

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

May 6, 2021 7:30 am

5151 Marsh Road, Town Hall Room

1. CALL MEETING TO ORDER
 2. ROLL CALL (Pursuant to SB 1108 and locally declared state of emergency, members of a public body must state they are participating and provide the physical location (county, municipality and State) from which they are participating remotely; this information must be included in the meeting minutes)
 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. APPROVAL OF AGENDA
 5. CONSENT AGENDA
 - A. Minutes –Meeting April 1, 2021
 - B. Financial Report
 - C. Development Projects
 6. PUBLIC REMARKS
 7. OLD BUSINESS
 - A. MABA/EDC Business Awards Update
 - B. Village of Okemos approval of request for reimbursement
 - i. Approval of Receipts
 8. NEW BUSINESS
 9. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 10. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 11. OPEN DISCUSSION/BOARD COMMENTS
 12. PUBLIC REMARKS
 13. NEXT MEETING DATE
 - A. June 3 , 2021, 7:30am
 14. 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, April 1, 2021- Minutes -DRAFT

Members

Present: Joel Conn, Treasurer Phil Deschaine, David Ledebuhr, Tom Conway, Township Manager Frank Walsh, Shawn Dunham, Henry Kwok, Adam Carlson, and Brenda Chapman

Members

Absent: Trustee Kathy Ann Sundland and Kimberly Thompson

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Community Planning & Development Director Mark Kieselbach, Eric Helzer, President, Advanced Redevelopment Solutions, and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Vice Chair Chapman called the meeting to order at 7:32 am and 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 CONWAY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 9-0.

4. CONSENT AGENDA

- a. Minutes-March 4, 2021
- b. Financial Report
- c. Development Projects

Director Clark announced there will be a COVID friendly invite only ribbon cutting for Memorial Healthcare of Owosso opening in April. Also, Gilberts Chocolates in the Mall has closed.

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 9-0.

5. PUBLIC REMARKS

Township Attorney Matt Kuschel shared the changes to the Open Meetings Act. Effective April 1st all remote meetings should begin with a roll call of each member stating their name, that they are attending remotely, and their location.

6. OLD BUSINESS

a. Village of Okemos Update-Reimbursement Agreement

Director Clark reviewed the amended agreement received on March 22nd from the Village of Okemos development team. Eric Helzer from the development team discussed that the schedule in the agreement does not resemble the schedule approved by the State of Michigan. The seeding of the green space the Board asked for along with two watering trips cannot be completed until we have spring weather.

MOTION BY MEMBER LEDEBUHR TO APPROVE THE AMENDED AGREEMENT, AS PRESENTED. SUPPORTED BY MEMBER DUNHAM.

Further discussion was had to consider amending the final date of the reimbursement schedule 5 b (6) from April 16, 2021 to July 1, 2021 to allow adequate time for the seeding and receipt submittal process. Mr. Helzer did mention of the approved \$85,481.44 eligible reimbursement costs, they have saved money and will be requesting no more than \$40,000 of the eligible demolition costs.

MOTION BY MANAGER WALSH TO APPROVE THE AMENDED AGREEMENT, INCLUDING EXTENDING THE FINAL REIMBURSEMENT DATE TO JULY 1, 2021. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 9-0.

7. NEW BUSINESS

None.

8. TOWNSHIP REPORTS

a. Township Board and Township Manager
Manager Walsh reported the following:

- The Board is discussing recreational marihuana on April 13th. It will likely be tied to a citizen's survey.
- The deer management program made its goal of 326 deer this season and donated 7,200 pounds of venison.
- The Board is discussing areas of opportunity for broadband.
- The Township is expecting to receive \$4.3 million for broadband and infrastructure.
- The Planning Commission recently denied the rezoning of the Jolly Road Midwest Power site. It will be before the Board on April 13th.
- The Township is now accepting bids for the 18.7 miles of local road work we plan to do this year.
- The new ladder fire truck has been ordered.
- There's an external investigation regarding a Police retail fraud arrest. A bystander got the incident on video.

- Director Kieselbach is retiring after 41 years. As a result, we are recruiting a new Community Planning & Development Director.

b. Planning Commission

Director Kieselbach, on behalf of Commissioner Trezise, gave a report on the current Planning Commission activities.

c. Chair

Vice Chair Chapman reported that she attended her first Brownfield Redevelopment Authority meeting.

d. Staff

Director Clark reported the following:

- Several federal stimulus grants for event venues and restaurants will be coming soon. Working with the Communications Department to be sure to get the word out to our local qualifying businesses.
- The subcommittee met and is discussing COVID safe summer business activities.
- Creating a business retention plan which may include inviting local businesses to be a part of a discount program.

9. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham reported that there is a slow shift back to normal at the Mall. The hours will be expanding to 10am-8pm weekdays. There is evidence that people are spending their stimulus funds. High Caliber Karting continues to work on their expansion expected to open in the fall.

b. MABA

Director Clark reported that MABA is working on a member retention/expansion program and looking at corporate membership.

10. OPEN DISCUSSION/BOARD COMMENTS

Member Conway suggested there may be an opportunity to partner with MABA on a joint discount program. He mentioned MABA did have such a program in place years ago. Also, congratulations to Mark on your retirement and all your contributions to the Township! Treasurer Deschaine reported that tax revenues are on target.

10. PUBLIC REMARKS

None.

11. NEXT MEETING DATE

- May 6, 2021 at 7:30am

12. ADJOURNMENT

Hearing no objection, Vice Chair Chapman adjourned the meeting.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Mar-21

Independent Bank	Total EDC Funds	\$45,475.56
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TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
2/26/2021	Interest	2.06

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
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Total	<u><u>\$45,477.62</u></u>
Total in Bank	\$ 45,477.62
Difference	\$0.00



INDEPENDENT

BANK

PO Box 279 | Belding, MI 48809 | IndependentBank.com

Last statement: February 26, 2021

This statement: March 31, 2021

Total days in statement period: 33

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS
PAYABLE
5151 MARSH RD
OKEMOS MI 48864

1-14587

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XXXXXX2419
(0)

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864



14587

WITH OUR OPEN ROAD, OPEN WATER LOAN SPECIAL, YOU COULD CREATE YOUR OWN ADVENTURE WITH GREAT RATES ON A PERSONAL LOAN FOR A BOAT OR VEHICLE. WHETHER YOU'RE CRUISING ON THE OPEN WATER OR ROLLING DOWN THE OPEN ROAD, YOU CAN HAVE YOUR BEST ADVENTURE YET! THIS SPECIAL RUNS UNTIL APRIL 15, 2021, AND YOU CAN LEARN MORE OR APPLY ONLINE BY VISITING INDEPENDENTBANK.COM, OR CONTACTING YOUR LOCAL BRANCH. MEMBER FDIC.

Businessflex Checking

Account number	XXXXXX2419	Beginning balance	\$45,475.56
Low balance	\$45,475.56	Total additions	2.06
Average balance	\$45,475.56	Total subtractions	.00
		Ending balance	\$45,477.62

CREDITS

Date	Description	Additions
03-31	Interest	2.06

DAILY BALANCES

Date	Amount	Date	Amount
02-26	45,475.56	03-31	45,477.62

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	33
Average balance for APY	\$45,475.56
Interest earned	\$2.06



14587

**** No activity this statement period ****

Thank you for banking with Independent Bank

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 950 ECONOMIC DEVELOPMENT CORPORATION							
Assets							
Department 000.000							
03/01/2021			950-000.000-001.000 CASH		BEG. BALANCE		45,475.56
03/31/2021	GJ	JE	RCRD INTEREST EARNED - MARCH	61811	2.06		45,477.62
03/31/2021			950-000.000-001.000	END BALANCE	2.06	0.00	45,477.62
TOTAL FOR DEPARTMENT 000.000					<u>2.06</u>	<u>0.00</u>	
TOTAL Assets					<u>2.06</u>		45,477.62
TOTAL FOR FUND 950 ECONOMIC DEVELOPMENT CORPORATION					<u>2.06</u>		45,477.62



Economic Development Updates

May 2021

New Businesses Opening/Relocating

- Lil Emil's 1982 W Grand River (former A&W in Meridian Mall)
- Klingmans Furniture-1705 Newman Road (former Toys R Us)
- Hungry Howie's 2160 Grand River Ave
- Memorial Healthcare of Owosso 3544 Meridian Crossing
- Elliott Kids Shop Town Haslett

Under Construction

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Elevation Phase 2362 Jolly Oak- 4 of 5 have been completed last building will be looking for occupancy permit soon
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Commercial/Residential Development
- Silverstone Estates—residential development Powell Road
- Copper Creek-residential development Haslett Road
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion

Approved/Not Commenced

- High Caliber Karting expansion at Meridian Mall
- Joe's on Jolly (restaurant and fitness training center)-2360 Jolly Road waiting for additional approvals from County Drain office
- Woda Cooper submitted site plan is being reviewed 3.1.2021
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Pine Village 1673 Haslett Road Commercial /Residential development approved
Meridian Township Brownfield Plan
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Buddy's Pizza--2010 Grand River (former Burger King) site plan submitted

Closings/Postponements

- Gilbert's Chocolates
- Memorial Healthcare Ribbon Cutting
- Lil' Emil's Ribbon Cutting



To: Meridian EDC Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: May 6, 2020
**Re: Village of Okemos Meridian Redevelopment Fund Reimbursement Request
No. 1**

In November of 2020 the Meridian Economic Development Corporation or Meridian EDC approved the Village of Okemos development team to no more than \$85,000 in reimbursement for eligible activities related specifically to the demolition and blight removal at the site. This is the first approved reimbursement by the Meridian EDC. The Meridian EDC and Tru North Development team have a current development agreement that allocates funding to the project based on when demolition was completed and when receipts are submitted to the EDC. The reimbursement is contingent upon the demolition activity being verified as an eligible activity for the project.

As noted, the development team commenced activities under the project. In summary the activities completed that are eligible for reimbursement through the use of these funds are; Utility pole stabilization and concrete/asphalt removal at the site. The Economic Development department received two receipts from the development team Friday April 16th, 2020 and confirmation of receipt was sent to the development team. Based on our reimbursement timeline, the developer is eligible for no more than \$40,000 in reimbursement costs.

Enclosed with this memo is a summary of the activities conducted related to the receipts submitted by the developer and its consultant Advanced Redevelopment Solutions (ARS).

Task	Receipt Request Amount	Invoice #	Eligible Activity
Utility Pole Stabilization-Consumers Energy	\$8586.00	#2044 A	yes
Advanced Redevelopment Solutions	\$855.00	1404-M	yes
Total	\$ 9,441.00		

Upon our review, the submitted receipts are eligible for reimbursement under the approved agreement and work plan. The total reimbursement request No. 1 is equal to \$9,441.00. I recommend submittal of the included receipts to the Meridian Township Finance department for the reimbursement request to be paid.



A CMS Energy Company

1945 West Parnall Road
Jackson, MI 49201-8643

TO: Village of Okemos, LLC
505 Bath Street
Santa Barbara, CA 93101

DATE: 12/9/2020

ATTN: Pat Smith, Principal

REFERENCE
QUOTE NO: #2044 A

The estimated cost for holding pole #1161 on the Okemos Line (Line No. 28AA) for 3 days for excavation of a building foundation is tabulated below.

Est No.	Description	Estimated Cost
#2044 A	Provide equipment and labor to hold pole #1161 for 3 days for excavation work. Any additional days needed will be billed at \$858 per day.	\$0 Low Voltage Distribution \$8,586 High Voltage Distribution
		\$0 Right of Way (Processing Only)
		\$0 Tree Clearing
		\$0 Removal of Existing Pole
		\$0 Surveying
		\$0 Crane Matting
		\$8,586 Total

Meridian Twp Red Fund - Infrastructure (Utility Pole) Stabilization along Okemos Road to allow for Demolition

*Note: Any costs for the relocation of distribution facilities are not included in this estimate.

This estimate assumes:

1. The site will be at final grade when construction begins.
2. No digging through unsuitable fill material (concrete, asphalt, etc) is required.
3. No digging in contaminated soils is required.
4. Dewatering due to a high-water table is not required.

The estimated cost may increase if these assumptions are inaccurate.

This estimate does not include estimated costs for site preparation for access to site, relocation of other utility facilities (cable, television, etc.), or any transfer of ownership costs (if applicable). Initial estimates could vary during the design and Right of Way procurement process (if applicable).

This estimate also assumes that necessary rights-of-way (easements, road permits, etc.), in a form acceptable to Consumers Energy, are available along the route shown and are acquired prior to construction beginning, if applicable. **Please note that the estimated cost does not include consideration if adjoining property owners require Consumers Energy to pay for easements.** In addition, you are required to provide an easement for the portion of the line on your property, if applicable.

For overhead portions of relocated lines, the easement requirements are a 20 foot no-build zone each side of centerline, and 80 feet of tree rights (40 foot clear cut plus 40 foot of danger trees) each side of centerline. Easement requirements for underground portions of relocated lines are a 10 foot no-build zone each side of centerline.

Once the right of way for the relocated line is available, the line has been relocated, and the existing line removed, any vacated easements can be released, where applicable.

Also, costs may vary significantly based on the soil conditions at the time the work is executed. All work is calculated based on normal Consumers Energy working hours, Monday through Friday. Work performed

03.12.2021

Invoice No. 1404-M ADVANCED REDEVELOPMENT SOLUTIONS

Professional Services Period: November 1, 2019 thru February 28, 2021

Agreements: Engagement Letter dated December 18, 2020 with effective date March 21, 2018 and Addenda #01 with effective date December 18, 2020

To
Mr. Patrick N. Smith
Village of Okemos, LLC
2410 Woodlake Drive
Suite 440
Okemos, MI 48864

Project No.
180003

Project Name
Mixed-use Redevelopment of
the Okemos Village - Blocks 1
and 2

Property
2 Blocks West of Okemos Rd,
South of Methodist St, East of
Ardmore Ave and North of
Clinton St located in Okemos,
Meridian Twp., Ingham
County, Michigan

Task #	Task Name	Cost Type	# Hours / # Units	Hourly Rate	Unit Price	Amount
Site Construction Services						
Task 9	Project Management - Site Construction					
Task 9A	Pad Ready Brownfield Predevelopment Services					
Task 9A-5	Project Management and Reporting during Demolition Activities-Meridian Township Redevelopment Fund	T&M NTE	3.00	\$285.00	NA	\$855.00
Subtotal						\$855.00
<i>Retainer(s) Applied (No retainers to apply)</i>						<i>\$0.00</i>
Total Due						\$855.00

Notes: T&M NTE = Time & Materials Not To Exceed
LS = Lump Sum
NA = Not Applicable
TBD = To Be Determined
BTC = Balance To Complete
(a) Subject to cost plus 10% charge

Due upon receipt
Thank you for your business!

ADVANCED REDEVELOPMENT SOLUTIONS

Tel. 517.648.2434
Email. ephelzer@msn.com

Please remit payment to:
Advanced Redevelopment Solutions
PO Box 204
Eagle, MI 48822



File No. _____

PARTIAL CONDITIONAL WAIVER

I/we have a contract with _____ Village of Okemos, LLC _____ to
(other contracting party)

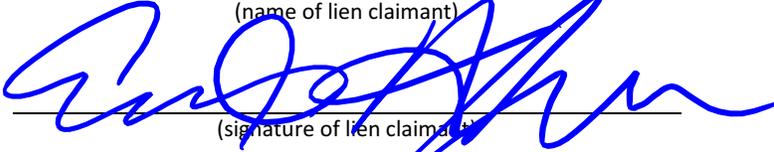
provide Incentive,Redev Ready Site Con & Site Construct Services for the improvement to the property
described as: _____ Blight Elimination & Pad Ready Work _____

and hereby waive my/our construction lien to amount of \$ _____ 855.00 _____, for labor/materials
provided through February 28, 2021, Inv. #1404-M.
(date)

This waiver, together with all previous waivers, if any, DOES ~~DOES NOT~~ cover all amounts due to me/us for
(circle one)
contract improvements provided through the shown above.

This waiver is conditional on actual payment of the amount shown above.

Signed on: 03-12-2021
(date)

Advanced Redevelopment Solutions
(name of lien claimant)

(signature of lien claimant)

Address: _____ PO Box 204 _____
Eagle, MI 48822 _____

Telephone: _____ 517-648-2434 _____

DO NOT SIGN BLANK OR INCOMPLETE FORMS

RETAIN A COPY



Project Time Log

Employee: Eric P. Helzer

Project Name: Village of Okemos – Phase 1 Project Number: 180003

Project Location: Block 1-2138 Hamilton Rd (Tuba), 4695 Okemos Rd (Rite-Aid); Block 2-2137 Hamilton Rd (Bottoms-up), 2143 Hamilton Rd (Ace), 4661 Okemos Rd (Retail), 4675 Okemos Rd (MARC/Bank), Okemos MI Task / Number: Project Management and Reporting during Demolition Activities / 9A-5

Week ending: 12/5/2020 (Meridian Twp Redevelopment Fund Activity - Utility Pole Stabilization Coordination)

Day	Date	Regular Hours	Overtime	Total
Sunday	11/29/2020			
Monday	11/30/2020			
Tuesday	12/1/2020			
Wednesday	12/2/2020			
Thursday	12/3/2020	0.75		0.75
Friday	12/4/2020	0.25		0.25
Saturday	12/5/2020			
Total Hours		1.00		1.00

 Employee signature Date: 12/5/2020

 Manager signature Date: 12/5/2020



Project Time Log

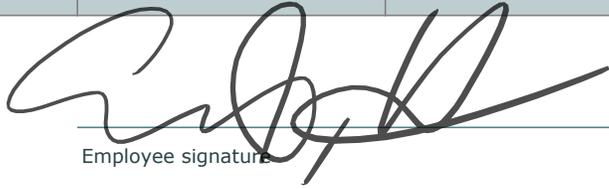
Employee: Eric P. Helzer

Project Name: Village of Okemos – Phase 1 Project Number: 180003

Project Location: Block 1-2138 Hamilton Rd (Tuba), 4695 Okemos Rd (Rite-Aid); Block 2-2137 Hamilton Rd (Bottoms-up), 2143 Hamilton Rd (Ace), 4661 Okemos Rd (Retail), 4675 Okemos Rd (MARC/Bank), Okemos MI Task / Number: Project Management and Reporting during Demolition Activities / 9A-5

Week ending: 12/12/2020 (Meridian Twp Redevelopment Fund Activity - Utility Pole Stabilization Coordination)

Day	Date	Regular Hours	Overtime	Total
Sunday	12/6/2020			
Monday	12/7/2020	1.25		1.25
Tuesday	12/8/2020			
Wednesday	12/9/2020	0.75		0.75
Thursday	12/10/2020			
Friday	12/11/2020			
Saturday	12/12/2020			
Total Hours		2.00		2.00

 12/12/2020
 Employee signature Date

NA 12/12/2020
 Manager signature Date

during other hours will be charged according to Consumers Energy's prevailing rates.

In order to proceed, please send us a signed copy of this form and pay the entire estimated cost of \$8,586.00. Payment should be made to Consumers Energy and sent to **Consumers Energy, 1945 W Parnall Rd, Jackson, MI 49201, Attn: Ray Whitton, RM P25-215.**

We will not place this project on the engineering schedule until we receive the payment and signed agreement. If payment is made more than 90 days after the date of this invoice and project costs have changed significantly, we may recalculate the estimate and send you a revised estimate.

All work will be performed by either Consumers Energy or its contractor(s), and will be performed in accordance with Consumers Energy standard procedures. Work will be coordinated with Customer's schedule, but scheduled when Consumers Energy deems appropriate.

Either party may terminate this agreement by providing at least thirty (30) days written notice. If terminated, Customer will receive a refund of the amount paid, less the amounts Consumers Energy has become obligated to pay for materials and equipment ordered for the project and less an amount for work performed by Consumers' in connection with the project.

After construction has been completed on the project and all related costs have been charged to the project ledger, a comparison will be made of the initial estimated cost and the actual project cost. If the actual project cost is more than \$2000 less than the initial estimate, we will send you a check for the difference. If the actual project cost is more than \$2000 greater than the initial estimate, we will send you another invoice for the additional costs. Payment in full is due within 30 days of the date of such invoice. A late payment charge of 2% of the unpaid balance will be assessed for each 30-day period such payment remains unpaid.

Customer is solely responsible for all waste management, transportation and disposal not specifically included in the description of services above.

NOTE: THE INFORMATION PROVIDED IN THIS PROPOSAL CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND MAY NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF CONSUMERS ENERGY.

Consumers Energy Company

By: Kyle Reininger

Title: Director, HVD Design

Date 12/9/2020

Received and Accepted:

Village of Okemos, LLC
[print customer name]

By: Will Randle

Title: Authorized Agent

Date 12/9/20

CC: Daniel Bartz

If you have any questions regarding this estimate, please feel free to contact me at the number stated below.

Al Lindquist
HVD Lines Design (517) 750-2946



To: Meridian EDC Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: May 6, 2020
Re: MABA –EDC Business Awards

In January of 2020 the Meridian Economic Development Corporation (EDC) in collaboration with the Meridian Area Business Association (MABA) presented the Meridian public with a survey to select whom they believe is the most Established business in the community and the New Business of the Community award.

Meridian business owners and residents selected High Caliber Karting as the Established Business award of the year and Cheezy D's Deli and Dogs as the New Business of the Year award. On Friday May 6th members of the MABA board, Economic Development Department and Meridian EDC will following COVID-19 safety present the award to both business owners. We are encouraging these entrepreneurs to tell the community why they do what they do to elevate their business and be a beacon of innovation. This year MABA has elected to also create a window decal so each business can continue to promote their award for years to come.

We encourage members of the board to reach out virtually to the business owners to congratulate them on their award. Pictures and images of the event will be posted to the Township website and social media outlets.

MOTION TO APPROVE THE MERIDIAN EDC TO PAY FOR THE BUSINESS AWARD WINDOW DECALS.

Your concurrence is appreciated.