



Charter Township of Meridian  
Downtown Development Authority (DDA)  
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864  
Monday, May 3, 2021 – Minutes

**Members**

**Present:** Susan Fulk, Renee Korrey, Scott Weaver, Bill Cawood, Supervisor Ron Styka, Jim Raynak, Jim Spanos, Will Randle and Tom Stanko

**Members**

**Absent:** Peter Campbell

**Staff**

**Present:** Community Planning & Development Director Mark Kieselbach, Neighborhoods & Economic Development Director Amber Clark, Assistant to the Treasurer Mary Ann Groop and Township Manager Frank L. Walsh

**Others**

**Present:** Planning Commissioner Mark Blumer

1. CALL MEETING TO ORDER

Chair Korrey called the meeting to order at 7:30am and read the mission statement.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER FULK TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD.  
MOTION APPROVED 9-0.**

3. APPROVAL OF MEETING MINUTES OF MARCH 1, 2021

**MOTION BY MEMBER FULK TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 9-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. DDA Annual TIF Report and DDA Plan

Director Clark reported that, as of 2018, the DDA is required by the state to report its tax capture numbers twice a year. This is the second year of the tax capture on the revised DDA Plan. The total DDA TIF revenue is \$22,000 and the total capture is \$800,000.

**MOTION BY MEMBER FULK TO APPROVE THE 2020 ANNUAL REPORT AND TO SUBMIT TO THE STATE OF MICHIGAN, POST ON THE TOWNSHIP WEBSITE AND MAKE AVAILABLE FOR MEMBERS OF THE PUBLIC. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 9-0.**

B. Monthly Financial Reporting

Director Clark reported on the finances. Suggestion regarding discussing ways to pay down the debt owed to the Township in October. The current fund balance is (\$90,000). The finance report was placed on file.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill March 2021 and April 2021

Director Clark stated the March and April 2021 bills have been paid.

**MOTION BY SUPERVISOR STYKA TO APPROVE THE PAYMENTS OF THE MARCH AND APRIL 2021 CONSUMERS ENERGY BILLS IN THE TOTAL AMOUNT OF \$261.01. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 9-0.**

7. OLD BUSINESS

Director Clark stated the Village of Okemos has submitted the request for the demolition portion of the project. The Meridian Economic Development Corporation (EDC) will review the submissions made to the Meridian Redevelopment Fund (MRF) and the Brownfield Redevelopment Authority (BRA). The project was approved for more funding from the MRF than will be awarded.

Member Randle stated they are finishing demolition work on the project. Currently, construction costs are at an all-time high, fueled by lumber. The construction costs, for the Village of Okemos Project, have gone up 30% since January. The development team is working on ways to value engineer the project.

The Elevation in Okemos has 287 total units with an occupancy level of 90%.

8. NEW BUSINESS

A. Village of Okemos Celebration- Subcommittee Event and Celebration Planning

The subcommittee consisting of Director Clark, Chair Korrey, Vice-Chair Fulk, Member Stanko, Member Weaver and Township Communications Manager Yates has been meeting. The event is tentatively scheduled for October 9, 2021 from 12:00pm-4:00pm to celebrate the revitalization of Downtown Okemos. The event would invite people to comeback Downtown through a safe walkable art tour. The art tour would be virtual, as well as, in person. The event would include a food truck and drawings of the Village of Okemos project. Looking for a name for the event. Art and About, Artwork in Okemos were suggested names.

B. Independent Bank Authorized Signatories Resolution

Currently, the signatories on at Independent Bank are Chair Fulk, Chair Korrey, Member Spanos, and Manager Walsh. Director Clark is proposing that the new signatories include Chair Korrey, Vice-Chair Fulk, Member Campbell, and Manager Walsh.

**MOTION BY MEMBER STANKO TO ADOPT THE RESOLUTION OF THE CHARTER TOWNSHIP OF**

**MERIDIAN TO OPEN/CHANGE SIGNATORIES ON THE DDA ACCOUNT, AS PRESENTED. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 9-0.**

9. REPORTS

A. Township Board

Supervisor Styka reported the following:

- The Board will be conducting a citizen survey. It will include questions on recreational marihuana. A citizen group has been established to get signatures to put recreational marihuana on the November ballot.

B. Township Manager

Manager Walsh reported the following:

- Jim Spanos donated the dollars for the flags in Downtown Okemos
- Pine Village will be submitting their building permit shortly
- Joe's on Jolly restaurant is moving forward
- Mark is retiring and his celebration will be on May 25<sup>th</sup> 3:00pm-4:30pm
- The new Planning & Development Director will be Tim Schmitt from the City of Howell
- Deer management program called 326 deer this year
- Dave Lee, Assessor will be leaving in the next few months
- City of Mason is discussing Meridian providing additional building services to the city
- Investigated a March 10<sup>th</sup> arrest and held a press conference
- 18 miles of local road work will occur this year
- Rezoning project at Jolly and Kansas of the Midwest Power site

C. Planning Commission

Planning Commissioner Mark Blumer provided a summary of recent Planning Commission activities.

D. Chair Report

None.

E. Staff Report

Director Clark will host a development Zoom for the Haslett community on Wednesday, May 12<sup>th</sup> at 7:00pm and an Okemos development Zoom for the Okemos community on Wednesday, May 26<sup>th</sup> at 7:00pm. These events are open to anyone.

Buddy's Pizza and Joe's on Jolly are restaurants are moving toward construction. The draft of the Citizens' Survey will be before the Board on May 18, 2021. Director Clark will forward the development project report to the DDA.

10. OPEN DISCUSSION/BOARD COMMENTS

Manager Walsh commended Bill Cawood on his work in his daughter's home.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

a. June 7, 2021, 7:30am

13. ADJOURNMENT

The meeting adjourned without objection.