



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, July 12, 2021 – Minutes

Members

Present: Susan Fulk, Renee Korrey, Bill Cawood, Will Randle, Jim Raynak, Scott Weaver, Jim Spanos and Peter Campbell

Members

Absent: Supervisor Ron Styka and Tom Stanko,

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, Township Manager Frank L. Walsh and Executive Assistant Michelle Prinz

Others

Present: Carmine Avantini, President CIB Planning, Township Trustee Patricia Herring Jackson

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

Chair Korrey recommended to modify item 9A to read Downtown Development Authority Celebrate Okemos Discussion.

MOTION BY MEMBER FULK TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.

3. APPROVAL OF MEETING MINUTES OF JUNE 7, 2021

MOTION BY MEMBER FULK TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 8-0.

4. PUBLIC REMARKS

Member Spanos mentioned that the former C & C Greenery building has had no success in securing a renter or selling the building. Also, he reported he has two vacancies in his building. These have been difficult times and hoping for improvement.

5. FINANCIAL REPORT

A. Monthly Financials

Director Clark reported that the current bank statement is not available yet. Discussion on if any DDA income will be adjusted based on the building demolition. Director Clark will follow up with Assessor Lee on the question.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill June 2021

MOTION BY MEMBER FULK TO APPROVE THE PAYMENTS OF THE JUNE 2021 CONSUMERS ENERGY BILL IN THE AMOUNT OF \$109.59. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 8-0.

7. OLD BUSINESS

A. Downtown Development Authority Celebrate Okemos Discussion

Chair Korrey discussed postponing the originally scheduled October 9th Celebrate Okemos event until next year.

MOTION BY MEMBER FULK TO DEFER CELEBRATE OKEMOS AND REVISIT THE EVENT IN 2022. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.

8. NEW BUSINESS

A. Village of Okemos-Downtown Revitalization Letter of Support

Director Clark reported she has drafted a letter of support for the overall project for the DDA to send to the Board and Director Schmitt. There was discussion that the letter was well written and the benefit of the infrastructure redevelopment of the project.

MOTION BY MEMBER KORREY TO APPROVE THE VILLAGE OF OKEMOS-DOWNTOWN REVITALIZATION LETTER OF SUPPORT. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 8-0.

B. Downtown Development Authority Tenant Incentives

Carmin Avanti discussed the fact that more restaurants and specialty retail are in need of public funding. Local government tax authorities can use their TIF funds for development. Possible examples may include façade improvements, business improvements, and lease incentives. Director Clark suggested having a study session to discuss what direction the DDA would like to pursue.

C. Selection of Date/Time Downtown Development Authority Study Session

Director Clark will send out a poll to schedule the study session with weekday and Saturday options. The goal will be to have the session within the next 30 days.

9. REPORTS

A. Township Board

No report

B. Township Manager

Manager Walsh reported the following:

- Solar project is almost complete at the Service Center
- Local road work is underway. Haslett and Shaw is next.
- Working on sending out the citizen survey
- Working on some type of community Labor Day celebration
- Entry signage will be replaced
- Discussion on broadband
- Upgrading the Township website
- Ashley Winstead, Assessor and Tim Schmitt, Community Planning & Development Director have joined our team from the City of Howell
- Township is fully re-opened
- Retiree health care is 100% funded and the Meridian Township pension is 100% funded
- MERS is 62% funded up from 50% funded

C. Planning Commission

No report

D. Chair Report

Chair Korrey showed appreciation to the Township Board for forgiving the DDA debt to the Township.

E. Staff Report

Director Clark shared they are working on the MUPUD ordinance update and an update to the sign ordinance. Rezoning currently include Midwest Power and the Meridian Company. Wednesday at 7:00pm will be the Okemos development talk.

10. OPEN DISCUSSION/BOARD COMMENTS

Carmine Avantini mentioned that he just received an article stating the trends are increasing for experience based businesses.

11. PUBLIC REMARKS

4619 Okemos Road stated to please incorporate greenspace into the Village of Okemos project. Trustee Jackson asked what the DDA is willing to support in a project in Downtown Okemos.

12. NEXT MEETING DATE

a. August 2, 2021, 7:30am

13. ADJOURNMENT

The meeting was adjourned at 8:55am without objection.