



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
SENIOR/COMMUNITY CENTER TASK FORCE
September 24, 2024 6:00 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
6. COMMUNICATIONS FROM THE PUBLIC
7. INTRODUCTIONS
8. SENIOR/COMMUNITY CENTER TASK FORCE HISTORY
9. PROPOSED CALENDAR
10. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



To: Senior/Community Center Task Force

From: Timothy R. Schmitt, AICP, Interim Township Manager and Community Planning and Development Director

Date: September 20, 2024

Re: Senior/Community Center Site Location History

In advance of the reconstituted Senior Community Center Task Force's first meeting, Staff would like to provide a brief history of the sites that had been previously considered for the new facility and the reasoning behind why they weren't advanced, along with some additional background.

To start, there has been some discussion about the parameters surrounding the State appropriation of \$5,000,000 for the project. The exact language from the legislation is as follows:

Sec. 558. (1) From the funds appropriated in part 1 for ARP - senior centers, the department shall allocate \$5,000,000.00 to a charter township with a population of between 40,000 and 50,000 in a county with a population of between 280,000 and 290,000 according to the most recent federal decennial census to construct a new senior and community center.

(2) Unexpended funds appropriated in part 1 for ARP - senior centers are designated as a work project appropriation. Unencumbered or unallotted funds shall not lapse at the end of the fiscal year and shall be available for expenditure until the project has been completed. The following is in compliance with section 451a of the management and budget act, 1984 PA 431, MCL 18.1451a:

- (a) The purpose of the project is to construct a new senior and community center.
- (b) The project will be accomplished by utilizing state employees or contracts with service providers, or both.
- (c) The total estimated cost of the project is \$5,000,000.00.
- (d) The tentative completion date is September 30, 2026.

Staff has been in contact with State employees to ensure that we remain in compliance for the funding and we are still in good graces with the State. The most important factor that is not listed in the act, but has been relayed to us by State regulators, is that we must own the facility. Leased space will not work for this funding.

In terms of site locations, there were five locations that were discussed during the original round of analysis. Other sites were briefly mentioned, but not analyzed in any depth.

Site 1: The Younkers wing of the Meridian Mall – This was the primary site for reuse of an existing building and the site received the most thorough vetting. Full space planning was done on the building for the proposed facility. After that work and public input was received, Staff did a detailed cost analysis to operate the building, based on the construction estimates that were provided to us by our consultant. At that point, the Township Board opted not to proceed with a millage on the November ballot for the project.

Site 2: The vacant land between the main Fire Station and the Post Office, on Central Park Drive – This site was the main site for a newly constructed building. The initial review of the site indicated that there was enough space on the site to construct the building size that was being discussed, but it would result in the removal of a substantial number of trees. The property is owned by the Township. A wetland delineation was done on the site, indicating a small amount of wetlands in the potential development area.

Site 3: The soccer fields to the north of the Municipal Building – This site would construct a new building on the soccer fields on the municipal complex and utilize the existing parking lot, with a small expansion. Upon investigation, it was determined that the entire site is likely within the floodplain and would be difficult at best to develop.

Site 4: The area around the Nokomis Center – This is another portion of the municipal complex, the Nokomis Center building is located to the northeast of the Police Station. The site is the smallest of the vacant parcels that were reviewed, limiting the size of the building that could be located there. Additionally, there are substantial limitations on parking, as there is limited space to add parking. Construction on this site likely involves the reconstruction of the Nokomis Center as well.

Site 5: The vacant Okemos Road property at the Service Center – This site is now vacant and was discussed late in the process and a potential alternative to the other vacant properties. There were a number of drawbacks to the site, notably that it is relatively small and oddly shaped, would require a large setback from the railroad tracks, and would not accommodate the size of the building that was being discussed. Although a smaller building may work, this site has the worst access of any of the sites that were considered.

As a general rule, there are a limited number of vacant pieces of land, near the center of the community, that could support a project like this. Additionally, there are a limited number of vacant buildings that could be acquired for a reasonable sum near the center of the community. Staff has not done major analysis on any site beyond the five discussed above, but would be happy to discuss these and any other sites with the Task Force to ensure that we have not missed a location. We look forward to having this discussion with the Task Force.





To: Senior/Community Center Task Force

From: Timothy R. Schmitt, *AICP*, Interim Township Manager and Community Planning and Development Director

Date: September 20, 2024

Re: Senior/Community Center Task Force Schedule

The Senior/Community Center Task Force is set to meet monthly, from September 2024 to March/April of 2025. Meetings are proposed to be at 6:00PM on each of the following dates:

- September 24, 2024
- October 22, 2024
- November 19, 2024
- December 10, 2024
- January 28, 2025
- February 25, 2025
- March 25, 2025
- April 8, 2025 (If needed)

The meetings will be held in the Town Hall Room of the Municipal Building at 5151 Marsh Road and will be televised on HOMTV. Please let Staff know if there are any concerns with this proposed schedule.

Additionally, the Township Board has requested regular 'check ins' from the Task Force to discuss progress and keep everyone informed. The hope is to have two members of the Task Force present to the Township Board. Tentatively, these checks in are scheduled for:

- November 12, 2024
- January 7, 2025
- February 4, 2025
- March 4, 2025

Staff looks forward to working with you on this exciting project!