr. Helzer explained that the MEDC typically commits to a public project after they see all the local contributions for the project. There is strong support for the MEDC Capital

Assistance Team on the project, the verification of that will occur after all the local financing applications are approved.

Director Ledebuhr questioned the process for reimbursement of the \$2.4 million they could receive from the Township?

Mr. Helzer commented that they propose a reimbursement agreement that works like a construction draw that will allow for the developer to submit receipts for eligible project costs and receive a monthly reimbursement for that portion of the project. As long as the activity is an eligible one based on our agreement.

Chair Chapman questioned equity on the project in relation to borrowing against the Tax Increment Financing (TIF). Mr. Helzer explained that lenders risk assess TIF dollars at 60% of their value. In order for the performa to work, the developer must balance the appropriate amount of dollars that they will use from the TIF. If the developer utilizes more of TIF dollars, they will have less they can borrow from commercial lenders.

8. NEW BUSINESS

a. Approval Shop Small 2021 Initiative

Director Clark reviewed the memo presented in the packet advising of activities Meridian Township will partake in as a part of Shop Local/Small Business Saturday. The recent community survey presented in the Township shows the lack of business specific activities planned for Meridian businesses. To better promote and share the benefits of shopping local the Meridian EDC will charter two projects:

Local Shop Small Promotional Ad- to be created by the Communications Department with volunteers from the EDC to be included in the video. The ad will run beginning the week of November 27th. The message will encourage residents to think and shop local this season.

Shop Local gift card promotions- In 2020 MABA and the Meridian EDC partnered for the Grub Grab gift card program. Patrons who purchase \$25 gift cards or more received an extra \$10 sponsored by MABA and the EDC. The memo requested the EDC support this shop local initiative.

MEMBER LEDEBUHR OFFERED THE AMENDED MOTION AND MEMBER CONWAY SECONDED; TO APPROVE A SHOP LOCAL PROMOTIONAL GIFT CARD PROGRAM WITH THE CAVEAT THAT MABA IS A SUPPORTER OF THE SHOP SMALL INITIATIVE. MOTION PASSES 9-0.

9. TOWNSHIP REPORTS

- a. Township Board
- b. Township Manager

Manager Walsh reported the following:

- The County and MDOT will have major road construction projects planned in Meridian Township in 2022. It will not be an easy travelling experience in the

Township as the Okemos Bridge will be under construction, as well as, Grand River Avenue from Park Lake to Oak Pointe. We are working with the County and MDOT to provide as much outreach as we can on the subject. MDOT was available to present to the public in November. The presentation was recorded and is online for members of the public to view.

c. Planning Commission

- MUPUD is at the Township Board level for approval
- Consumers Credit Union is coming to Meridian and will be a larger reconstruct project in front of Hobby Lobby

d. Chair
None.

e. Staff
None.

10. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham reported that a larger retailer has made it back to Meridian Mall and doors will be open soon. New data at the mall show numbers are back up, however people aren't spending their time at the mall for as long of time periods as in the past.

b. MABA

Director Clark reported that MABA is meeting in hybrid form at the MSUFCU Farm Lane location. She will ask MABA about participating in the Shop Local initiative.

11. OPEN DISCUSSION/BOARD COMMENTS

None

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- December 2, 2021 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 9:15am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Oct-21

Independent Bank

Total EDC Funds

\$39,968.83

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
10/15/2021	Meridian Mall -Refund - Chinese New Year 2020	1,000.00
10/27/2021	Burcham Hills - Bond Issue Costs	10,000.00
10/30/2021	Interest	2.12

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>

Total

\$50,970.95

Total in Bank

\$ 50,970.95

Difference

\$0.00



230 W Main St
Ionia, MI 48846

Statement Ending 10/31/2021

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXX2419

RECEIVED
NOV 05 2021

>001281 5247742 0001 093443 10Z

00828661
MSP 1231

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

- Okemos
- 800.355.0641
- IndependentBank.com



Welcome to your new Independent Bank account statement! We hope you enjoy this more user-friendly and enhanced view of your accounts and transactions.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$50,970.95

BusinessFlex TM-XXXXXXXX2419

Account Summary

Date	Description	Amount
10/01/2021	Beginning Balance	\$39,968.83
	3 Credit(s) This Period	\$11,002.12
	0 Debit(s) This Period	\$0.00
10/31/2021	Ending Balance	\$50,970.95

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.06%
Interest Days	31
Interest Earned	\$2.12
Interest Paid This Period	\$2.12
Interest Paid Year-to-Date	\$18.95
Average Ledger Balance	\$42,130.12

Other Credits

Date	Description	Amount
10/15/2021	Deposit <i>Refund for Chin. New Year</i>	\$1,000.00
10/27/2021	Deposit <i>BOND ISSUE COSTS</i>	\$10,000.00
10/30/2021	Eff. 10-31 Credit Interest	\$2.12

Daily Balances

Date	Amount	Date	Amount
10/01/2021	\$39,968.83	10/27/2021	\$50,968.83
10/15/2021	\$40,968.83	10/30/2021	\$50,970.95

Interest Rate Changes

Interest Rate As Of Date	Interest Rate
10/01/2021	0.0500%
10/27/2021	0.1000%



Amber Clark
Neighborhoods & Economic
Development Director
Meridian Township
Economic Development and Projects
December 2021

New Businesses Opening/Relocating

- Williams Audi Volkswagen Jolly Road
- My Eye Candy Boutique Meridian Mall
- Charlotte Russe Meridian Mall

Under Construction

- Haslett Marathon-1619 Haslett Road
- Chief Okemos Circle Condos
- Red Cedar Manor-Commercial/Residential Development
- Silverstone Estates—residential development Powell Road
- Copper Creek residential neighborhood off Haslett Road
- Williams Volkswagen of Okemos -2186 Jolly Road
- Joe's on Jolly 2360 Jolly Road
- Buddy's Pizza 2010 Grand River Ave
- Sparrow 24 Hr Emergency Room -2446 Jolly Road
- Silverleaf Condominiums
- Woda Cooper submitted site plan approved

Approved/Not Commenced

- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)-approval for SUP extended for another year – proposed amendment partial approval
- Pine Village 1673 Haslett Road Commercial /Residential development approved *Meridian Township Brownfield Plan* – proposed amendment to rearrange first floor
- Village of Okemos 4661 Okemos Road Commercial/Residential development *Approved EGLE Brownfield, Meridian Redevelopment Fund*

Ribbon Cuttings:

Keller Williams Okemos- December 3rd at 9:00 am
My Eye Candy Boutique – December 18th TBD

Other Township Happenings



To: Economic Development Corporation Directors
From: Neighborhoods & Economic Development Director Amber Clark
Date: December 2, 2021
RE: Approve Support of the 2021 Shop Small Initiative Update

Summary

At the November 4, 2021 Meridian EDC meeting, the EDC voted to approved support of a shop local initiative not to exceed \$2500 with the caveat that the Meridian Area Business Association would participate. MABA has elected to participate with the Township to launch a shop local small business support program during the holidays. MABA members have agreed to assist with finding local small business operators to participate in this year’s program. MABA members will work directly with Director Clark to support the initiative.

History

October 2020 the Meridian Area Business Association MABA approached the Meridian EDC with a request for \$1000 sponsorship for “Grub Grab” a shop small local initiative. 8 businesses participated by presenting up to 25 \$25 gift cards for members of the public to purchase. The sponsorships from MABA and the Meridian EDC (\$2000) gave each purchaser an additional \$10 gift card. After several deliberations, the Meridian EDC voted to support the endeavor. The program due to timing was limited and ran only December 20- December 24th. All 8 locations sold out of gift cards by December 24th, 2020. Overall the event was a great success. This year the proposal is to include up to 20 businesses with an increase in financial support of the Meridian EDC up to \$2500. Discussions with MABA board members have begun and there is interest to again partner on an updated “Grub Grab”. Comments from the public are in favor of a program to support small businesses however many complained of the lack of businesses in the Haslett district.

With support from the Meridian Area Business Association MABA we will be able to invite more participants this year to our program and elevate the program to make it easier on the business owners. This year we plan to sponsor the gift card program upfront with the same contribution given to each business owner. Currently we have 6 Meridian Township businesses that are willing to participate.

Budgetary Considerations

There will be budgetary considerations not to exceed \$2500 in contributions for the gift card grab during the shop small promotion.



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: December 2, 2021

Re: Meridian EDC 2022 Calendar Meeting Dates & Resolution

History

Annually the boards and commissions in local government by resolution establish the regular meeting schedule for the body. The notices of public hearing are a requirement of the Open Meetings Act. 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.

The following motion is proposed:

MOVE TO APPROVE THE 2022 MEETING SCHEDULE FOR THE ECONOMIC DEVELOPMENT CORPORATION OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments

- A. 2022 DDA Calendar Resolution

**Meridian Economic Development Corporation
2022 Meeting Dates Schedule**

RESOLUTION

At a regular meeting of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 2nd day of December, 2021 at 7:30 AM., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

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 Economic Development Corporation of Meridian (EDC) desires to announce the time, date, and place of all regular meetings of the EDC, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT CORPORATION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Meridian Economic Development Corporation will meet for at least 12 regular meetings on certain Thursdays, January through December in 2022 in the Town Hall Room of the Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864 517.853.4258.
2. The specific dates for meetings are as follows:

January	6 - regular meeting
February	3 - regular meeting
March	3 - regular meeting
April	7 - regular meeting
May	5- regular meeting
June	2 - regular meeting
July	7 - regular meeting
August	4 - regular meeting
September	1 - regular meeting
October	6 - regular meeting
November	3 - regular meeting
December	1 - regular meeting

Downtown Development Authority
2021 Schedule

3. Meetings will begin at approximately 7:30am
4. Special meetings of the Meridian Economic Development Corporation may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Meridian Economic Development Corporation 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 Downtown Development 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 Meridian Economic Development Corporation held on the 2nd day of December, 2021.

Kim Thompson
Downtown Development Authority Chairperson



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: December 2, 2021

Re: Joint Meeting with Meridian Area Business Association

Summary

Throughout the year the Meridian Economic Development Corporation will need to engage and connect with the local small business operators in the area. The Meridian Area Business Association is the number one association for small businesses in our community. The Meridian EDC relies significantly on the connections made by MABA members to identify and enhance the programs that are offered in Meridian.

In order to better prepare for small business oriented events like Small business Saturday, Small Business Week, Minority Business week, etc., we are inviting the MABA board members to a once a year in person meeting to potentially plan and organize these events

History

The Meridian Area Business Association began with a committed group of small business operators in Meridian Township. The Meridian EDC with approval of the Township board presented \$5,000 to the small group of business owners to create the nonprofit and set up the organization. Within a few years MABA had grown and was able to give the startup funding back to Meridian Township. The partnership has remained vital to each organizations functions since.

Changes within both organizations in staff, the impact of COVID-19 and other elements have created some separation between the two entities. It is our hope to continue to combine efforts of support to our small business community members through interactive programs that enhance our business owners' ability to thrive.

An annual planning and discussion meeting would allow both units to be advised of what each other has planned for the year. There will also be opportunity to discuss events of the past that were successful and how to reinvigorate those to our community.

Budgetary Considerations

There will be budgetary considerations at this time.

Recommendation:

Move to approve hosting the Meridian Area Business Association and Meridian EDC joint planning meeting within the first quarter of 2022 to plan and implement events that support our small business community.