



Charter Township of Meridian
Meridian Economic Development Corporation
Nelson Room of Public Safety Building
5151 Marsh Road, Okemos, MI 48864
Thursday, November 3, 2022- Minutes -DRAFT

Members

Present: Dave Ledebuhr, Shawn Dunham, Chair Kimberly Thompson, Treasurer Phil Deschaine, Trisha Bird, Kathy Sundland, Brenda Chapman, and Adam Carlson

Members

Absent: Township Manager Walsh, Tom Conway and Henry Kwok

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Assistant Township Manager Dan Opsommer, and Planning Commissioner Peter Trezise

1. CALL MEETING TO ORDER

Chair Kimberly Thompson called the meeting to order at 7:36 am and noted the change of location for the meeting due to the Nov. 8th election.

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 LEDEDBUHR. MOTION PASSES 8-0.

4. CONSENT AGENDA

- a. Minutes-Meeting August 1, 2022
- b. Financial Report
- c. Development Projects
- d. Burcham 2022 Invoice

MOTION BY MEMBER CARLSON TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 8-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

A. 2022 EDC Goals- Joint Commission Meeting Report

Chair Kimberly Thompson began with an overview of the items presented to the committee by Director Clark for the action items taken by the EDC in 2022. The Township Board has a date for the joint board and commission meeting, November 15th with a meal provided for committee volunteers. Each commission should have about 5 minutes to share the update with the bodies, relative to the work each has prioritized. Kimberly Thompson is the only available member of the EDC and as Chair is happy to give the attached report. Members of the EDC felt the report was comprehensive and approved what was listed to be presented to the Township Board.

NO ACTION REQUIRED

7. NEW BUSINESS

A. 2023 Economic Development Corporation Meeting Calendar

Director Clark presented the 2023 proposed EDC calendar meeting dates, for 7:30 am meeting for the first Thursday of each month in 2023. The chair with support of another board member has the ability to cancel a meeting if there are not items to be reviewed on the agenda.

MOTION BY MEMBER CARLSON TO APPROVE AND ADOPT THE ATTACHED RESOLUTION SETTING THE MEETING DATES FOR 2023 AS LISTED. SUPPORTED BY MEMBER BIRD. MOTION PASSES 8-0.

B. 2023 EDC Goals

Director Clark presented the 2023 proposed goals for Meridian Township and the Economic Development Corporation. The five goals presented are built on previous years goals. Redevelopment of the Okemos PICA, Meridian Redevelopment Fund, Meridian Mall redevelopment, Recertification of RRC, Small Business support during M-43 construction.

Member Ledebuhr supported an amended motion to add B to Goal #2- Encourage the Township Board to annually support the MRF with a financial contribution.

Member Ledebuhr supported an amended motion to add D to goal #4 the recommendation to the Board and Planning Commission to include the Meridian Mall in the Okemos PICA. Director Ledebuhr asked the status of the Meridian Mall inclusive of the Okemos PICA. Director Clark stated that process will occur with the Planning Commission during the adoption of the 2023 Masterplan. The comments of the EDC members regarding the Okemos PICA have been submitted, the development of the Master plan should complete within the next 6-8 months and the EDC comments have been submitted.

Chair Thompson asked Asst. Manager Opsommer what happened to the Meridian Redevelopment Fund? The EDC submitted a request to the Township Board requesting the MRF to receive additional funding in support of the PICA development. Carriage Hills is a

PICA and for all intents and purposes, is left out of the conversation. Haslett PICA is developing but is not completed for development.

Discussion led by Director Dunham suggests it's not enough to have nothing left in the MRF. If an applicant were to apply, how would they have access to the funding in time enough, now that the Board will have to be petitioned to inject additional funding into the MRF.

Asst. Manager Opsommer stated the reason the MRF was reduced to the \$1.25M for the Village of Okemos public infrastructure request is related to balancing all the items required to maintain the community. The fund was a line item of the general fund and is at the discretion of the Township Board to disperse

Director Clark reminded members the MRF fund came from the sale of the Marc building which was in downtown Meridian (Okemos). The Board chose to create a redevelopment fund from the unexpected cash flow. The increase in funding came from the Township Board's prerogative to increase the funds ability. To suggest the money was "taken" assumes that the funding is not in the control of the Meridian EDC

Director Thompson believes an annual funding support of the Township Board is necessary to support small business grants, façade improvements, planning for community updates and supporting efforts like the creation of a TIF for the CIA. That all needs upfront funding and that could come from the Meridian EDC. Director Thompson suggests the Township Board should allocate a stronger position for the EDC to make decisions to use the MRF to support more investment into the community and begin development of Carriage Hills. That was the promise and direction of the Board when the MRF started

Member Carlson asked Director Clark why the Haslett PICA is essentially removed as a goal. Director Clark explained development of Haslett will remain a priority and the incentives to develop will remain. The listed goals are more of what she envisions will be priority in the 2023 year, development of Haslett is underway and much of the forgotten commercial space will be under construction. It is not to imply that Haslett development will not continue. The Okemos PICA has had far less development promise than Haslett. The new development of 290 housing units and horizontal mixed use project should be underway within the first quarter of 2023. That will push much of Director Clarks focus to other areas and sites.

Member Carlson reminded everyone the MRF came as an idea from management and the EDC is grateful to Manager Walsh for the idea. The funding support we saw in 2020 and 2021 with the small business grants showed the vast potential of the fund.

Motion by member Ledebuhr to amend the 2023 economic development goals to include b on goal #2, to encourage township board members to annually support financially the meridian redevelopment fund and amend goal 4 item d) recommend to the planning commission the inclusion of meridian mall into the Okemos PICA.

MOTION TO SUPPORT THE REVISED 2023 ECONOMIC DEVELOPMENT GOALS AND SUBMIT TO MERIDIAN TOWNSHIP BOARD FOR REVIEW. MOTION MADE BY MEMBER LEDEBUHR, SUPPORTED BY MEMBER DUNHHAM. MOTION PASSES 8-0.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- Township Board approved the reduction of some residential zoning districts to clean up our ordinance.
- Approved the Village of Okemos Brownfield Plan
- Approved recent HSA disbursement
- Supervisor Jackson noted that the perfect time to make comments to the Planning Commission related to the Okemos PICA is now

b. Township Manager

Assistant Township Manager Opsommer reported the following:

- New Fire ladder truck that was order over a year ago arrived Tuesday
- Sign project for entrance signs to be placed on the major entryways into the community is well underway with Asst. Manager Opsommer and Director Massie
- Phase I of MSU to Lake Lansing trail the portion that will run behind Hobby Lobby and the new Red Cedar development is underway
- 2023 Solar project to power the Public Safety building is wrapping up
- Okemos Library roof is wrapping up final repairs and replacement
- Grand River/ Okemos Road intersection construction will not be completed by October. Okemos Road Bridge construction will not be done by November. Estimated opening times for the Okemos/Grand River intersection is Mid December. Project will open up through a portion of the winter with the final paving of Marsh road to Nakoma in 2023.

9. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham mentioned the instore shopping times have shown a boost in traffic. The holiday shops like Spirit Halloween and Christmas themes are showing up in the smaller spaces. Meridian Township Board and staff members toured the Younkers facility and learned more on how the mall is constructed.

b. MABA

Director Clark announced the next meeting will be on Friday November 18th due to Veterans Day at 9:15am at MSUFCU.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- December 1, 2022 at 7:30am

14. ADJOURNMENT

8:45 am Chair moved to adjourn all in favor

Yas: all

Nays: None