

CHARTER TOWNSHIP OF MERIDIAN TOWNSHIP  
BOARD SPECIAL MEETING **-APPROVED-**  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, SEPTEMBER 11, 2018 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer (6:20), Sundland

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Community Planning Director Mark Kieselbach, Economic Development Director Chris Buck, Information Technology Director Stephen Gebes

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:02 pm.

Neil Bowlby, 6020 Beechwood, Haslett; commented on DDA funds, development areas, Board oversight of fund expenditures, geothermal support.

Ann Alchin, 5972 Cypress, Haslett; commented on purpose of DDA, lack of accomplishments

Supervisor Styka closed public remarks at 6:07 pm.

5. APPROVAL OF AGENDA

**Trustee Deschaine moved to approve the Agenda. Seconded by Trustee Jackson.**

VOICE VOTE: Motion carried 7-0

6. BOARD DISCUSSION ITEMS

A. Downtown Development Authority (DDA) Plan & Tax Increment Financing

Director Buck introduced the Downtown Development Authority (DDA) and presenters from CIB Planning and Advanced Redevelopment Solutions.

Carmine Avantini, CIB Planning, presented on the proposed changes to DDA funding through the use of expanded Tax Increment Financing (TIF). Discussed 20 year tax financing plan, examples of eligible activities, tax implications, and growth possibilities.

Eric Helzer, Advanced Redevelopment Solutions, discussed the proposed TIF.

**Board Discussion:**

Taxing jurisdiction's support needed, inconsistent jurisdiction participation in Ingham, DDAs in other communities, adjustments to base value of property, special tax options, various jurisdiction's capturable amounts, possible removal of Meijer from DDA, amending DDA boundaries, size and density of possible development, incentives to revising TIF for DDA, activities to be allowed; pros and cons about taxpayer funds provided by TIF to fund general business operations and financing for companies that are financially struggling, need for Board to be provided existing DDA plan to compare to new plan at Board meeting, plan amendment process, who should represent Township in jurisdiction discussions.

**Consensus of Board to place this on agenda for discussion at a future Board meeting.**

7. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:32 pm.

Ann Alchin, 5972 Cypress, Haslett; stated that Meijer should not have been included in the DDA in the first place.

Supervisor Styka Closed Public Remarks at 8:35 pm.

8. OTHER MATTERS AND BOARD MEMBER COMMENTS

9. ADJOURNMENT

**Treasurer Brixie moved to adjourn. Seconded by Trustee Deschaine.**

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:37 pm

---

RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

---

BRETT DREYFUS,  
TOWNSHIP CLERK