



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
February 7, 2022 7:30AM  
Municipal Building  
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting an improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – DECEMBER 6, 2021
6. PUBLIC REMARKS
7. FINANCIAL REPORT
  - A. Monthly Financials
8. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill December 2021
9. OLD BUSINESS
  - A. Meridian Township 2022 Goals & Economic Development Goals
10. NEW BUSINESS
  - A. Annual Officer Election
  - B. Match on Main Business Grant Selection Criteria
  - C. 2022 DDA Goals
11. REPORTS
  - A. Township Board
  - B. Township Manager
  - C. Planning Commission
  - D. Chair
  - E. Staff
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
  - A. March 7, 2022, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
15. 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

Providing a safe and welcoming, sustainable, prime community.



Charter Township of Meridian  
Downtown Development Authority (DDA)  
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864  
Monday, December 6, 2021 – Minutes

**Members**

**Present:** Susan Fulk, Renee Korrey, Bill Cawood, Tom Stanko, Peter Campbell and Trustee Jackson serving for Supervisor Styka

**Members**

**Absent:** Supervisor Ron Styka, Scott Weaver, Jim Raynak, and Jim Spanos

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark and Executive Assistant Michelle Prinz

**Others**

**Present:** Planning Commissioner Mark Blumer and Doug Mains, Runabout Coffee

1. CALL MEETING TO ORDER

Chair Korrey called the meeting to order at 7:35am and read the mission statement.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER FULK TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 6-0.**

3. APPROVAL OF SPECIAL MEETING MINUTES OF OCTOBER 4, 2021

Member Cawood suggested the following amendment under the staff report. The letter of intent is was due on June 18, 20021.

**MOTION BY MEMBER FULK TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 6-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. Monthly Financials

Director Clark reported that the current bank statement balance is \$58,046.97. The debt to the Township has been released from the DDA. The financials will be placed on file.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill November 2021

**MOTION BY MEMBER CAWOOD TO APPROVE THE PAYMENT OF THE NOVEMBER 2021 CONSUMERS ENERGY BILL IN THE AMOUNT OF \$135.95. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 6-0.**

7. OLD BUSINESS

None.

8. NEW BUSINESS

A. 2022 Calendar Dates

**MOTION BY MEMBER FULK TO APPROVE THE 2022 DDA MEETING CALENDAR RESOLUTION. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 6-0.**

9. REPORTS

A. Township Board

Trustee Jackson reported on the following upcoming events:

- MUPUD final adoption
- Board and Commission Reappointments
- Williamstown Township Police Contract
- SUP for Consumers Credit Union
- Poverty Exemption
- Planning Township goals for 2022
- Planning for the use of the ARP funding to the Township which will include community engagement

B. Planning Commission

Commissioner Blumer reported that the MUPUD Ordinance update was a lot of work. Also, the Sparrow Emergency Center has been approved and began construction.

C. Chair Report

None.

D. Staff Report

Director Clark added that the MUPUD Ordinance update includes art as an amenity. The following projects are under construction: Sparrow, Haslett Marathon, Woodward Way, Joe's on Jolly and Buddy's Pizza. A veterinary clinic is coming to the DDA in the old Second Time Around building.

The Village of Okemos does have a \$5 million funding gap that they are working on with the State of Michigan and EGLE. They plan to have an approved site plan soon with construction to begin in June. The site plan recently submitted to the Township did not meet the approval standards for numbers of

units and square feet of commercial space. They now have submitted an updated one with the approved numbers. Chair Korrey announced that the former Bottom's Up property does have a new owner, as it went into foreclosure. The Township is working on the costs to bury the Consumers Energy line for the project.

10. OPEN DISCUSSION/BOARD COMMENTS

Member Stanko thanked Director Clark for attending and discussing development at a recent Tacoma Hills neighborhood meeting.

11. PUBLIC REMARKS

Treasurer Deschaine discussed the large assessments on the Daniels Drain. The Township Board has agreed for the Township to cover half of the cost for the residents.

Doug Mains of Roundabout Coffee discussed his 1954 coffee trailer and his desire to be the coffee provider in Downtown Okemos. He is a resident of Tacoma Hills.

12. NEXT MEETING DATE

a. January 3, 2022, 7:30am

13. ADJOURNMENT

The meeting was adjourned at 8:30am without objection.

**Meridian Twp DDA**  
**Preliminary Financial Statements**  
 Period Ending 11/30/2021 - UNAUDITED

**BALANCE SHEET**

	Year to Date
<b>ASSETS</b>	
Cash	\$57,930.60
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
<b>TOTAL ASSETS</b>	<b>\$57,930.60</b>
 <b>LIABILITIES</b>	
Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$0.00
<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>
 <b>FUND BALANCE</b>	
Fund Balance 12/31/20	(\$83,407.36)
2021 YTD Net Income	\$141,337.96
<b>TOTAL FUND BALANCE</b>	<b>\$57,930.60</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$57,930.60</b>

**INCOME STATEMENT**

	<u>Oct</u>	<u>Nov</u>	<u>Year to Date</u>
<b>REVENUES</b>			
Tax Capture	\$0.00	\$0.00	\$16,972.41
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Investment Gain/Losses	\$124,500.00	\$0.00	\$124,500.00
<b>TOTAL REVENUE</b>	<b>\$124,500.00</b>	<b>\$0.00</b>	<b>\$141,472.41</b>
 <b>EXPENDITURES</b>			
Operating Costs	\$108.69	\$116.37	\$1,068.45
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	(\$934.00)
<b>TOTAL EXPENDITURES</b>	<b>\$108.69</b>	<b>\$116.37</b>	<b>\$134.45</b>
<b>2021 Net Income</b>	<b>\$124,391.31</b>	<b>(\$116.37)</b>	<b>\$141,337.96</b>

>002679 6140686 0001 093443 10Z

01002690 MSP 672  
MERIDIAN CHARTER TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY  
ACCOUNTS PAYABLE  
5151 MARSH RD  
OKEMOS MI 48864-1104

**Managing Your Accounts**

-  Okemos
-  800 355 0641
-  IndependentBank.com



Welcome to your new Independent Bank account statement! We hope you enjoy this more user-friendly and enhanced view of your accounts and transactions.

**Summary of Accounts**

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXX5474	\$57,880.60

**Business Freedom Checking-XXXXXXX5474**

**Account Summary**

Date	Description	Amount
11/01/2021	Beginning Balance	\$58,046.97
	0 Credit(s) This Period	\$0.00
	2 Debit(s) This Period	\$166.37
11/30/2021	Ending Balance	\$57,880.60

**Other Debits**

Date	Description	Amount
11/04/2021	Withdrawal <i>Mistake will be credited</i>	\$50.00
11/06/2021	Point Of Sale Withdrawal CONSUMERS ENERGY CO800-477-5050 MIUS	\$116.37

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
11/01/2021	\$58,046.97	11/04/2021	\$57,996.97	11/06/2021	\$57,880.60

## Bernadette Faulkner

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**From:** Amber Clark  
**Sent:** Monday, December 13, 2021 4:27 PM  
**To:** Bernadette Faulkner; Phil Deschaine  
**Subject:** FW: Withdrawal in the DDA account

Hi Bernie and Treasurer!

No need to go on a major hunt, it was human error on the account of independent bank and it will get resolved today! Thank you everyone involved with trying to iron this out. What I will do is get the confirmation of the removal of the \$50 from Mrs. Fulk and send it to you for your records.

Great catch Bernie!



A Prime Community

**Amber Clark**  
(she. her. hers)  
Neighborhoods & Economic Development Director  
[clark@meridian.mi.us](mailto:clark@meridian.mi.us)  
W 517.853.4568  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

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**From:** Fulk, Susan [mailto:SFulk@ibcp.com]  
**Sent:** Monday, December 13, 2021 4:23 PM  
**To:** Amber Clark <clark@meridian.mi.us>  
**Subject:** RE: Withdrawal in the DDA account

Amber,

This was a posting error, human error. The \$50.00 is being credited back today. Thank you for calling this to my attention! In this instance, because I am a signer for the Meridian Township DDA, a teller pulled the wrong account number from my account profile, instead of using my personal account number for that transaction. We apologize for the error, and have used it as a training opportunity for this new employee. Please let me know if you have any questions!

Sue

BTW, I think we have been remiss in not changing authorized signers since Renee became Chairperson almost a year ago. Correct?

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**From:** Amber Clark <clark@meridian.mi.us>  
**Sent:** Monday, December 13, 2021 2:50 PM  
**To:** Fulk, Susan <SFulk@ibcp.com>  
**Subject:** FW: Withdrawal in the DDA account

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	RECEIVABLES-CUSTOMERS	0.00
	RECEIVABLES-TAXES	0.00
	Cash and Cash Equivalents	57,930.60
	Due From Other Funds	0.00
	Investments	0.00
	OTHER ASSETS	0.00
	<b>Total Assets</b>	<u>57,930.60</u>
*** Liabilities ***		
	Accounts Payable	0.00
	ACCRUED AND OTHER LIABILITIES	0.00
	Due to Other Funds	0.00
	Unclassified	0.00
	<b>Total Liabilities</b>	<u>0.00</u>
*** Fund Balance ***		
	UNASSIGNED FUND BALANCE	(83,407.36)
	<b>Total Fund Balance</b>	<u>(83,407.36)</u>
	<b>Beginning Fund Balance</b>	<b>(83,407.36)</b>
	<b>Net of Revenues VS Expenditures</b>	<b>141,337.96</b>
	<b>Ending Fund Balance</b>	<b>57,930.60</b>
	<b>Total Liabilities And Fund Balance</b>	<b>57,930.60</b>

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	2021 AMENDED BUDGET	YTD BALANCE 11/30/2021	ACTIVITY FOR MONTH 11/30/2021
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY				
Revenues				
Dept 000.000				
248-000.000-402.000	CURRENT PROPERTY TAXES	6,500.00	16,972.41	0.00
248-000.000-581.000	OTHER INTRGOVTL REVENUE	0.00	0.00	0.00
248-000.000-606.222	DDA DOWNTOWN EVENTS	0.00	0.00	0.00
248-000.000-665.000	INTEREST	0.00	0.00	0.00
248-000.000-669.100	INVESTMENT GAINS AND LOSSES	0.00	124,500.00	0.00
248-000.000-674.150	DONATIONS	0.00	0.00	0.00
248-000.000-675.000	MISCELLANEOUS	0.00	0.00	0.00
248-000.000-683.000	CARRYOVER	0.00	0.00	0.00
248-000.000-696.000	OTHR FINANCING SRCE-BOND PROCE	0.00	0.00	0.00
248-000.000-698.500	PROCEEDS FROM LOAN	0.00	0.00	0.00
248-000.000-699.000	OPERATING TRANSFER IN	0.00	0.00	0.00
Total Dept 000.000		6,500.00	141,472.41	0.00
TOTAL REVENUES		6,500.00	141,472.41	0.00
Expenditures				
Dept 000.000				
248-000.000-701.000	SALARIES	0.00	0.00	0.00
248-000.000-728.000	OPERATING SUPPLIES	3,000.00	1,068.45	116.37
248-000.000-820.000	CONTRACTUAL SERVICES	0.00	0.00	0.00
248-000.000-825.000	PROFESSIONAL CONFERENCES/DUES	0.00	0.00	0.00
248-000.000-851.000	COMMUNICATIONS	0.00	0.00	0.00
248-000.000-890.000	Special Events	0.00	0.00	0.00
248-000.000-892.000	CELEBRATE DOWNTOWN - SPONSORED	0.00	0.00	0.00
248-000.000-892.500	CELEBRATE DOWNTOWN - DDA EXPEN	0.00	0.00	0.00
248-000.000-920.000	UTILITIES-ELECTRIC/GAS/WATER	0.00	0.00	0.00
248-000.000-922.000	UTILITIES-STREET LIGHTS	0.00	0.00	0.00
248-000.000-964.000	REFUNDS	0.00	0.00	0.00
248-000.000-974.000	CONSTRUCTION/IMPROVEMENTS	0.00	0.00	0.00
248-000.000-976.006	AARA GRANT EXPENDITURES	0.00	0.00	0.00
248-000.000-992.200	PRINCIPAL EXPENSE	0.00	0.00	0.00
248-000.000-993.000	DEBT SERVICE-INTEREST	3,735.00	(934.00)	0.00
Total Dept 000.000		6,735.00	134.45	116.37
TOTAL EXPENDITURES		6,735.00	134.45	116.37
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:				
TOTAL REVENUES		6,500.00	141,472.41	0.00
TOTAL EXPENDITURES		6,735.00	134.45	116.37
NET OF REVENUES & EXPENDITURES		(235.00)	141,337.96	(116.37)



**Questions:**  
 Visit: [ConsumersEnergy.com](http://ConsumersEnergy.com)  
 Call us: 800-805-0490

Auto Pay:

**\$135.95**

**December 07, 2021**

**C/O DOWNTOWN DEV AUTH  
 MERIDIAN CHARTER TOWNSHIP  
 5151 MARSH RD  
 OKEMOS MI 48864-1104**

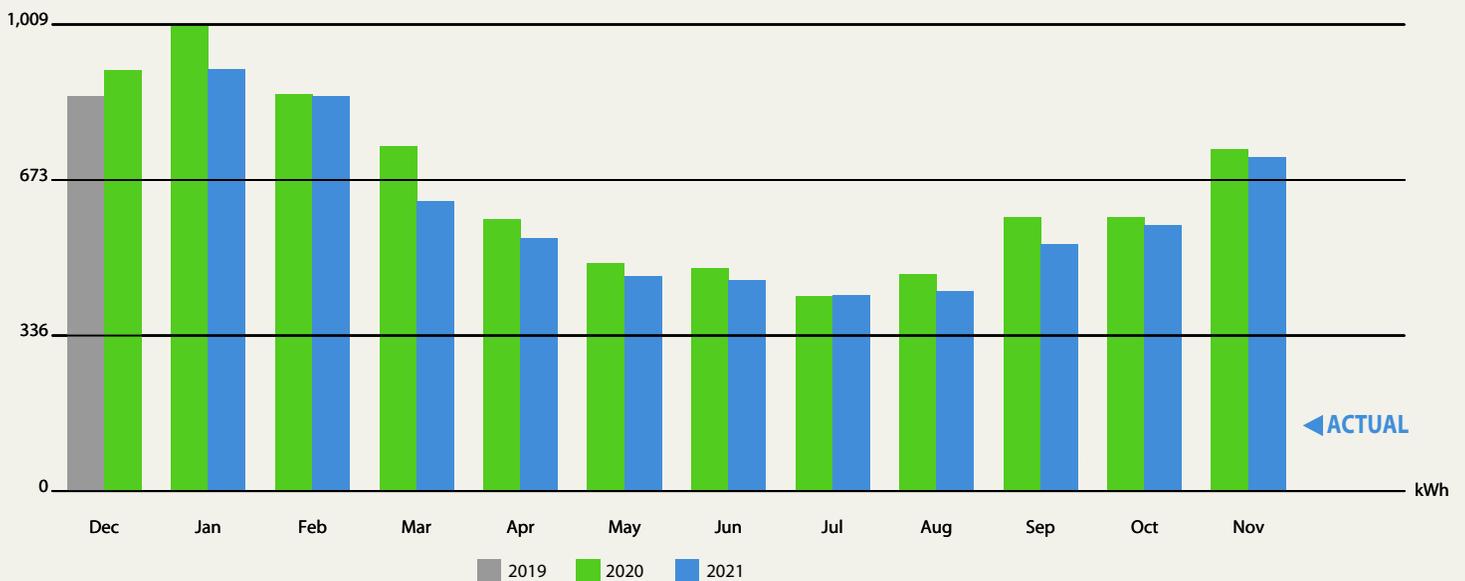
▶ **Thank You** - We received your last payment of **\$116.37** on **November 05, 2021**

▶ **Service Address:**  
 2167 Hamilton Rd  
 Okemos MI 48864-1643

**November Energy Bill**

Service dates: October 14, 2021 - November 14, 2021 (32 days)

**Total Electric Use (kWh - kilowatt-hour)**



**November Electric Use**

**722 kWh**  
 November 2020 use: 740 kWh



Cost per day:  
**\$4.25**



kWh per day:  
**23**



Prior 12 months electric use:  
**7,459 kWh**

**STAY SAFE:** Call 9-1-1 and 800-477-5050. We'll respond day or night.



**Downed power lines.**  
 Stay 25 feet away. Call from a safe location.



**If you smell natural gas.**  
 If the "rotten egg" odor of gas is apparent, call from a safe location.



**Consumers Energy Employee Identification**

Your safety is our top priority. All our employees and contractors carry photo identification. Ask to see it before allowing anyone who claims to be a utility representative into your business. Immediately contact 911 if you observe suspicious activity.

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



**You can pay your bill by mail, by phone or online**  
 See reverse side for more information

Account: 1000 5603 2681

**Service Address:**  
 MERIDIAN CHARTER TOWNSHIP  
 2167 Hamilton Rd  
 Okemos MI 48864-1643

**PAYMENT CENTER**  
 PO BOX 740309  
 CINCINNATI OH 45274-0309

Auto Pay:

**\$135.95**

**December 07, 2021**

▶ **Enclosed:**

I 100056032681 000000135954 0000 2056 6 000000000000 H



Need to talk to us? Visit [ConsumersEnergy.com](https://www.consumersenergy.com)  
or call **800-805-0490**  
Hearing/speech impaired: Call 7-1-1

**Service Address:**  
2167 Hamilton Rd; Okemos MI  
48864-1643  
Account: **1000 5603 2681**

## Account Information

Bill Month: November  
Service dates: 10/14/2021 - 11/14/2021  
Days Billed: 32  
Portion: 14 11/21

**Programs:**  
Auto Pay

## Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

## Meter Information

Your next scheduled meter read  
date is on or around 12/14/2021

### Electric Service:

Smart Meter  
Meter Number: 31278553  
POD Number: 0000004053513  
Beginning Read Date: 10-14  
Ending Read Date: 11-14  
Beginning Read: 35571  
Ending Read: 36293 (Actual)  
Usage: 722 kWh

Total Metered Energy Use: 722 kWh

## November Energy Bill

Invoice: 205901608520

### Account Summary

Last Month's Account Balance	\$225.06
Payment on October 15, 2021	\$108.69-
Payment on November 05, 2021	\$116.37-
<b>Balance Forward</b>	<b>\$0.00</b>

Payments applied after Nov 15, 2021 are not included.

### Electric Charges

Energy	722@ 0.091224	\$65.86
PSCR	722@ 0.007090	\$5.12
System Access		\$28.22
U20697 Deferral Surcharge	722@ 0.000555	\$0.40
Distribution	722@ 0.047786	\$34.50
FCM Incentive	722@ 0.000098	\$0.07
Power Plant Securitization	722@ 0.001256	\$0.91
Low-Income Assist Fund		\$0.87

**Total Electric** **\$135.95**

**Total Energy Charges** **\$135.95**

**Amount Due: \$135.95**  
**by December 07, 2021**

If you pay after the due date, a 2% late payment charge  
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.  
Visit [ConsumersEnergy.com/aboutmybill](https://www.consumersenergy.com/aboutmybill) for details about the above charges.

## NEWS AND INFORMATION

**Understanding Your Electric Bill: Power supply charges** include electric generation and transmission costs based on the amount of

kilowatt-hours (kWh) used. Different rates are charged depending on the time of year and the amount of energy used. Consumers Energy does not make a profit on the cost of fuel or purchased

power. More at  
[www.consumersenergy.com/ratesbiz](https://www.consumersenergy.com/ratesbiz).

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

## Ways to pay your energy bill:



**Auto-pay**  
Checking or savings

**Auto-pay**  
Discover® MasterCard®  
or Visa®  
(Eligibility varies)



**eLockbox**  
via ACH

Secure electronic  
payment with  
emailed remittance



**Same-day payment**  
[ConsumersEnergy.com](https://www.consumersenergy.com)

Discover® MasterCard®  
Visa® or eCheck



**Same-day payment**  
866-329-9593

Discover® MasterCard®  
Visa® or eCheck



**By mail**  
Check, money order

Consumers Energy  
Payment Center  
P.O. Box 740309  
Cincinnati, OH 45274-0309



**In person**  
Cash, check, card  
or money order

Varies by authorized  
payment location  
Fee may apply

For more information, visit [ConsumersEnergy.com/waystopay](https://www.consumersenergy.com/waystopay)

**From:** [Consumers Energy](#)  
**To:** [Amber Clark](#)  
**Subject:** Consumers Energy: Auto-pay Reminder  
**Date:** Tuesday, November 30, 2021 11:12:08 AM

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 LOG IN

# Auto-pay Reminder

**Account Number:** xxxx xxxx 2681

**Service Address:** 2167 Hamilton Rd Okemos MI 48864-1643

Hello,

We'd like to remind you that an automatic payment in the amount of \$135.95 is scheduled on December 07, 2021 for C/O DOWNTOWN DEV AUTH at 2167 Hamilton Rd Okemos MI 48864-1643. Your current account balance is \$135.95.

Please log into your [online account](#) to view your bill.

We value your business and thank you for being our customer.

Sincerely,  
Consumers Energy

Please do not reply to this automated email message.

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[Terms & Conditions](#) | [Unsubscribe](#)

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# 2022

## GOALS ACTION PLAN

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### **A. INFRASTRUCTURE ENHANCEMENTS**

Work with Ingham County to facilitate a successful replacement of the Okemos Road Bridge. Place an emphasis on traffic control in the adjacent neighborhoods.

Complete year three of the Meridian Township Local Road Improvement Plan. Our PASER rating at the end of 2022 shall be a minimum of 5.50.

Work jointly with the Michigan Department of Transportation to minimize the impacts of the Okemos Road/Grand River Avenue Enhancement Project.

Determine the financial feasibility of implementing of a Railroad Quiet Zone in the northern portion of the Township.

Continue to work with Ingham County officials to determine the most effective process to enhance the community's Broadband.

### **B. DIVERSITY, EQUITY AND INCLUSION**

Continue to work with Michigan State University, and the Michigan Department of Civil Rights, to foster a workplace that adheres to the highest standards of diversity, equity and inclusion.

Update the Township's 2015 Personnel Handbook with an emphasis on building equity for all.

Continue to offer DEI training opportunities across the organization on a regular basis.

### **C. ECONOMIC DEVELOPMENT**

Continue our efforts to bring vitality to the Village of Okemos with the assistance of the Meridian Redevelopment Fund, Brownfield Redevelopment Authority and Downtown Development Authority Tax Increment Financing Authority. Continue our efforts to revitalize downtown Haslett with the Pine Village development. Assistance available shall include the Brownfield Redevelopment Authority and the Meridian Redevelopment Authority.

Work cooperatively with the Michigan Economic Development Corporation (MEDC) and the Meridian Township Economic Development Corporation (EDC) to recertify our Redevelopment Ready Community (RRC) status.

Work in partnership with CBL Properties to forge a plan to accommodate a Meridian Mall Commercial Planned Unit Development.

#### **D. COMMUNITY PLANNING**

With the support of the Planning Commission, Township Board and residents, formulate a process to update the Township's 2017 Master Plan supporting green infrastructure.

In a cooperative manner with our Parks Commission, and the Department of Natural Resources, develop a 2022-2026 Parks and Recreation Master Plan.

Develop a policy, criteria and procedure for expanding public art.

Create a structure to broaden our affordable housing opportunities.

#### **E. ENVIRONMENTAL SUSTAINABILITY**

With the support of the Environmental Commission, develop a site and implementation for the Township's fourth solar project with a goal of 100% solar energy by 2035.

Work with the Environmental Commission to create a successful Wetland Campaign and Green Projects Initiative.

Create consistent enforcement of our wetland ordinance.

Continue to place a significant emphasis on community recycling events and improvements to Meridian's Recycling Center.

#### **F. FACILITIES, PARKS AND GROUNDS**

In cooperation with our Information Technology (IT) consultant, use our budgeted resources to bring substantial enhancements to our township's IT infrastructure.

Construct Phase I and II of the MSU to Lake Lansing Regional Pathway.

Demolish house on Okemos Road in preparation of building support facilities for the MSU-Lake Lansing Trail.

Improve capacity and safety by expanding parking at North Meridian Road Park and Central Park South

To improve water quality at Central Park South pond, install two Floating Natural Purification Islands planted with live vegetation.

#### **G. PUBLIC SAFETY**

Continue our commitment to implementing bold recruiting methods to maintain a police force of 41 and firefighter/paramedic of 34.

Purchase a new 2023 Pumper to replace Engine 93 built in 1999

Review and update our accreditation through the Michigan Association of Police Chiefs.

## **H. TOWNSHIP FINANCES**

Continue our 2017 pledge to voters by investing an additional \$1,500,000 into MERS to help reduce our underfunded pension liability.

Implement a thorough process for the distribution of the \$4,500,000 American Rescue Plan (ARP) funds.

## **I. COMMUNITY ENGAGEMENT**

Promote new features and build awareness for added functionality of the newly refreshed Township website. Encourage additional use of the Township's online services.

Strengthen and reinvigorate community support of the Township's brand through a multitude of platforms: Prime Meridian Magazine, new Township signage, digital channels and additional print materials.

Enhance the Town Hall Room audio and visual equipment to improve meeting room capabilities and better serve multimedia usage.

Foster an effective education plan regarding the Community Services Millage.

## **J. RETENTION, RECRUITMENT AND WELL-BEING**

Focus on implementing the 2022 Township Retention and Recruitment Program.

Develop creative ways to focus on and improve the team's well-being.

In an effort to foster teamwork, continue to offer programs and events such as team picnics, holiday parties and Lugnuts games.



## 2022 Economic Development Goals Action Plan

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- 1.) Provide quality leadership, support and management of the redevelopment of the Haslett and Okemos PICA's. Assist with implementation of the Meridian Redevelopment Fund, Brownfield TIF and DDA TIF for vertical construction.**
  - A. Manage and monitor meetings for application approvals to the Brownfield Redevelopment Authority, Downtown Redevelopment Authority and Meridian Economic Development Corporation
  - B. Seek alternative funding support mechanisms to strengthen the Meridian Redevelopment Fund
  
- 2.) Manage the recertification of Meridian Township's Redevelopment Ready status with the Michigan Economic Development Corporation. Assist with the implementation of the required policy or procedural changes.**
  - A. Assist with review and update of the Masterplan in advance of 2023
  - B. Update the Economic Development Strategy
  - C. Develop a Public Participation Plan for redevelopment sites
  - D. Develop a Public Incentives Policy to guide economic incentives
  - E. Develop a Community Brand/Marketing Plan
  
- 3.) Begin introductory conversations with property owners of Carriage Hills regarding redevelopment.**
  - A. Engage discussion with property owners and stakeholders of Carriage Hills
  - B. Engage neighboring residential neighborhoods in possible visioning meetings
  - C. Present vision to Planning Commission in advance of 2023 Masterplan update in an effort to include proposed vision for development
  
- 4.) Work cooperatively with the several Meridian Township Boards and Commissions, CBL Property Management team, Meridian Mall property owners and the Ingham County Drain office to implement development goals, in support of redevelopment of the Meridian Mall.**
  - A. Engage Meridian Mall property stakeholders and Ingham County Drain office in general site discussions regarding redevelopment.
  - B. Engage conversations with Community Planning Department and Planning Commission on zoning designations fit for future development
  - C. Seek funding mechanisms to financially support infrastructure, broadband or other public improvements at the site
  
- 5.) Support the small business owners negatively impacted by the reconstruction of Grand River M-43 in 2022-2023.**
  - A. Identify ways to promote business operations during the 18 month construction project
  - B. Seek funding mechanisms to financially support negative impacts due to construction, manage the funding through the Corridor Improvement Authority



**To: Downtown Development Authority**

**From: Amber Clark Director Neighborhoods & Economic Development**

**Date: January 3, 2022**

**Re: Annual Officer Election**

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DDA bylaws state:

The officers of the Authority shall be elected by the Board of Directors and shall consist of a Chairperson, Vice Chairperson and Secretary/Treasurer. The Board of Directors may also appoint a recording Secretary who need not be a member of the board.

The officers of the Board of Directors shall be elected annually by the board. If the election of the officers shall not be held or made at such meeting, such election shall be held or made as soon thereafter as it is convenient. Each officer so elected or appointed shall hold office for the term of which he/she is elected or appointed and until a successor is elected or appointed an qualified, or until his/her resignation or removal.

**Recommendation:**

Motion to approve the elected Officers for Chairperson, Vice Chair Person, Treasurer/Secretary for the 2022 year.

Attachments: Explanation of officers and positions.



Chairperson and Vice Chairperson: The Chairperson shall preside at all meetings of the Board of Directors and shall discharge the duties of a presiding officer. In the absence of the Chairperson or in the event of his/her inability or refusal to act, the Vice Chairperson shall perform the duties of the Chairperson and when so acting shall have all the powers and be subject to all the restrictions of the Chairperson.

Secretary/Treasurer: The Secretary/Treasurer shall attend all meetings of the Board of Directors and record all votes and the minutes of all proceedings in a book to be kept for that purpose. The Secretary/Treasurer shall prepare, with the assistance of appropriate Township officials, annual financial report covering the fiscal year of the Authority. The Secretary/Treasurer shall also preside at all meetings of the Board of Directors where the Chairperson and Vice Chairperson are also unavailable.

**Current Officers:**

Renee Korrey- **Chair**

Susan Fulk - **Vice Chair**

Peter Campbell Secretary- **Treasurer**



**To: Downtown Development Authority**

**From: Amber Clark Director Neighborhoods & Economic Development**

**Date: January 3, 2022**

**Re: Match on Main Business Grant Selection Criteria**

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### **Summary**

The Michigan Economic Development Corporation (MEDC) manages the “Match on Main” program, a reimbursement grant program that serves as a tool to support new or expanding place based businesses by providing up to \$25,000 in funding to support an eligible small business through an application submitted, administered and managed by a local unit of government, DDA or other DDA management board.

The Program requires a 10% funding match from the applicant, to meet the requirements the DDA could grant eligible businesses based on our included

### **History**

The MEDC announces the opening of the Match on Main program each year, and will run the program multiple times in a given year if funding is available. The MEDC values supporting place based businesses located in certified Redevelopment Ready Communities (RRC). Meridian Township is eligible for this program due to our active status as a RRC. MEDC sees small business as the cornerstone of what makes Michigan Downtowns thrive.

Meridian Township became a Redevelopment Ready Community in 2018 and has not applied for a Match on Main program since being awarded the status. Funding to support new businesses like Thatch Computer Consulting, a new software and computer design company in the DDA, could have used the funds to expand into the DDA.

In order to equitably select eligible businesses within the district the proposed “Match on Main” Grant Selection Criteria review was created. Included in this review criteria is the purpose of the program, eligibility requirements and overall mission of the program. Our recommendation is to allow the DDA to cover the 10% grant match cost at no charge to the business owner. Eligible entities and operators will apply through our selection review process and a nomination for eligible businesses will be made by the selection committee.

### **Budgetary Considerations**

**Planned Unit Development #20014 (Okemos Land Investment LLC)**  
**Planning Commission (August 24, 2020)**  
**Page 2**

The program requires no less than a 10% match from the applicant (the Downtown Development Authority). The recommendation is to allocate up to \$10,000 of the available DDA funds in support of individual grants. Each grant must be \$2500 or more to qualify for eligibility.

**Recommendation:** Motion to approve the attached Match on Main Grant Selection Criteria and implement the program to apply for the Match on Main for the eligible selected businesses in 2022.

Attachments:

DECEMBER - MEDC Match on Main program analytics



## DOWNTOWN MERIDIAN CHARTER TOWNSHIP “MATCH ON MAINSTREET” GRANT SELECTION CRITERIA REVIEW

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The Meridian Charter Township Downtown Development Authority (DDA), created the “Match on Main” Grant Selection Program as the equitable process to select an eligible business to support in funding with the Michigan Economic Development Corporation (MEDC) and the Match on Main program. “Match on Main” is a reimbursement grant program that serves new or expanding place based businesses in DDA’s. The Downtown Development Authority of Meridian Charter Township is eligible for the “Match on Main” program through the active Redevelopment Ready Community certification the Township earned. The following is the process by which the DDA will nominate a business for “Match on Main” for each eligible program cycle.

**Purpose:** Provide financial assistance to support eligible businesses currently located or moving into the Downtown Development Authority with business expansion, attraction or retention activities in support of their business.

**Maximum Grant Amount:** A grant match of up to \$2,500 per business location on a first come, first served basis.

**Total Grant Program Funds Available:** \$2,500 (10 grants available)

**Eligible Applicants:** Businesses within the Downtown Development Authority District of Meridian Charter Township, or businesses moving into the DDA district that meet the following criteria:

1. Is located within the [boundaries of the Downtown Development Authority or will move into the district within 6 months of the approved grant support](#); and,
2. Has a concept plan or business plan directly connected to the expansion, attraction or retention support necessary; and,

(Note: The applications above require submission and approval of a site plan. Several items requested for reimbursement under this Program may require the site plan approved for the temporary expansion specifically identify those items.)

3. Is current on all Township taxes.

**Eligible Expenditures:** Eligible expenditures must be directly associated with expenditures made to expand, attract or retain the business within the DDA service district.

**Ineligible Expenditures:** Franchises, big box retailers, businesses that have received the match on main program within 36 months, businesses whose primary sales come from CBD, Tobacco, Alcohol or Marihuana.

**Award Process:** If selected for a grant award, applicants must enter into an agreement with the Charter Township of Meridian/ The Downtown Development Authority and indicate what the grant commissioned, will be reimbursed under this Program and that the funds will be used to expand, attract or retain their business within the DDA district. Further, the applicant must agree to comply with all local, state and federal laws and regulations. Upon submission of receipts and proof of payment for approved purchases, applicants may be reimbursed for approved expenditures per their approved application



### **What are the eligible expenses which may be reimbursed with grant funding from Match on Main?**

A business interested in working with their local community to apply for a Match on Main grant must have a project and scope identified. Grant funds will be awarded up to \$25,000 to reimburse project activities occurring at a permanent commercial space that fit within the following eligible expenses, which must be paid by the business to an independent third party:

- Expenses for technical assistance items for design and layout of interior or exterior space, such as conceptual renderings of the interior or exterior floor plan, merchandise layout, other interior or exterior design concepts, and construction drawings, plans or specifications for interior or exterior space activation.
- Expenses for interior building renovation items, including rehabilitation of floors, walls, ceiling, rooms, electrical improvements, lighting and lighting fixtures, furniture and display renovations, installation of permanent kitchen or other equipment, and/or fire suppression or other code compliance items.
- Expenses for permanent or semi-permanent activation of an outdoor space, including a dining area, beer garden, or other place-based outdoor activation deemed acceptable by the DDA.
- Exterior signage, doors and windows may be permitted as an eligible expense if part of a larger outdoor space activation project.
- Expenses for general marketing, technology to assist in connecting with customers (example: website upgrades or e-Commerce integration), operational changes (example: shifting from dine in to carry out), the purchase of a point-of-sale system, or inventory expenses for retail goods.
- Expenses for permanent or semi-permanent business infrastructure related to COVID-19 recovery efforts such as items that promote the health and safety of employees and customers (examples include Plexiglas barriers, curbside service windows, etc.).

**Ineligible Expenses:** exterior improvements that could be considered as general maintenance, repairs, landscaping, or other non-place-based outdoor activation, employee wages, salaries or benefits, rent, mortgage, land contract or lease payments, utilities, equipment, machine or vehicle leases, vehicle payments, taxes, interest or insurance, professional fees, federal, state, or local application, licensing, permit or similar fees, bank or other lender financing, interest, inspection fees or costs, credit card processing fees; non-infrastructure COVID-19 expenses, such as disposable PPE, including masks or other face coverings, gloves, or hand sanitizer, property acquisition, projects on residential property, or any other capital expenditure (including soft costs)



## BUSINESS GRANT SELECTION PROCESS

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Companies will be reviewed for eligibility using the attached 'Local Business Worksheet' and then scored with the 'Business Scoring Matrix' to better identify eligible businesses for the Match on Main grant.

A selection committee comprised of 4 members of the Downtown Development Authority and the Economic Development Director will recommend the support of an eligible grant request for a business to enter the Match on Main program.

The selection committee members will be determined at the time of each grant request application to avoid conflict of interest on eligible projects. Applications should be evaluated on whether there is a direct or indirect conflict of interest for a member on the selection committee. As an example, a business owner that is also part of the local applicant's board cannot have any part or perceived role in the selection process or management of the grant or funding.



## LOCAL BUSINESS WORKSHEET

Match on Main

Local Business Worksheet

The Downtown Development Authority of Meridian Charter Township

Local Business Worksheet		
<b>Point of Contact</b>	First and Last Name:	
	Email:	
	Cell Number: <input type="text"/>	Office Number: <input type="text"/>
	Best way to contact: <input type="checkbox"/> Email <input type="checkbox"/> Cell Phone <input type="checkbox"/> Office Phone	
	Business Role: <input type="checkbox"/> Owner <input type="checkbox"/> Employee <input type="checkbox"/> Other: Please describe your role	
<b>Business Information</b>	Legal Business Name:	
	dba (if applicable):	
	Street Address: <input type="text"/>	City: <input type="text"/>
	State: <input type="text"/>	Zip Code: <input type="text"/>
	Employer Identification Number (EIN):	
	Date of Business Formation (filed with LARA):	
	If sole proprietor, check here <input type="checkbox"/>	
	Business Type: <input type="checkbox"/> Retail <input type="checkbox"/> Restaurant <input type="checkbox"/> Service <input type="checkbox"/> Other	
	Please select the 4-digit NAICS Code that best represents your industry:	
	<input type="checkbox"/> 4421 Furniture Stores	
	<input type="checkbox"/> 4422 Home Furnishings Stores	
	<input type="checkbox"/> 4452 Specialty Food Stores	
	<input type="checkbox"/> 4461 Health and Personal Care Stores	
<input type="checkbox"/> 4482 Shoe Stores		
<input type="checkbox"/> 4483 Jewelry, Luggage, and Leather Goods Stores		
<input type="checkbox"/> 4511 Sporting Goods, hobby, and Musical Instrument Stores		
<input type="checkbox"/> 4512 Book Stores and News Dealers		
<input type="checkbox"/> 4523 General Merchandise Stores, including warehouse clubs and supercenters		
<input type="checkbox"/> 4531 Florists		
<input type="checkbox"/> 4532 Office Supplies, Stationary, and Gift Stores		
<input type="checkbox"/> 4533 Used Merchandise Stores		
<input type="checkbox"/> 4539 Other Miscellaneous Store Retailers		
<input type="checkbox"/> 7223 Special Food Services		
<input type="checkbox"/> 7224 Drinking Places (alcoholic beverages)		
<input type="checkbox"/> 7225 Restaurant and other eating places		
<input type="checkbox"/> 8121 Personal Care Services		
<input type="checkbox"/> 8129 Other personal services		
<input type="checkbox"/> Other: Please identify 4-digit NAICS if not listed above. _____		
Is your business a for-profit entity? <input type="checkbox"/> Yes <input type="checkbox"/> No		



	Is your business headquartered in Michigan? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	How many <b>NEW</b> jobs are going to be <b>CREATED</b> by your business (full and part time)?	Full Time _____ Part Time _____
	How many <b>EXISTING</b> jobs are going to be <b>RETAINED</b> by your businesses (full and part time)?	Full Time _____ Part Time _____
<b>For New Businesses (in operation 12 months or less)</b>	Identify the total square footage of the space the business is/will occupy:	Exterior Square Footage:
		Interior Square Footage:
	How long had the space being activated been vacant or underutilized?	
	When did the business open? Or when does the business plan to open?	
<b>For Existing Businesses (in operation more than 12 months)</b>	Identify the total square footage of the interior space the business is occupying:	
	Identify the total square footage of any <b>NEW</b> (currently vacant or underutilized) space being activated?	Exterior Square Footage:
		Interior Square Footage:
	How long has the space being activated been vacant of underutilized?	
<b>Required Business Plan Submission</b>	<ul style="list-style-type: none"> <li>• <u>New businesses (operating 12 months or less) are <b>REQUIRED</b> to provide a copy of a detailed business plan that has been reviewed by a third-party small business resource provider as part of the Match on Main application.</u></li> <li>• <u>Existing businesses (in operation more than 12 months) have the <b>OPTION</b> to provide a business plan as part of the project application.</u></li> <li>• <u>Reference the Match on Main Program Guide for Business Plan elements that need to be included.</u></li> </ul>	
<b>Business Location</b>	Is your business a brick-and-mortar storefront with face-to-face operations located within your community's traditional downtown, historic neighborhood commercial corridor, or an area planned and zoned for concentrated commercial district? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Does the business lease the space it resides in? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the remaining lease term?	
	Does the business or business owners own the building it is located in? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	What is the current taxable value of the property?	
<b>Project Scope</b>	Describe in detail the project scope of work for which reimbursement is sought from Match on Main funds.	



	Proposed start date:
	Proposed completion date:
	Eligible Activities Being Considered as Part of the Project Scope (Check all that apply):
	<input type="checkbox"/> Technical Assistance <input type="checkbox"/> Interior Building Renovation <input type="checkbox"/> Permanent or semi-permanent activation of outdoor space <input type="checkbox"/> Permanent or semi-permanent business infrastructure related to COVID-19 recovery efforts <input type="checkbox"/> General marketing and/or technology <input type="checkbox"/> Other _____

<b>Project Budget</b>	Grant Request:		
	Private Investment (a minimum 10% match is required):		
	Source(s) of matching funds:		
	Provide a detailed list of all items and cost of the work to be performed or the items to be purchased that will support a reimbursement request from the Match on Main dollars. Be specific by providing vendor, items and quantity, and cost.		
	<b>Vendor</b>	<b>Item / Quantity</b>	<b>Cost</b>
<i>Insert additional lines as needed.</i>			





*Describe how the execution of the proposed project will result in business growth. Please provide specific examples.*

*Describe how the proposed project will result in increased efficiencies in operations and/or will result in the activation of underutilized or vacant space. Please provide specific examples.*



	<p><i>How is execution of this project anticipated to result in the creation and/or retention of jobs within your business? Please include at least the following information: number of jobs that will be retained and/or created (including owner/operator, if applicable), the type of jobs that will be retained and/or created, and whether the job(s) retained and/or created will be full or part time positions. Note that Match on Main is not evaluating projects based on the number of jobs created or retained, but simply would like to understand how projects will impact job creation and/or retention.</i></p>



	<p><i>Recognizing that Match on Main is a grant reimbursement program, how do you intend to cover the costs associated with your project prior to receiving reimbursement from the Michigan Economic Development Corporation? In your response, please be sure to include the total cost of the project, what sources of funds will be used to pay for all elements of the project PRIOR to Match on Main reimbursement, the amount of each funding source planned to be used and when funds will be available for each identified source.</i></p>	
<p><b>Additional MEDC Program Requirements</b></p>	<p><b>Match on Main Program:</b> Match on Main is a grant program for small businesses and has awarded two previous funding rounds. (This does not include the Match on Main – COVID19 Response Program). Please verify that you HAVE NOT previously been awarded Match on Main funding. Find a list of previous grantees here: <a href="https://www.miplace.org/small-business/resources/">https://www.miplace.org/small-business/resources/</a>.</p>	<p><input type="checkbox"/> Yes, I have received Match on Main funding previously.</p> <p><input type="checkbox"/> No, I have not received Match on Main funding previously.</p>
	<p><b>Ineligible Business Types:</b> The Program Guidelines outline a number of ineligible business types including franchises (including independent contractor agreements), businesses located in stripe malls (unless located in an area zoned and approved for future concentrated mixed-use development), “big box” retailers, businesses whose primary sales come from marijuana, CBD, tobacco, and/or any other businesses deemed ineligible by the MEDC.</p>	<p><input type="checkbox"/> I understand</p> <p><input type="checkbox"/> I do not identify as an ineligible business</p>
	<p><b>Program Guide:</b> The Match on Main Program Guide should be reviewed by the business owner prior to completing the Local Business Worksheet. Review the program guide here: <a href="https://www.miplace.org/small-business/match-on-main/">https://www.miplace.org/small-business/match-on-main/</a></p>	<p><input type="checkbox"/> I have reviewed the MOM Program Guide</p>
	<p><b>Reimbursement Grant Program:</b> Match on Main is a reimbursement grant program provided to local units of government, downtown development authorities, or other downtown management or community development organizations who administer funds to the small business that applicant applied on behalf of.</p>	<p><input type="checkbox"/> I understand</p>



	<p><b>Sub-grant Awards:</b> Grantees will be required to enter into a sub-grant agreement with the small business being supported.</p>	<input type="checkbox"/> I understand
	<p><b>Compliance &amp; Post-grant Reporting:</b> If awarded, businesses will be required to complete compliance requirements and post-grant reporting.</p>	<input type="checkbox"/> I understand
	<p><b>Required Attachment – Third Party Cost Estimate:</b> I have gathered and will submit a project cost estimate for proposed work that includes scope and total cost in a separate document.</p>	<input type="checkbox"/> I have included these as part of my application submission
	<p><b>Required Attachment – Photos:</b> I have provided a minimum of three photos that represent the scope of Match on Main request (including at least one exterior photo and at least one photo of the interior of the space)</p>	<input type="checkbox"/> I have included these as part of my application submission
<p><b>Local Questions &amp; Considerations</b></p>	<p><b>QUESTION 1:</b> Describe in detail how the use of the “Match on Main” grant will support the mission of the Downtown Development Authority through your project.</p>	
	<p><b>QUESTION 2:</b> Describe in detail how the grant will impact you over the next two years? Do you foresee the need to reapply for public assistance before the next two years?</p>	
	<p><b>QUESTION 3: INSERT TEXT HERE ?</b></p>	



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**\*\*Upon application completion, please submit to:**  
**Amber Clark Neighborhoods & Economic Development Director**  
**[Clark@meridian.mi.us](mailto:Clark@meridian.mi.us) or 517.8583.4568**

**MICHIGAN ECONOMIC DEVELOPMENT CORPORATION  
MATCH ON MAIN GRANT AWARDS - DECEMBER 16, 2021**

Twenty-eight communities around Michigan have been awarded 41 “Match on Main” program grants totaling \$1,011,057 aimed at supporting small local businesses. Each community will receive a grant (or grants) for their participating Match on Main business. The grants are expected to create or retain 228 full-time jobs and 374 part-time jobs, and the projects are expected to generate a total private investment of over \$1.76 million.

Match on Main is a reimbursement grant program, provided by the Michigan Economic Development Corporation, that serves as a tool to support new or expanding place-based businesses by providing up to \$25,000 in funding to support an eligible small business through an application submitted, administered, and managed by the local unit of government, downtown development authority, or other downtown management or community development organization where the business is located.

Grants may be used by the business for eligible expenses that support technical assistance, interior building renovations, permanent or semi-permanent activation of an outdoor space, and other working capital needs such as marketing needs and inventory expenses. Additional needs identified by the business and supported by the local community also will be considered. The grant applicant – which is the local entity applying on behalf of the small business seeking grant support – must represent a community that is a certified Redevelopment Ready Community® or is a select or master level Michigan Main Street Community.

Region	Applicant	Business	Project Description	Grant Amount	Full & Part-Time Jobs Created	Full & Part-Time Jobs Retained	Matching Funds & Private Investment	Congressional	Senate	House
1	City of Houghton	Good Times Music (Retail)	Improvements to interior and exterior of the building including the replacement of flooring throughout the retail space and installation of an awning on the exterior to help prevent sun damage on the musical equipment.	\$25,000	1	3	\$4,374	Bergman	McBroom	Markkanen
1	City of Marquette	Ore Dock Brewing (Service)	Expansion of outdoor dining services via the creation of an outdoor beer garden.	\$25,000	6	21	\$148,894	Bergman	McBroom	Cambensy
1	City of Marquette	Superior Culture (Service)	Conversion of the building's second story into additional dining/patron space.	\$25,000	3	6	\$31,460	Bergman	McBroom	Cambensy
1	City of Sault Ste. Marie	Co-Ed Flowers and Gifts (Retail)	Adaptation of new retail space, including purchase and installation of an outdoor greenhouse, new building signage and mural, and inventory purchases for the greenhouse.	\$25,000	2	8	\$7,259	Bergman	Schmidt	Damoose
2	City of Cadillac	Owl Eye Coffee Roasters (Retail)	Interior building improvements to janitorial space and HVAC system and assist with installation of garage door to allow for indoor/outdoor dining and coffee bean storage.	\$25,000	6	1	\$8,295	Moolenaar	VanderWall	Hoitenga
2	Charlevoix Downtown Development Authority	Smoke on the Water (Restaurant)	Interior improvements to tenant's basement and second story building space allowing for expansion of kitchen prep and storage space.	\$25,000	10	15	\$4,301	Bergman	Schmidt	Borton
2	Charlevoix Downtown Development Authority	Café Meria (Restaurant)	Purchase necessary café equipment for new business.	\$25,000	7	0	\$56,538	Bergman	Schmidt	Borton
2	City of Manistee	Blue Fish Kitchen (Restaurant)	Expand outdoor deck and fund natural gas heating features and installation of outdoor firepits.	\$25,000	6	26	\$20,823	Bergman	VanderWall	O'Malley

Region	Applicant	Business	Project Description	Grant Amount	Full & Part-Time Jobs Created	Full & Part-Time Jobs Retained	Matching Funds & Private Investment	Congressional	Senate	House
2	City of Petoskey	Tom and Dick's Party Store (Retail)	Interior building renovations including installation of new flooring, creation of a hot food bar, and new stainless steel sink. In addition, the applicant plans to install a bike rack on the exterior of the building.	\$25,000	0	4	\$9,415	Bergman	Schmidt	Damoose
3	City of Alpena	Hopside Brewery (Restaurant)	Purchase of brewery bottling equipment to assist with on-the-go beer sales and the purchase/installation of outdoor igloos to accommodate winter space activation.	\$21,250	4	21	\$2,175	Bergman	Stamas	Allor
3	City of Alpena	The Fresh Palate LLC (DBA Backyard's) (Restaurant)	Activation of a vacant, underutilized building and parking lot, transforming it into a restaurant and an outdoor food truck park.	\$25,000	14	27	\$42,860	Bergman	Stamas	Allor
3	Cheboygan Downtown Development Authority	Shine Boutique & Tanning (Service)	Renovation of the vacant commercial space into a vibrant boutique and tanning salon including HVAC, door installation, painting, electrical, and plumbing.	\$25,000	3	8	\$175,000	Bergman	Schmidt	Damoose
3	Cheboygan Downtown Development Authority	Cheboygan Coffee Roasters (Restaurant)	Purchase of coffee bean inventory and outdoor dining furniture, and creation of marketing/ design elements such as packaging, building decals and a building awning.	\$25,000	8	0	\$35,000	Bergman	Schmidt	Damoose
3	Grayling Main Street	Rolling Oak Brewing Company (Other)	Purchase new brewing equipment.	\$18,807	0	6	\$1,808	Bergman	VanderWall	Rendon
3	Grayling Main Street	White Pine and Petals (Retail)	Purchase of inventory for the retail space and flower shop, purchase and installation of a new point of sale (POS) system, minor interior upgrades, and technical assistance training for the retail operations.	\$25,000	3	3	\$27,500	Bergman	VanderWall	Rendon
4	City of Allegan	Tantrick Brewing Co, LLC (Restaurant)	Assist brewery in expanding existing taproom into the neighboring building, including additional space for indoor dining and games.	\$25,000	3	8	\$16,200	Upton	Nesbitt	Whiteford
4	Grand Haven Main Street	JW's Food and Spirts (Restaurant)	Interior renovation of dining furniture, fixtures and equipment, minor exterior façade improvements, garage door installation for indoor and outdoor dining, and new front window installation.	\$25,000	4	36	\$83,000	Huizenga	Victory	Lilly
4	Uptown Grand Rapids Inc.	Brown Butter Creperie and Café (Restaurant)	Improvements to greenhouse and courtyard to expand indoor and outdoor dining options and purchase of new flooring.	\$25,000	13	6	\$10,000	Meijer	Brinks	Hood
4	Uptown Grand Rapids Inc.	LORDE Beauty and Cosmetics (Retail)	Expanded inventory offerings, interior displays, and digital marketing campaigns via	\$25,000	2	3	\$2,500	Meijer	Brinks	Hood

Region	Applicant	Business	Project Description	Grant Amount	Full & Part-Time Jobs Created	Full & Part-Time Jobs Retained	Matching Funds & Private Investment	Congressional	Senate	House
4	Wayland Main Street	Wayland Hotel Bar and Grill (Restaurant)	Purchase and installation of three garage doors to expand indoor/outdoor dining	\$25,000	3	13	\$2,696	Upton	Nesbitt	S. Johnson
5	City of Gladwin	The Homestead, LLC (Restaurant)	Upgraded electrical, plumbing, and kitchen/bath features to allow for the creation of a new coffee shop in downtown	\$25,000	7	0	\$125,841	Moolenaar	Stamas	Wentworth
5	City of Gladwin	Pale Blue at the Stone House (Restaurant)	Expansion of the restaurant's outdoor dining offerings through the creation of an outdoor beer garden.	\$25,000	8	18	\$7,780	Moolenaar	Stamas	Wentworth
5	Middle Michigan Development Corporation	Blue Gator Sports Pub and Grill (Mt. Pleasant) (Restaurant)	Purchase of new indoor dining furniture.	\$25,000	11	20	\$18,326	Moolenaar	Outman	Hauck
5	Middle Michigan Development Corporation	Ginkgo Tree Inn (Mt. Pleasant) (Service)	Installation of an outdoor dining deck overlooking the Chippewa River.	\$25,000	8	4	\$29,132	Moolenaar	Outman	Hauck
5	Middle Michigan Development Corporation	Up North Coffee (Harrison) (Retail)	Inventory purchases and expansion of the retail space to include storage and customer fitting rooms.	\$25,000	3	7	\$133,646	Moolenaar	Outman	Wentworth
5	Saginaw Downtown Development Authority	Gee'Ques LLC (Restaurant)	Interior renovations necessary for the successful opening and operation of a new restaurant in Old Town Saginaw.	\$25,000	4	14	\$4,482	Kildee	Horn	O'Neal
6	Lapeer Downtown Development Authority	Center for the Arts of Greater Lapeer (Service)	Installation of a new lighting system.	\$25,000	1	8	\$29,226	McClain	Daley	Howell
6	Lapeer Downtown Development Authority	Woodchips BBQ (Restaurant)	Interior building renovations to the basement and first story of the building, including furniture, fixtures and equipment.	\$25,000	10	26	\$306,595	McClain	Daley	Howell
6	City of Swartz Creek	Burrito Bros/ Back Alley Subs (Restaurant)	Outdoor dining activation, façade beautification (signage and siding), new flooring, and new interior furnishings.	\$25,000	19	0	\$120,323	Kildee	Horn	Cherry
7	City of Lansing	Lansing Art Gallery & Educational Center (Retail)	Interior build out of the Gallery's new space.	\$25,000	1	8	\$80,000	Slotkin	Hertel	Anthony
7	City of Lansing	Strange Matter Coffee (Restaurant)	Purchase and installation of a kitchen hood, including ventilation and electrical.	\$25,000	15	6	\$57,500	Slotkin	Hertel	Anthony
7	City of St. Johns	Fab Five Design, LLC (Retail)	Interior renovation of backroom, creating additional space for the creation of local artwork. Examples include a new workbench, spray paint booth with proper ventilation, and additional storage areas.	\$25,000	3	3	\$3,000	Moolenaar	Barrett	Filler
8	Albion Economic Development Corporation	Yellow Bird Chocolate Shop (Retail)	Interior electrical improvements and chocolatier equipment.	\$25,000	2	8	\$6,640	Meijer	Bizon	Haadsma
8	Village of Cassopolis	The 144 Market (Other)	Interior building renovation and outdoor seating activation to accommodate the creation of a business incubator space.	\$25,000	15	0	\$19,500	Upton	LaSata	Carra
8	Marshall Economic Development Authority	Marshall Hardware, LLC (Other)	Creation/renovation of an outdoor display center and pergola.	\$25,000	3	3	\$2,500	Meijer	Bizon	Hall

Region	Applicant	Business	Project Description	Grant Amount	Full & Part-Time Jobs Created	Full & Part-Time Jobs Retained	Matching Funds & Private Investment	Congressional	Senate	House
8	City of Niles Downtown Development Authority	Apothica Teas, LLC (Restaurant)	Creation of additional indoor dining and event space.	\$21,000	5	10	\$5,000	Upton	LaSata	Paquette
8	Downtown Development Authority of South Haven	Rocket Arcade (Other)	Business inventory and offerings expansion, including graphic arcade t-shirts and prints and snack bar inventory; support marketing efforts through promotional photography.	\$25,000	2	4	\$16,425	Upton	Nesbitt	Griffin
8	Downtown Development Authority of South Haven	Rock N' Road Cycle (Retail)	Interior renovations to the current sales floor and mechanic stations.	\$25,000	3	8	\$56,350	Upton	Nesbitt	Griffin
9	Jackson Downtown Development Authority	Jackson Candle Company (Retail)	Interior building improvements, including painting, installation of flooring, and interior light fixtures.	\$25,000	2	2	\$6,631	Walberg	Shirkey	Alexander
9	Ypsilanti Downtown Development Authority	Bellflower Restaurant (Restaurant)	Business expansion through the creation of new interior dining space.	\$25,000	4	6	\$29,908	Dingell	Irwin	Peterson
9	Ypsilanti Downtown Development Authority	Earthen Jar Inc. (Restaurant)	Interior & exterior building renovations.	\$25,000	4	4	\$12,711	Dingell	Irwin	Peterson
				\$1,011,057	228	374	\$1,761,613			

Note: U.S. Senators Stabenow and Peters notified of all Match on Main grant awards



**To: Downtown Development Authority Members**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: January 3, 2022**  
**RE: Downtown Development Authority Goals 2022**

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### **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. Included in the packet is the approved 2022 Township goals adopted by the Township Board at the December 14, 2021 Township board meeting. To appropriately plan the activities of the Downtown Development Authority, the following goals are proposed to support the overall general activities of the Township and the DDA's mission.

The Mission of the DDA- is to beautify and revitalize downtown Okemos as a desirable place to shop, live and do business. It is a commitment to promoting an improved quality of life by creating a friendly walkable community, embracing the natural aesthetics of the river and parks.

**The following proposed goals align with the Township's goals and Economic Development Department goals in pursuit of our priorities:**

- 1. Provide quality leadership and management of the redevelopment of Downtown Meridian "Downtown Okemos" as a desirable place to do business, shop and live.**
  - A. Support redevelopment projects in the entire district of the DDA with assistance with application to the DDA TIF and assistance with the Meridian Redevelopment Fund.
- 2. Actively pursue the recertification status as a Redevelopment Ready Community**
  - A. Working alongside the Economic and Community Planning departments, meet the requirements of the Michigan Economic Development Corporation for various tasks
  - B. Support the review and implementation of a new Economic Development Strategy
  - C. Assist with the creation of a Public Incentives Policy to guide selection of economic incentives
- 3. Support the small business community in the DDA through the Okemos Bridge and M-43 Grand River reconstruction project.**
  - A. Identify ways to promote business operations in the district during construction
  - B. Seek funding mechanisms to financial mitigate negative impacts to businesses due to construction.



### **Budgetary Considerations**

Promotion and support of the Match on Main or other small business grants could be an immediate budgetary item in 2022. Applications to the DDA TIF would have determined dollar amounts included and confirmed plans on the distribution of those funds.

Amber Clark  
Neighborhoods & Economic  
Development Director  
Meridian Township  
Economic Development and Projects  
February 2022

### **New Businesses Opening/Relocating**

- Xavier DeGroat Autism Museum
- My Eye Candy Boutique
- Fitness Factory

### **Under Construction**

- |                              |                      |
|------------------------------|----------------------|
| • Haslett Marathon           | 1619 Haslett Road    |
| • Fedewa Condos              | Chief Okemos Circle  |
| • Copper Creek               | Haslett Road         |
| • Joe's on Jolly             | 2360 Jolly Road      |
| • Veterinarian Clinic        | 4737 Marsh Road      |
| • Buddy's Pizza              | 2010 Grand River Ave |
| • Sparrow 24 Hr Emergency Rm | 2446 Jolly Road      |
| • Silverstone Estates        | Powell Road          |
| • Woodward Way               | Sirhal Drive         |

### **Approved/Not Commenced**

- New\* Car Wash 2703 E Grand River Ave
- New\* Consumers Credit Union 2775 E Grand River
- 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*

### **Ribbon Cuttings:**

Xavier DeGroat Autism Museum 2/4 @ 6:30pm  
Meet Sweet Bakery & Tea – TBD Winter  
Veterinarian Clinic “Evergreen” Clinic – TBD Spring  
Nothing Bundt Cakes- TBD Spring  
Joes On Jolly -TBD Spring  
Buddy's Pizza- TBD Spring

### **Other Township Happenings:**

- Zoning Board of appeals approves parking variance for Trader Joe's retailer

### **Closings:**

- Cheezy D's Deli and Dogs
- Outback Steakhouse