

CHARTER TOWNSHIP OF MERIDIAN
MERIDIAN ECONOMIC DEVELOPMENT CORPORATION
April 12, 2017 MEETING MINUTES
TOWN HALL ROOM, MERIDIAN MUNICIPAL BUILDING

PRESENT: Jade Sims, Chair Chris Buck, David Olson (left at 8:50), David Ledebuhr, Adam Carlson (left at 8:56), Shawn Dunham (left at 8:58), Trustee Phil Deschaine

ABSENT: Josh Hundt, Lynda Rowlee, Malinda Barr

OTHERS: Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Associate Planner/Economic Development Coordinator Ben Motil

1. CALL TO ORDER

Chair Buck called the meeting to order at 7:32 a.m. and asked Member Carlson to 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 AGENDA

MOTION BY TRUSTEE DESCHAIINE TO APPROVE AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 7-0.

4. CONSENT AGENDA

- a. Communications
- b. Minutes – March 2, 2017

MOTION BY MEMBER LEDEBUHR TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 7-0.

5. PUBLIC REMARKS

None.

6. Presentation

None.

7. FINANCIAL REPORT

None.

8. APPROVAL OF PAYMENTS

None.

9. PLANNING COMMISSION REPORT

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

10. NEW BUSINESS

A. 2017 Goals & Objectives- Chair Buck would like to continually assess the progress of the 2017 Goals & Objectives of the EDC. Chair Buck would like to remain proactive in the EDC's approach toward accomplishing these goals.

- Chair Buck summarized the formational meeting of the Meridian Township Corridor Improvement Authority (CIA). The CIA formed their bylaws and elected the Chair and Vice Chair. Chris Nugent was nominated to serve as CIA Chair and Kellie Johnson was nominated to serve as Vice-Chair. Chair Buck reported the CIA discussed possible mission statements and options for goals and objectives.

- Community Planning & Development Director Mark Kieselbach discussed development progress occurring in downtown Okemos, Haslett, and Carriage Hills. Communication is ongoing with developers.

B. Farmers' Market Project update- Member Ledebuhr provided an update on the proposed Farmers' Market relocation project.

- Parks Director LuAnn Maisner and Member Ledebuhr continue to meet with Mall administration to discuss the future development of this project. They have met with LEAP and Consumers Energy to discuss the proposed project in order to present the best possible proposal to Mall administration.

C. Revitalization ideas for downtown Okemos, Haslett, and Carriage Hills- Chair Buck opened the floor to EDC Members to come up with possible revitalization ideas. Discussion included:

- Bike sharing programs.
- Transportation programs.

- Establishing a matching fund façade improvement grant program within the Township.
- Striving to activate the spaces, rather than the buildings in the Potential Intensity Change Areas (PICAs).
- Designing and implementing a Business Retention & Expansion (BR&E) program.
- Creating economic development marketing and informational pieces such as a “How to Start Your Business” to better facilitate the start-up process for new business owners.
- Examining potential overlay districts to incentivize business districts.

11. OLD BUSINESS

Brownfield Redevelopment Authority (BRA) – Staff updated the EDC on the BRA initiative, noting the Township Board will have it on the agenda for discussion at its meeting on March 18, 2017.

12. CHAIR REPORT

Chair Buck provided a report that included the following:

- Updates on the first CIA meeting.
- Updates on the GLRPI meeting schedule.
- News regarding the passing of former Township Trustee John Veenstra.
- The resignation of EDC member Mark Epolito.
- A request to Parks Director LuAnn Maisner to speak to EDC about Parks Redevelopment plan.
- Status of dilapidated homes near Hagadorn Rd. and Bennett Rd.

13. STAFF REPORT

A. Development Projects Update – EDC staff provided updates on the status of proposed and ongoing projects within the Township. Report on file.

14. TOWNSHIP MANAGER REPORT

In lieu of the Township Manager’s report, staff requested the EDC Board to recommend an EDC member to be considered by the Township Board to serve on the proposed Brownfield Redevelopment Authority. The EDC recommended Chair Buck with Member Ledebuhr and Member Carlson as alternatives, if needed.

15. TOWNSHIP BOARD REPORT

Trustee Deschaine provided an update on Township Board activities including:

- Police and Fire millage – millage fact sheet available on Township website.
- Board discussion regarding the purchase of a new ladder truck for the Fire Department. Current ladder tuck is approximately 20 years old.

16. OPEN DISCUSSION/BOARD COMMENTS

- Discussion regarding the following items:
 - Michigan Women’s Hall of Fame opening in Meridian Mall.
 - Payless Shoes and Gordman’s closing in Meridian Mall.
- Community Planning & Development Director Mark Kieselbach provided updates on the following items:
 - Status of Costco construction.
 - Ongoing BRT/CATA discussions.
 - Elevation at Okemos Pointe project.
 - Form-based code in the Master Plan.
 - Proposed construction project at the Jolly Rd. and Okemos Rd. intersection, regarding the addition of dedicated turn lanes.

17. PUBLIC REMARKS

None.

18. NEXT MEETING DATE:

- May 4, 2017 7:30 a.m.

19. ADJOURNMENT

Hearing no objection, Chair Buck adjourned the meeting at 9:00 a.m.