

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

March 2, 2023 7:30 am

5151 Marsh Road, Town Hall Room

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. PRESENTATION: Director Tim Schmitt – Residential Sign Ordinance Update
 5. APPROVAL OF AGENDA
 6. CONSENT AGENDA
 - A. Minutes –Meeting February 2, 2023
 - B. Financial Report
 - C. Development Projects
 7. PUBLIC REMARKS
 8. OLD BUSINESS
 - A. MABA New Business and Existing Business Award Invoice
 9. NEW BUSINESS
 - A. Economic Development Strategy –SWOT Analysis
 10. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 11. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 12. OPEN DISCUSSION/BOARD COMMENTS
 13. PUBLIC REMARKS
 14. NEXT MEETING DATE
 - A. April 6 , 2023, 7:30am
 15. 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, February 2, 2023– Minutes -DRAFT

Members

Present: Treasurer Phil Deschaine, Trisha Bird, Chair Kim Thompson, Brenda Chapman, Adam Carlson and Trustee Kathy Sundland

Members

Absent: Dave Ledebuhr, Manager Frank L. Walsh, and Shawn Dunham

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, and Planning Commissioner Peter Trezise

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order at 7:35 am.

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 CARLSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 5-0.

MOTION BY MEMBER CHAPMAN TO AMEND THE SECOND, THIRD AND FORTH SENTENCES ON THE MEMO FOR ITEM 7.A-2023 EDC OFFICER ELECTION. SUPPORTED BY MEMBER SUNDLAND. MOTION PASSES 5-0.

4. CONSENT AGENDA

- a. Minutes-Meeting January 6, 2023
- b. Financial Report December
- c. Financial Report January
- d. Development Projects

MOTION BY MEMBER CHAPMAN TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 5-0.

5. PRESENTATION-Director Schmitt Sign Ordinance Update

The presentation has been postponed until the March meeting.

6. PUBLIC REMARKS

None.

7. OLD BUSINESS

a. 2023 EDC Officer Election

After discussion the following slate of officers were presented:

Kimberly Thompson, Chair

Adam Carlson, Vice Chair

Frank L. Walsh, Secretary/Treasurer

Brenda Chapman, EDC representative on the Brownfield Redevelopment Authority

MOTION BY MEMBER THOMPSON TO APPROVE THE 2023 SLATE OF OFFICERS, AS PRESENTED. SUPPORTED BY MEMBER BIRD. MOTION PASSES 5-0.

b. Corridor Improvement Authority-TIF Update

Director Clark shared the map of the CIA boundaries and discussed how she is working with the Township Board to amend their resolution establishing a CIA to include the ability to add a TIF giving the CIA the financial ability to carry out their mission for projects/improvements to enhance the Corridor.

c. RRC Recertification Economic Development Strategy Update

Director Clark reported that we are in the second year of the RRC recertification process. A part of the certification effort includes building the economic development strategy. A draft strategy was included in the packet for discussion. She suggested to hold a stakeholder meeting to discuss the strategy. This would include a member of the DDA, CIA, EDC and Meridian Mall. Chair Thompson agreed to be the EDC representative.

MOTION BY MEMBER THOMPSON TO SERVE AS THE EDC REPRESENTATIVE ON THE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 5-0.

8. NEW BUSINESS

a. March is Women in Business Support-March 10, 2023

Director Clark announced that Tinkrlab will be hosting a “Women Em-Powerment Do it Yourself Drywall Series” on Friday, March 10th. She suggested that the EDC consider sponsoring no more than 10 female business owners for the two hour class for \$500. There was not support to sponsor the event. There was discussion about conducting a survey to women owned businesses to see what type of an event they would like to participate in or host to possibly share business skills.

b. Small Business Recognition and Promotion Program

Discussion was had about additional awards for small businesses. There was little interest in additional awards, but agreement in continuing to support the end of the year MABA awards. An opportunity to promote local businesses quarterly through social media was discussed.

9. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland and Treasurer Deschaine reported the following:

- Board approved the Brownfield for the Haslett Village Project
- Developing a Senior/Community Center Task Force
- Discussing a TIF for the CIA
- Holding a Study Session to discuss updates to the sign ordinance and redevelopment ready communities recertification
- Holding a community forum on March 7th to discuss the status of the Village of Okemos Project with the developers
- Discussing recreational marihuana ordinances

b. Township Manager

None.

c. Planning Commission

Commissioner Trezise reported the Planning Commission has three new members and moving forward Milton Scales will serve as liaison to the EDC. The Planning Commission is planning a work session on the Master Plan.

d. Chair

None.

e. Staff

None.

10. COMMUNITY REPORTS

a. Meridian Mall

None.

b. MABA

None.

11. OPEN DISCUSSION/BOARD COMMENTS

Discussion around an urban community garden. Director Clark will discuss further with the Environmental Commission.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- March 2, 2023 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 9:05am.



230 W Main St
Ionia, MI 48846

Statement Ending 01/31/2023

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXXX2419

>001078 7722672 0001 93443 10Z

00671668
P311
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



With Business Loan Express from Independent Bank, your new business loan is streamlined. Enjoy a fast, secure, and efficient loan application process. Close on your loan in as little as three business days, and take advantage of a simple application, secure document collection portal, digital closing documents, and more. Loans currently eligible to utilize Business Loan Express include: Term/Equipment loans (under \$100,000) and Lines of Credit (under \$50,000). All existing Independent Bank business deposit customers are eligible to use the Business Loan Express platform. Contact your local Community Business Banker to learn more and apply.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$54,297.93

BusinessFlex TM-XXXXXXXX2419

Account Summary

Date	Description	Amount
01/01/2023	Beginning Balance	\$55,279.28
	1 Credit(s) This Period	\$18.65
	1 Debit(s) This Period	\$1,000.00
01/31/2023	Ending Balance	\$54,297.93

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.40%
Interest Days	31
Interest Earned	\$18.65
Interest Paid This Period	\$18.65
Interest Paid Year-to-Date	\$18.65
Average Ledger Balance	\$54,892.18

Other Credits

Date	Description	Amount
01/31/2023	Credit Interest	\$18.65

Checks Cleared

Check Nbr	Date	Amount
1073	01/20/2023	\$1,000.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/01/2023	\$55,279.28	01/20/2023	\$54,279.28	01/31/2023	\$54,297.93



BusinessFlex TM-XXXXXXXX2419 (continued)

Interest Rate Changes

Interest Rate As Of Date	Interest Rate
01/01/2023	0.4000%

CSTMTADV 1071 0001 127 07 20230201 PG 1 OF 1
00671668 45914323.4 0-0

Amber Clark Neighborhoods &
Economic Development Director
Meridian Township
Economic Development and Projects
March 2023

New Businesses Opening/Relocating

- Social Sloth Café 1745 Central Park Drive Opening Spring
- AK Tobacco 4790 Hagadorn Road
- Retail Automotive Services 2359 W Grand River Ave
- New Food Establishment at 2398 Jolly Road #200
- Valley Wing – 2398 Jolly Road Suite #600

Under Construction

- | | |
|-------------------------------|----------------------------------|
| • American House Meridian | 1673 Haslett Road – Now Leasing! |
| • Cooper Creek | Haslett Road |
| • Silverstone Estates | Powell Road |
| • Silverleaf Estates | Bennett Road |
| • Woodward Way | Sirhal Drive- Now Leasing! |
| • Elevation Apartments | Jolly Oak |
| • Jim Giguere 5 Single Family | Hulett Road |

Approved/Not Commenced

- Consumers Credit Union- waiting on approvals for the Drain office
- Trader Joe's Northwind Drive across from Whole Foods
- Newton Ponte Apartments Multifamily mixed use Newton Road and Saginaw Hwy-
Foundation permits have been issued
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Giguere Homes Nest Loft Farms Six New Single Family Homes
- Haslett Village Concept 2.0 1655 & 1621 Haslett Road
Approved MUPUD 290 units, Brownfield and Commercial Rehabilitation Exemption
- Lake Court drive 5-8 Single Family Homes
- Grand Reserve –Central Park and Powell Road
- 2421 Grand River Ave – Retail location coming soon!
- 4880 Marsh Road Tidal Wave Car Wash - Outback Steakhouse is planned to be redeveloped

Other Township Happenings:

- Juneteenth three day festival event for 2023 Planned Friday June 16, Saturday June 17th and Sunday June 18th



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: March 2, 2023

Re: MABA – Meridian EDC Business Award Invoice

Summary

The Meridian Economic Development Corporation (EDC) assists the Meridian Area Business Association (MABA) with a list of nomination for Meridian Business awards. The two categories that the EDC assists with are New Business of the Year Award and Established Business of the Year Award. The EDC provides a list of businesses that should be included. MABA submits the list publicly for the community to advocate for their choice. The most voted businesses receive their award at the annual ceremony hosted by MABA.

History

The Meridian Economic Development Corporation (EDC) has engaged each year with MABA to bring awareness to some of the businesses that are small but have made a great impact on the community. The 2022 Awardees were Lil Emil's for New Business Award (no longer in business) and Orthopaedic Rehab Specialists for the Established Business Award. This year MABA gave members 30 days with a list of new and established businesses in Meridian Township. 2023 New Business Award goes to *Nothing Bundt Cakes* and Established Business of the Year goes to the *Beeswax Barrn*.

Motion: Move to approve \$292.85 for the New and Existing Business of the Year 2022 Awards to the Meridian Area Business Association.

INVOICE

A Dean Watkins Company East
2395 Jolly Road #170
Okemos, MI 48864

Phone: 517.349.7700
Email: adeanwatkins@aol.com

PO/Ref #:
Job #: 11123
Date: Jan 5, 2023

Bill To:

Meridian Area Business Association (MABA)
PO Box 234
Okemos, MI 48864

Ship To:

A Dean Watkins East, Inc
2395 Jolly Rd Ste 170
Okemos, MI 48864

Salesperson Robert Watkins	Ship Via	Est. Ship Date 12/30/22; In-hands by 01/04/23	Payment Terms
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Qty	Item #	Description	Unit Price	Ext. Price
2	AWS8753	10" Biagio Award (Established and New Business of the Year) Imprint: Etch	\$88.00	\$176.00
1	AWS8752	6" Salerno Award (President's Award) Imprint: Etch	\$68.00	\$68.00
1	AWS8741	6" Salerno Award (MABA Member of the Year) Imprint: Etch	\$68.00	\$68.00
4	PS	Personalization Charges	\$10.00	\$40.00
4	SU	Re-Setup	\$40.00	\$160.00

Subtotal	\$512.00
Shipping	\$40.55
Tax (6%)	\$33.15
Total	\$585.70

Pledge 2191 from Meridian Area Business Association

Meridian Area Business Association <quickbooks@notification.intuit.com>

Mon 1/30/2023 11:30 AM

To: Amber Clark <clark@meridian.mi.us>

INVOICE 2191

Meridian Area Business Association

DUE 03/01/2023

\$292.85

Review and pay

Powered by QuickBooks

Dear Meridian Township,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!

Meridian Area Business Association

Meridian Area Business Association

PO Box 234 Okemos, MI 48805

mababiz@gmail.com www.maba.biz

If you receive an email that seems fraudulent, please check with the business owner before paying.



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To: Meridian Economic Development Corporation
From: Amber Clark Director Neighborhoods & Economic Development
Date: March 2, 2023
Re: Economic Development Strategy – SWOT Analysis Discussion

Summary

The Michigan Economic Development Corporation's (MEDC) Capital Assistance Team connected with Meridian Township staff regarding the status of Redevelopment Ready Communities in Meridian. Redevelopment Ready Communities (RRC) is a progressive development program offered by the MEDC to align communities in Michigan with modern and efficient development processes. The efficiency of the development process helps market our communities competitively for quality developers and projects across the nation. One element to be updated and implemented is the Economic Development Strategy. One portion of the strategy should include where we are currently and where we are headed. Data related to the strengths, weaknesses, opportunity and threats for the township's foreseeable future. The goal of today's discussion is to identify the major strengths, weaknesses, opportunities and threats current in the township.

Strengths:

Give details of the strengths of Meridian Township, what do we excel at? It should be related to what we excel at regarding economic development/community development.

Weaknesses:

Give details of the weak points of Meridian Township, where are we underperforming? This should be related to what Meridian Municipal government is under performing regarding economic development/community development.

Opportunities:

Give details of the opportunities for Meridian Township, where can we gain an advantage? What favorable conditions can we create through incentives provided by the Township?

Threats:

Give details of the factors that could potentially harm our community. Is there a viable, known threat related to development that we should prepare for?