

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

January 7, 2021 7:30 am
5151 Marsh Road, Town Hall Room

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 –Meeting December 3, 2020
 - B. Financial Report
 - C. Development Projects
 5. PUBLIC REMARKS
 6. OLD BUSINESS
 - A. Meridian Small Business Relief Grant Update
 - B. MABA Business Awards
 7. NEW BUSINESS
 - A. EDC 2021 Goals
 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. February 4 , 2021, 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 3, 2020– Minutes -DRAFT

Members

Present: Jade Sims, Joel Conn, Treasurer Phil Deschaine, David Ledebuhr, Tom Conway, Shawn Dunham, Township Manager Frank Walsh, Mikhail Murshak, Brenda Chapman, Adam Carlson, and Kimberly Thompson

Members

Absent: Trustee Kathy Ann Sundland

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Community Planning & Development Director Mark Kieselbach, Township Trustee Patricia Herring Jackson, and Planning Commissioner Peter Trezise

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:30 am and Member Thompson 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 LEDEBUHR TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 11-0.

4. CONSENT AGENDA

- a. Minutes-November 5, 2020
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CONWAY TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 11-0.

5. PUBLIC REMARKS

None.

6. TOWNSHIP ATTORNEY

Township Attorney Matt Kuschel reviewed the reimbursement agreement that will guide the \$85,482 grant that the Township will be giving to the Village of Okemos upon successful completion of all the

demolition work. This will include protective barriers to protect the roadway, maintaining the integrity of the underground utilities, removal of some concrete, and adding top soil along with planting grass. The eligible costs will be reimbursed following an inspection that shows everything is complete. There is a 60 day review period for the Township to review the submitted agreement and receipts, etc. All work must be complete and the agreement submitted by 2/14/21 to be eligible for the entire \$85,482. The agreement will expire on 4/15/21.

MOTION BY MEMBER CONWAY TO APPROVE THE MERIDIAN REDEVELOPMENT FUND DEVELOPMENT AGREEMENT WITH THE VILLAGE OF OKEMOS DEVELOPERS AS PRESENTED. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

7. OLD BUSINESS

a. Meridian Township Business Survey

Director Clark reported that 25 local businesses participated in the survey. 80% of the businesses said they were in need of financial assistance to help with rent, utilities, or payroll. They were also interested in e-commerce assistance. Director Clark suggested there is an opportunity to assist these businesses by helping to promote Small Business Saturday in 2021.

b. Meridian Township Small Business Initiative

Director Clark reported that a \$10 million Small Business Relief Grant from the State of Michigan was recently announced to assist businesses with urgent capital needs, including payroll expenses, rent or mortgage payments and utility payments. The application will open on December 15th, with awards up to \$15,000 per eligible business on a first come first serve basis.

Manager Walsh shared that assisting our local Township businesses through the pandemic is one of the Township Board's top ten 2021 goals. The Township Board needs to define how they want to assist. It was suggested they may consider \$5,000 grants to local businesses. Chair Sims mentioned we should review the application we used earlier in the year. A subcommittee will be formed to assist and implement the grant process including the Township Manager, Township Supervisor, EDC Chair, DDA Chair, Neighborhoods & Economic Development Director, and a Township Trustee.

8. NEW BUSINESS

a. 2021 Calendar Schedule and Resolution

MOTION BY MEMBER CONWAY TO ADOPT THE 2021 CALENDAR SCHEDULE AND RESOLUTION AS PRESENTED. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 11-0.

b. MABA Business Awards

Director Clark shared the draft list of potential award nominees including new and established Township businesses. If you have any other business suggestions, please forward them to Director Clark and she will forward the list of nominees to MABA. At that point, MABA and the EDC will have an opportunity to vote for the award winners.

9. TOWNSHIP REPORTS

a. Township Board

Treasurer Deschaine reported the following:

- The Board has reviewed their 2020 Goals and drafted 2021 Township Goals.
- The Board gave the Township Manager a favorable performance evaluation.

- In January, the Board will discuss recreational marijuana.

b. Township Manager

Manager Walsh discussed that in 2021 the Township plans to expand solar, begin development in Downtown Haslett & Okemos, work to provide everyone access to broadband, offer COVID-19 business assistance, local road plan, and begin the MSU to Lake Lansing pathway. The Township recently received a grant to purchase the property next to the Service Center for the new MSU to Lake Lansing pathway. Marketplace on the Green was the mParks 2021 Facility Design Award winner.

c. Planning Commission

Chair Sims, on behalf of Commissioner Trezise, gave a report on the current Planning Commission activities.

d. Chair

Chair Sims encouraged members to provide her with feedback on the business application that was used earlier this year as we prepare to roll out additional grants. Also, if you are available please plan to attend the Township Board meeting on December 8th to listen and participate in the Board's discussion regarding additional small business COVID-19 support.

e. Staff

Director Clark is working on how to creatively support small businesses during this difficult time. She expects additional Meridian Redevelopment Fund (MRF) applications next year for the EDC to review.

10. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham stated that the parent company of the Mall did file bankruptcy and are restructuring debt. It has been a challenging time for the Mall.

b. MABA

None.

11. OPEN DISCUSSION/BOARD COMMENTS

None.

10. PUBLIC REMARKS

None.

11. NEXT MEETING DATE

- January 7, 2021 at 7:30am

12. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Dec-20

Independent Bank	Total EDC Funds	\$38,398.70
	MARC Funds	\$7,071.32
	TOTAL	<u>\$45,470.02</u>

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
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CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
12/22/20	1043	\$1,000	Grub Hub - Jenn. Bennett

Total	<u>\$45,470.02</u>
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Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 950 ECONOMIC DEVELOPMENT CORPORATION							
Assets							
12/01/2020			950-000.000-001.000 CASH		BEG. BALANCE		39,398.70
12/22/2020	GJ	JE	RCRD CX 1043 - GRUB GRAB - JENN. BEN	60257		1,000.00	38,398.70
12/31/2020			950-000.000-001.000	END BALANCE	0.00	1,000.00	38,398.70
TOTAL Assets						1,000.00	38,398.70
TOTAL FOR FUND 950 ECONOMIC DEVELOPMENT CORPORATION						1,000.00	38,398.70



Development Project Updates

December 29, 2020

Opening

Under Construction

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Aspen Dental/Verizon/Ivy Rehab (former Leo's Lodge)-2085 West Grand River
- Anna's House-1753 West Grand River (former Pizza Hut)-remodeling permits issued
- Clarion Pointe-2736 East Grand River-significant renovation
- Joe's on Jolly (restaurant)-2360 Jolly Road-significant renovation of former tire store
- Elevation Phase 2-2362 Jolly Oak-five new residential buildings
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Mixed Use--site plan review-Northwind Drive
- Silverstone Estates-- 25 single family residential homes at Powell Road north of Grand River
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc.-SUP approved for medical marihuana provisioning center at 2119
- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church--4734 Okemos Road-interior remodeling
- Klingmans Furniture-1705 Newman Road--new store location (former Toys R Us)

Approved/Not Commenced

- Woda Cooper-residential development North of Whole Foods
- Newton Park Apartments, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park-new building)

- The Cured Leaf TC, Inc.-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)
- Pine Village MUPUD-Haslett Village Square--senior housing community, 3-4 stories, 133 dwelling units, first floor commercial/public
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- Andev senior housing community-230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living
- Buddy's Pizzeria-2010 Grand River-new store location (former Burger King)
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion-site plan review
- Green Peak Innovations-medical marihuana provisioning center-east side Northwind Drive
- Silverleaf PUD--plans submitted for residential development-Bennett Road

Closings/Postponements

- High Caliber Karting-1982 West Grand River-expansion project/outdoor seating are
- Wayfair
- Lafontaine Dealership-NE corner of Powell Road and Grand River--construction/projects stopped
- New York & Company-Meridian Mall store closing
- Menards-6365 Newton Road--new store location (former drive-in site on Saginaw)



To: Economic Development Corporation Members

From: Amber Clark Director Neighborhoods & Economic Development

Date: January 7, 2021

Re: Meridian Township Small Business Grant Relief Program

At a special meeting held Friday December 18th 2020, the Meridian Township board approved the use of \$500,000 from the Meridian Redevelopment fund to aid in the Meridian Township Small Business Grant Relief Program. This grant application window opened Monday December 21, 2020 with application accepted as early as Friday December 18th, 2020. Grant applicants may be awarded up to \$7,000 to assist with managing operations.

The Business needs survey that was submitted to the public in November highlighted that 80% of the respondents were searching for more financial assistance to make it through the shopping season with the additional COVID-19 restrictions in place. This round of business relief assistance was changed to allow for more eligibility among township business owners. Some business were ineligible in the first grant program due to being a chain or larger sized operation.

Grant application will close tomorrow January 5th at 12:00p. Applications will be reviewed by the six member subcommittee created through the Township Board, Downtown Development Authority and Economic Development Corporation. Awarded businesses will be announced Friday January 8th with funds distributed no later than Friday January 15th.



To: Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: January 7, 2021

Re: Annual Goals for the Economic Development Corporation

The Township Board previously approved the following as annual goals for Meridian Township departments

- A. Maintain unparalleled customer service and public safety throughout the Global COVID-19 Pandemic.
- B. Expand our solar footprint with the placement of a \$300,000 solar array, at a site to be determined.
- C. Continue our efforts to broaden our opportunities for enhanced Diversity, Equity and Inclusion.
- D. Culminate our decade long effort to redevelop Downtown Okemos and Haslett with vertical construction.
- E. Implement the second year of our Local Road Enhancement Program by improving a minimum of 15 miles of local roads.
- F. Bolster our critical police and fire department recruiting efforts.
- G. Complete Phase 1 and 2 of the MSU to Lake Lansing Pathway.
- H. Further our branding efforts with the addition of new "Welcome to Meridian Township" signage.
- I. Be mindful of the struggle facing our Meridian business community during COVID-19, develop and implement creative programs to assist our partners.
- J. Work with Granicus to upgrade the design of our Meridian Township website to improve functionality, as well as, give a new look and experience to site visitors.

The following are suggested goals prepared by the Economic Development Department's for the Economic Development Corporation to adopt in 2021:

1. Support endeavors that assists entrepreneurship, start-ups and businesses of all sizes through volunteerism, advocacy and funding.

- A. Create a program to assist businesses with outreach, advertising, event planning and Business to Business connection.
- B. Create a Shop Small Program that launches annually during the holiday season
- C. Engage with school districts to implement a entrepreneurial program or support existing business programs within our public schools.

2. Continue to build and maintain regional relationships to foster continued growth and development in our community.

- 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

3. Work strategically to ensure that Meridian Township is a great place to start, run and grow a business.

- A. Support implementation of a program to highlight local business and their success stories, utilize social media, HOM TV to announce milestones, new products, changes in leadership, investment in community. Coordinate with regional business advocacy group where appropriate.
- 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.