

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

March 7, 2019 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 – February 7, 2018
 - B. Financial Report
 - C. Development Projects Update
 5. PUBLIC REMARKS

 6. OLD BUSINESS
 - A. Committee Reports
 - i. Bylaws
 - ii. Business Promotion
 - iii. School District Engagement
 - B. Okemos High School 5-Minute Tops Participation and Donation

 7. NEW BUSINESS
 - A. Haslett PICA Proposed Study

 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff

 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. Farmers Market
 - C. MABA

 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. April 11, 2019, 7:30am
 13. ADJOURNMENT
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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, February 7, 2019– Minutes -DRAFT

Members

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

Members

Absent: Trustee Kathy Ann Sundland and Township Manager Frank Walsh

Others

Present: Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Executive Assistant Michelle Prinz, and Economic Development Director Chris Buck

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:34 am and Member Chapman 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 CARLSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 10-0.

4. CONSENT AGENDA

- a. Minutes-January 10, 2019
- b. Financial Report
- c. Development Projects Update
- d. Final 2019 Goals

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 10-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

a. Committee Reports

i. Bylaws

The committee has been reviewing the bylaws and looking for necessary updates and compliance. They did discover the bylaws state elections are every other year in even years. So, the EDC will begin that process in 2020. In addition, it states a deputy secretary is an additional person needed on the Board.

MOTION BY CHAIR SIMS TO NOMINATE BRENDA CHAPMAN TO SERVE AS DEPUTY SECRETARY THROUGH 12/31/2019. SUPPORTED BY MEMBER THOMPSON. MOTION PASSES 10-0.

ii. Business Promotion

The committee will be meeting with MABA to discuss sponsoring a local business award. Also, working with the Township Communications Department to highlight the monthly MABA sponsors.

iii. School District Engagement

The committee has not met yet.

7. NEW BUSINESS

a. Okemos Schools Shark Tank Participation and Donation

The event has been canceled and is postponed until further notice. If the event does occur, the following motion was proposed:

MOTION BY MEMBER DUNHAM TO HAVE THE EDC CONTRIBUTE A MAXIMUM OF \$100 PER EDC MEMBER (MAXIMUM OF TWO) ELECTING TO JUDGE AT THE OKEMOS HIGH SCHOOL SHARK TANK EVENT PROVIDED IT IS HELD IN 2019. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 10-0.

b. Farmers' Market Donation Payment Request

MOTION BY MEMBER THOMPSON TO PROVIDE A CHECK TO MERIDIAN TOWNSHIP FROM THE EDC FUNDS IN THE AMOUNT OF \$10,000, AS A PREVIOUSLY APPROVED DONATION FOR THE MARKETPLACE ON THE GREEN PROJECT, WITH THE REMAINING \$40,000 PAID BY MAY 1, 2018. SUPPORTED BY MEMBER CONN. MOTION PASSES 10-0.

8. TOWNSHIP REPORT

a. Township Board

- Citizen survey results were discussed
- Local road millage is being discussed
- Non-zoning medical marihuana
- Approved the four taxing jurisdiction TIF agreements

b. Township Manager

None.

c. Planning Commission
Planning Commission Vice-Chair John Scot-Craig provided a summary of recent Planning Commission activities.

d. Chair
None.

e. Staff

- Updated final EDC goals were included in packet
- MEDC is providing \$20,000 of technical support for the DDA plan update process
- The Village of Okemos concept plan in being unveiled this month at the Planning Commission, Township Board and several neighborhood meetings
- Director Buck reviewed the current development projects

9. COMMUNITY REPORTS

a. Meridian Mall

- Launch Trampoline Park is scheduled for a ribbon cutting on February 27th
- Meeting with group for the vacant Younkers wings
- Things Remembered and Charlotte Russe are closing and filed bankruptcy

b. Farmers' Market

- Working on the shared use agreement with our Township attorney
- Director Maisner has revised the site plan

c. MABA

Member Conway reported that MABA is interested in working with EDC on business awards. The next MABA meeting is tomorrow at 7:45am.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

Two MSU journalism students observed the meeting for a class and will be doing a story through the MSU newsroom.

12. NEXT MEETING DATE

- March 7, 2019 at 7:30am

13. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting at 9:08 am.



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

March 2019

Businesses Opened:

- **Launch Trampoline Park**, Meridian Mall Gordman's Space. February 2019
- **X-Golf**, 4950 Marsh Road, Okemos. Indoor golf driving range in Target Shopping Center
- **Pizza Hut**, 3320 E. Lake Lansing Road

Commercial use under construction

- **VIP Nail Bar**, 3552 Meridian Crossings, Okemos
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **Paradise Indian Restaurant**, 4760 Marsh Road, Okemos (former McAllisters)
- **Diamond Nails**, 4749 Central Park Drive, Okemos (former Hampton Jewelers)
- **J-Dubb's Signature Subs**, 2160 W. Grand River Ave, Okemos (former Subway)
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility
- **Orthopedic Rehab Specialists**, 5100 Marsh Road, Suite G, Okemos

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, 2703 Grand River Ave East Lansing. Former Paul Revere Tavern Site.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***

Closings/Relocations

- **Salvation Army**, 2655 E. Grand River Ave, East Lansing
- **Hallmark**, 1657 Haslett Road, Haslett. Haslett Village Square
- **Vitamin Shop**, 2090 W. Grand River Ave, Okemos
- **Fox Nissan Dealership**, New project aborted, staying where they are
- **Payless Shoe**, 2090 W. Grand River, Okemos – press says closing nationally



To: EDC Board Members
From: Chris Buck, Economic Development Director
Date: 3.7.2019
Re: Haslett PICA Feasibility Study

With the impending development project in Downtown Okemos, I am feeling more pressure to foster and encourage development in the Haslett PICA. I have been made aware of many ideas from a number of developers, but since the Haslett PICA is outside of the central business district, these developers have concerns as to what kind of development project could be successful. What kind and how much housing could that intersection absorb? Does Haslett need more Professional Office space? What type of anchor tenants would have the best opportunity for success? Could a Horrock's type of use be a success with all of the other grocer options available in reasonable proximity? What kind of dining options would be most successful?

These are answers we could potentially get answered and make available to a developer, but would cost the Township money. Perhaps the EDC would be interested in the data and would consider funding the study.

I will engage the MEDC who may provide the funds for this study as Technical Assistance via the Redevelopment Ready Communities certification we received.

Action to be considered: Move to approve the Economic Development Director to solicit information and pricing from firms specializing in market studies to research the Haslett PICA. If a credible source could provide such a study for no more than \$(TBD) of EDC funds, the EDC board approves the creation of an ad-hoc subcommittee, to include the Township Manager, to vet the proposal and commence the study.