



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, October 1, 2020– Minutes -DRAFT

Members

Present: Jade Sims, Joel Conn, Treasurer Phil Deschaine, David Ledebuhr, Tom Conway, Brenda Chapman, Township Manager Frank Walsh, Trustee Kathy Ann Sundland, Mikhail Murshak, Kimberly Thompson and Adam Carlson

Members

Absent: Shawn Dunham, Peter Trezise

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Planning Commissioner, Community Planning & Development Director Mark Kieselbach

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:30 am and Member Thompson 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. INTRODUCTION

The New Neighborhoods & Economic Development Director Amber Clark spoke about work in City of Jackson with the past 10 years spurring recent downtown development. She is recent MSU grad that moved to Haslett in 2016.

4. APPROVAL OF THE AGENDA

MOTION BY MEMBER CONN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

5. CONSENT AGENDA

- a. Minutes-August 6, 2020
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CHAPMAN TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 11-0.

6. PUBLIC REMARKS

None.

7. NEW BUSINESS

a. MABA-Gift Card Program

Director Clark gave a short update on the MABA -Gift Card Program. It is a \$1000 from MABA, with a match of funds of \$1,000 from the Meridian EDC. Chair Jade Sims requested if Director Clark did receive an update from MABA regarding the gift card program. She did share that she was in contact with Chaz C and Jen of MABA about whether the gift cards could purchase alcoholic beverages. Chaz explained that once the agreement and conditions are signed there is no real way of tracking that purchase. Gift cards are like cash and should someone purchase a beverage with their food that is an authorized purchase.

Amber did confirm that the gift card program would be for Meridian township businesses and would not be eligible for businesses not within the township.

8. OLD BUSINESS

a. Committee Reports

We plan to reengage the business promotion committee after the election. Director Clark spoke that she has the recent conversations and work that was started by Ken Lane. Chair Sims spoke regarding the Communications Department needing to wait until after the election.

Regarding the school district engagement committee, Director Clark reported the schools will have some re-engagement from the Township soon. With COVID-19, the golf carts are on a hold right now.

b. Business Needs Survey

If anyone has changes, please send them to Director Clark and she will work with the Communications Department to send it out after the election.

9. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland discussed the following items:

- SUP for Andev group behind Indian lakes neighborhood- senior complex for independent and assisted living.
- The 2021 recommended budget was approved.
- Pine Village Brownfield Plan considering a \$12 million capital investment and a \$2 million for brownfield reimbursement -15 year project.

b. Township Manager

- The total investment in the community through August of 2019 was \$38 Million versus \$41.6 million in investment through August 2020.

- \$700k for Redevelopment funds Working with Village of Okemos to get building down by Dec 15th. Incentivized interest rates if they act quickly the interest rate increases. Solar \$100k for each year 2018-2019. 2020 for \$300k.
 - Silverleaf 150 homes
 - Copper creek 125 homes
 - Silverstone on Powell and Grand River 28 Homes
 - Buddies Pizza, Anna's House, Harris Nature Center, Marketplace on the Green ribbon cutting on October 7th at 4:00pm.
- c. Planning Commission
Director Kieselbach provided a summary of recent Planning Commission activities.
- d. Chair
No report.
- e. Staff
- Consumers Energy has some assistance for businesses and residents seeking funds to pay for utility bills. Director Clark reached out to the PR manager to clarify as 211 is helping to facilitate the income qualified program.
 - Following up with MABA about the gift card program,, deadlines getting up to speed.
 - Made many introductions this week with more to go! Yesterday Director Kieselbach and Director Clark met briefly with LEAP and SmartZone representatives to get a feel for this upcoming opportunity. SmartZone related to Local Development Financing Authority administration through MEDC (City of Lansing, East Lansing and after Board approval Meridian Township).
 - The SmartZone is a (TIF) Authority that will establish much like the Corridor Improvement Authority did with the emphasis on capturing tax increment increases to divert back to the specified area. Director Lane may have mentioned this was something he and the Township were working on. The initial Authority's TIF plan was to capture for 15 years which ends in June of 2021. They will extend for another 5 years to continue this work and Meridian Township will become a new member with approval by the board.
 - Getting the list of all 42 grantee awards make sure that we send a letter of congratulations.

10. COMMUNITY REPORTS

- a. Meridian Mall
COVID hit and is presenting many challenges. It is a jewel in the CBL properties issues. They are excited about the Marketplace on the green project. CBL is in a bankruptcy scenario. They will restructure and will do their best to move forward. JCP has been sold and they are negotiating to keep the stores open. Paid \$660K tax bill. \$0 on the property as of now.
- b. Marketplace on the Green
The Market has had a large following and participation. Many vendors are seeing a 200% increase in sales. The Farmers' market is a safe way to shop.
- c. MABA
Shawn is still on the board. Meetings are monthly no update at this meeting.

11. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- November 5, 2020 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting.