

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 October 5, 2023
 - B. Financial Report
 - C. Development Projects
 5. PRESENTATION: Lansing 5:01 Retention Attraction Program
 6. PUBLIC REMARKS
 7. OLD BUSINESS
 - A. Village of Okemos Redevelopment Project Update
 8. NEW BUSINESS
 - A. 2024 Economic Development Corporation Meeting Calendar
 - B. 2024 EDC Goals
 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. December 7, 2023, 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
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, October 5, 2023– Minutes -DRAFT

Members

Present: Treasurer Phil Deschaine, Chair Kim Thompson, Dave Ledebuhr, Shawn Dunham, Manager Frank L. Walsh, Brenda Chapman, and Adam Carlson

Members

Absent: Trustee Kathy Sundland

Others

Present: Economic Development Director Amber Clark, Planning Commissioner Milton Scales, Marketing & Public Relations Specialist Rachel Stohlin, and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order and read the mission statement at 7:33 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 CHAPMAN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-0.

4. CONSENT AGENDA

- a. Minutes-Meeting September 7, 2023
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 6-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. EDC Board Training Items

Director Clark reminded the EDC to please send her the documentation that you read and reviewed the training items. This is a requirement for the MEDC RRC recertification. Annual training will be required for all development Boards.

b. Village of Okemos RAP Grant and Project Update

Director Clark gave an update on the project. There has been no official word from the State yet on the \$5 million grant request. There is a meeting scheduled for next Friday with the State regarding the grant. Michigan Department of Environment, Great Lakes, and Energy (EGLE) had a recent conversation with the developer and the developer stated they still have plans to build the project and for that reason, they are not interested in filling the hole. If the project does not move forward, EGLE will grass the site.

7. NEW BUSINESS

a. Corridor Improvement Authority (CIA) Tax Increment Financing (TIF) Discussion

Director Clark presented the draft CIA TIF Plan to the Township Board last Tuesday. The Board set a public hearing on Thursday, November 9th. In the meantime, Director Clark will be meeting with the taxing authorities including the Airport Authority, CATA, Ingham County and Lansing Community College. The capture will include non-big box parcels in the CIA. The funds generated from the Plan would support infrastructure improvements needed at the Meridian Mall and Rapid Flash Beacon (RFB) lights for the pedestrian crossings on Grand River Avenue. Member Ledebuhr asked that we review page 8 of the draft Plan where it states “formally Meridian Mall.”

8. TOWNSHIP REPORTS

a. Township Board

Treasurer Deschaine reported the following:

- 2024 Budget approved
- Corridor Improvement Authority (CIA) TIF financing discussion
- Set a study session for 11/2 to discuss a Senior/Community Center
- Upcoming discussion on recreational marijuana ordinance

b. Township Manager

- Happy 3rd work anniversary to Amber!
- Appointed new Chief of Police Rick Grillo and new Lieutenant Curt Squires
- Township Fund Balance has grown to \$13M
- In the last 10 years, Township has eliminated debt from \$45M to \$24M
- 2024 Budget includes 2 new firefighter/paramedics
- Trick or Treat is set for October 31st at 6:00pm-8:00pm
- LuAnn’s retirement party will be on 12/21/23
- Posting for the Parks & Recreation Director tomorrow
- Meeting with CATA to discuss eliminating the additional Redi-Ride millage
- Board holding listening sessions to enhance communications with residents
- The bridge on the MSU to Lake Lansing Pathway has been installed
- 11th annual teambuilding event on October 11th
- RFP out for Senior/Community Center RFP
- Board discussing paid parental leave

- c. Planning Commission
Commissioner Scales stated there was a large crowd at the last Planning Commission meeting. Residents came out to oppose a proposed zoning amendment for a townhouse rental community at Park Lake Road and Grand River Avenue. The Planning Commission is likely to vote no on the project. In addition, they are finishing up the Master Plan Update.
- d. Chair
Chair Thompson reported she and Director Clark met with the Communications Team to discuss development of promotional materials for the EDC and local businesses.
- e. Staff
Director Clark stated that the Communications Team will begin interviewing the MABA Member Spotlight business. The Township applied for a Community Development Block Grant through Michigan State Housing Development Authority (MSHDA) to support affordable housing. 2755 Grand River Avenue and Consumers Credit Union are under construction. At the last Township Board meeting, there was discussion around the accessory dwelling ordinance as it relates to our Redevelopment Ready Communities (RRC) recertification.

9. COMMUNITY REPORTS

- a. Meridian Mall
 - New Mattress Shop coming
 - Shinn's Taekwondo is open
 - Jerk chicken is coming to the Food Court
 - Braids and Wigs coming
 - Indoor golf concept store coming
- b. MABA
Director Clark mentioned that the next MABA meeting is October 13th at 9:15am at MSUFCU at Mt. Hope and Farm Lane. It is also the deadline to register for the Business Expo.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- November 2, 2023 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:35am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION
Sep-23**

Independent Bank

Total EDC Funds

\$47,222.20

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
9/8/2023	Spicer Group - Juneteenth	500.00
9/8/2023	Delta Dental - Juneteenth	1,000.00
9/8/2023	Team Lansing Foundation - Juneteenth	500.00
9/30/2023	Interest	15.88

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
09/22/23	1122	\$ 200.00	MABA - Feb 21 2023 Spotlight
09/22/23	1121	\$ 150.00	Meridian Historical Village Cleaning- Juneteeth Event

Total

\$48,888.08

Total in Bank

\$ 49,238.08

Difference

-\$350.00

Check 1121 & 1122 not cashed as of 9/30/2023



230 W Main St
Ionia, MI 48846

Statement Ending 09/30/2023

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXX2419

>000958 6821770 0001 93443 10Z

00046864
P308
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



High-five for 5.00% APY*! Now you can earn even more with your Independent Bank ONE Account, just by using your Debit Mastercard® for everyday purchases. Put some extra cash in your wallet, and get started at IndependentBank.com/5.

*Annual Percentage Yield (APY). Rate is accurate as of August 2, 2023. Rate based on monthly volume of debit card usage. Rate subject to change without notice. If eStatements are not selected, a \$3/month fee will be assessed for paper statements. Fee is subject to change at any time. Fees may reduce earnings. \$10 minimum deposit is required at account opening. Subject to standard account opening guidelines. Interest of 0.10% APY will be paid on balances over \$10,000.01.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$49,238.08

BusinessFlex TM-XXXXXXXX2419

Account Summary

Date	Description	Amount
09/01/2023	Beginning Balance	\$47,222.20
	2 Credit(s) This Period	\$2,015.88
	0 Debit(s) This Period	\$0.00
09/30/2023	Ending Balance	\$49,238.08

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.40%
Interest Days	30
Interest Earned	\$15.88
Interest Paid This Period	\$15.88
Interest Paid Year-to-Date	\$156.36
Average Ledger Balance	\$48,288.87

Other Credits

Date	Description	Amount
09/15/2023	Deposit	\$2,000.00
09/30/2023	Credit Interest	\$15.88

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/01/2023	\$47,222.20	09/15/2023	\$49,222.20	09/30/2023	\$49,238.08

Interest Rate Changes

Interest Rate As Of Date	Interest Rate
09/01/2023	0.4000%



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Development Project Name	Review Category	Project Location	Project Type	Unit #
I Heart Mac & Cheese	New Businesses Opening/ Relocating	Hannah Boulevard East Lansing MI	New Commercial Development	1
Crumbl Cookies	New Businesses Opening/ Relocating	2843 E Grand River Ave	New Commercial Development	1
Tantay Cuisine	New Businesses Opening/ Relocating	2398 Jolly Road Suite 200	New Commercial Development	1
Yello Waffle	New Businesses Opening/ Relocating	5100 Marsh Rd Suite A2	New Commercial Development	1
BSelite Custom Printing and Embroidery	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Planet Fitness	New Businesses Opening/ Relocating	1982 W. Grand River Ave	Existing Commercial Expansion	1
XP League East Lansing	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Char's Jerk Chicken & More	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Braids N Wigs by Lydia	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1

Development Project Name	Review Category	Project Location	Project Type	Unit #
American House Meridian	Under Construction	1673 Haslett Road Haslett MI	MUPUD Commercial + Residential	132
Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370

Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239
Commons Church	Under Construction	4720 Marsh Rd Okemos MI	Other	1
MSU -Lake Lansing Trail/Pathway (Phase 1)	Under Construction	Township Trail-Lake Lansing North - MSU	Public Park/Public Facility Improvement	N/A
Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
Hulett Road Estates	Under Construction	3560 Hulett Road Okemos MI	Single Family Homes	6
Copper Creek (Phase III & IV)	Under Construction	Haslett Road/Green Road Haslett MI	Single Family Homes	38 of 98
2755 Grand River	Under Construction	2755 Grand River Ave E.Lansing MI	New Commercial Development	1
Consumers Credit Union	Under Construction	2763 Grand River Ave East Lansing MI	New Commercial Development	1
Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7

MSU -Lake Lansing Trail/Pathway (Phase 2)	Under Construction	Township Trail-Lake Lansing North - MSU	Public Park/Public Facility Improvement	1

Development Project Name	Review Category	Project Location	Project Type	Unit #
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Radmoor Montessori	Awaiting Plans	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1
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Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290
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Development Project Name	Review Category	Project Location	Project Type	Unit #
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Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
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City Limits Redevelopment	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1
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Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1
Grand Reserve	Under Site Plan Review	Central Park Drive and Powell Road Okemos MI	Mixed Housing - Middle Housing	115
Schultz Veterinary Clinic	Under Site Plan Review	2806 Bennett Road Okemos MI	Building Expansion	1
Silverleaf (Phase I)	Under Site Plan Review	West Bennett Road 2119 Haslett Road Suite A Haslett MI	Single Family Homes	25 of 150
Herbana	New Applications	Northwind Drive East Lansing MI	Marihuana Dispensary	1
Skymint	New Applications	4668 Ardmore Road Okemos MI	Marihuana Dispensary	1
Village of Okemos	Under Site Plan Review	2300 Knob Hill Drive Okemos MI	New Commercial Development	206
Knob Hill	Under Site Plan Review	Lake Court Drive Haslett MI	Other	41
Lake Court Development	New Applications	2421 Hamilton Road	Multi-Unit Housing	8
Barbershop Expansion	New Applications		New Commercial Development	1



To: Meridian Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber
Date: Clark November 2, 2023
Re: Village of Okemos Rap Grant and Project Update

The “Village of Okemos” initially approved as a concept in 2019 is a complicated redevelopment project proposed by West Pac Investments out of California. The project has received 4 plan amendments to alter aspects of their approved MUPUD in attempts to address issues with contamination, construction, and economics. The concept today is approved for the following as an

Mixed Use Planned Unit Development (MUPUD):

Total Building Square Feet: 246,939

Commercial Square Feet: 26,399

Residential Unit Count: 206

First floor walk through access

One story parking structure on Block 1 and underground parking on Block 2

Rooftop living space and common patio amenity for residents

Offsite landscape plan to include bio retention basin and offsite storm water retention

Financial Approvals

Michigan Department of Environment, Great Lakes, and Energy Grant (EGLE) and Loan for site contamination and clean up: \$1 Million Dollar Loan and \$1.3 Million Dollar Grant for environmental Cleanup activities. **\$274,967.93** spent out of the grant portion of funding, during the removal of the buildings on Block 2 (occurred Jan 1, 2021 with request from the Township to remove the buildings).

Meridian Township Redevelopment Fund (MRF) was approved by the Meridian EDC Board March 1, 2022 and Township Board on May 17, 2022, for the use of \$1.25 Million Dollars as a reimbursement draw for the reconstruction of Methodist, Clinton, Ardmore, Hamilton, and Okemos Road. The funding will not be reimbursed to the developer for use until construction of the roads begins and receipts are presented to the EDC verifying payment for materials, contract work, and other eligible activities. A formal development and reimbursement agreement will be signed prior to payment submissions.

Meridian Township Brownfield Redevelopment Authority (BRA) has approved the use of Brownfield Tax Increment Financing as a reimbursement for site contamination clean up. Tax Increment Financing or “TIF” is an incentivized redevelopment funding tool to be used for public good to encourage development in areas where development would be extraordinarily challenged. The site of the Village of Okemos project is heavily contaminated from previous establishments. The source of contamination is removed and not all of the contaminated soils will be able to be extracted. Encapsulation of these soils will guarantee a safe use of the site and safe future for the Red Cedar River. As the development of the land is cleaned up the value of the land will increase. That increase in taxable value may be reimbursed to the developer should they pay to remove the contaminated soils. The Meridian Township BRA approved the \$6.9 Million dollar reimbursement for the



development of the site. \$124,141 will come to the BRA for administration of the plan, \$375,880 to the revolving fund of the BRA for future site improvements and \$736,987 to the State of Michigan's Revolving fund a total of about \$1.2Million back to taxpayers for public Brownfield eligible projects. As a reimbursement the project must complete in order for payment back to the developer shall begin.

Community Projects Fund or CPF, is a Federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Grants are selected through a congressionally directed application process, and in 2023 I applied on behalf of the DDA for the Village of Okemos Workforce Housing redevelopment. The selection by Representative Slotkin secured the project to potentially gain support at the Federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 Million dollars. As a partner in this redevelopment we will work with the developer to determine the next best use of the funding related to the project.

OCTOBER 2023

No new information from the State of Michigan at this time regarding an approval of funding from the RAP grant. Awards have not been publicly announced. The developer attended a meeting with Consumers Energy and the Township, September 20, 2023. The consensus was to wait to see how much funding if any came from the RAP grant before we discuss options other than burial of the HVD.

NOVEMBER 2023

MEDC announced the final selections for RAP 2.0 (Revitalization and Placemaking) grant program in 2023. The Village of Okemos project was not selected, with \$7M allocated to the region, The City of Lansing was awarded \$6.6M of the funding available. As a team, Township staff met with MEDC to understand the State's decision regarding RAP and how the Village of Okemos project weighed in comparison. Township Staff have reached out to the development team and at this time, they are going back to the drawing board to access where the project is currently. Due to this announcement we are seeking a meeting as soon as possible with the development team. For 2024 the DDA may be working alongside the property owner to grass the site and keep it looking presentable for the time being.



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: November 2, 2023

Re: Meridian EDC 2024 Calendar Meeting Dates & Resolution

History

Annually the boards and commissions in local government by resolution establish the regular meeting schedule for the body. The notices of public hearing are a requirement of the Open Meetings Act. The dates approved by the body will be our regular meeting dates, the board has the ability to call a special meeting with a motion and support by two members of the commission. Note, due to early voting requirements, Thursday August 1, ,2024 the Meridian EDC will meet at the Central Fire Station, 5000 Okemos Road, Okemos, MI.

Motion: Move to approve the 2024 meeting schedule for the economic development corporation of Meridian Township as proposed.

Attachments

- A. 2024 EDC Calendar Resolution

**Meridian Economic Development Corporation
2024 Meeting Dates Schedule**

RESOLUTION

At a regular meeting of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Public Safety Building, in said Township on the _____ day of November, 2023 at 7:30 AM., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Economic Development Corporation of Meridian (EDC) desires to announce the time, date, and place of all regular meetings of the EDC, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT CORPORATION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Meridian Economic Development Corporation will meet for at least 11 regular meetings on certain Thursdays, January through December in 2024 in the Town Hall Room of the Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864 517.853.4258. Thursday August 1, 2024, the Meridian Economic Development Corporation will meet at Central Fire Station, 5000 Okemos Road, Okemos, MI 48864. 517.853.4258.
2. The specific dates for meetings are as follows:

January	4 - regular meeting
February	1 - regular meeting
March	7 - regular meeting
April	4 - regular meeting
May	2- regular meeting
June	6 - regular meeting
July	11 - regular meeting
August	1 - regular meeting
September	5 - regular meeting
October	3- regular meeting

November 7 - regular meeting

December 5 - regular meeting

3. Meetings will begin at approximately 7:30am
4. Special meetings of the Meridian Economic Development Corporation may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Meridian Economic Development Corporation pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Meridian Economic Development Corporation held on the ____ day of November, 2023.

Kimberly Thompson
Economic Development Corporation Chairperson



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: November 2, 2023
RE: Meridian Economic Development Corporation Goals 2024

Summary

Annually Meridian Township Board and the Management team members create a list of the top goals and actions that will be priority for the year. In the past 8 weeks, a small committee of the Meridian EDC board have met to determine the priority focuses of the EDC for 2024. Working alongside to bring about the implementation of the Masterplan and Economic Development Strategy. The following are the combined priorities for 2024:

1. Define and select a public improvement project that meets the eligibility requirements of the Public Spaces Community Places MEDC match grant of \$50,000 toward a community amenity.
2. Working alongside of MABA, feature each monthly MABA Spotlight Member on HOMTV, Social Media, and other media platforms.
3. Launch a “Prime of Meridian” (like Top of Town) business promotion survey. For each business with the most votes, promote their award selection on all media platforms.
4. Support community garden/urban gardening initiatives. Partner with local neighborhood and community groups to engage those eager to participate in sustainable living.

Motion: Move to adopt the Meridian EDC 2024 Goals as presented.