



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, December 7, 2017 – Minutes

Members

Present: David Ledebuhr, Shawn Dunham, Lynda Rowlee, Josh Hundt, Adam Carlson, Chris Buck, Trustee Phil Deschaine, Mikhail Murshak, Joel Conn, Jade Sims and Township Manager Frank Walsh

Members

Absent: David Olson

Others

Present: Treasurer Julie Brixie, Ex-Officio, Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Executive Assistant Michelle Prinz, and Principal Planner Peter Menser

1. CALL MEETING TO ORDER

Chair Buck called the meeting to order at 7:35 am and Member Sims 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 TRUSTEE DESCHAIINE TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

4. CONSENT AGENDA

- a. Communications
- b. Minutes-November 2, 2017

MOTION BY MEMBER SIMS TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 11-0.

5. PUBLIC REMARKS

Current EDC applicants Pierre LaVoie, Kimberly Thompson and Tom Conway introduced themselves to the EDC.

6. PRESENTATION

None.

7. FINANCIAL REPORT

Treasurer Brixie stated the report from November had no changes. She distributed a resolution to discuss opening an EDC account at Independent Bank.

MOTION BY MEMBER WALSH TO APPROVE THE RESOLUTION OF THE MERIDIAN ECONOMIC DEVELOPMENT CORPORATION TO OPEN AN ACCOUNT AT INDEPENDENT BANK. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

8. APPROVAL OF PAYMENTS

None.

9. PLANNING COMMISSION REPORT

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

10. MERIDIAN MALL REPORT

- Construction is underway in the former Gordman's area
- Soft seating and landscaping renovations underway
- Planning is ongoing for the upcoming Chinese New Year celebration

11. FARMERS MARKET UPDATE

A positive meeting was held with executives from CBL and Meridian leadership. CBL is supportive of the move to the Meridian Mall; however, they are not confident on the funding. The committee is looking for additional funding sources for the project.

12. NEW BUSINESS/CHAIR REPORT

a. Master Plan Implementation for PICAs

Director Buck reviewed the adopted Master Plan with the EDC. Discussion ensued regarding the obstacles involved with the mixed use plan unit development (MUPUD) density maximums. As a result of conversations Director Buck has had with interested developers in the Okemos PICA, the DDA suggested that the density cap be removed for the immediate core (blocks at the corners of Okemos and Hamilton) to encourage developers to propose more vibrant projects to the Township. Director Buck shared the formal letter, drafted by the DDA to Supervisor Styka, with the EDC. The EDC discussed the merits of this proposal and suggested a similar removal of the density cap for a portion of the Haslett PICA as well. After an affirming discussion, the decision

was made for the EDC to pass a resolution echoing the DDA's intent but adding a Haslett map as well.

MOTION BY MEMBER LEDEBUHR TO SUPPORT THE EFFORTS OF THE DDA TO REMOVE THE DENSITY LIMITS IN DEFINED AREAS OF THE OKEMOS AND HASLETT PICAS. SUPPORTED BY MEMBER CONN. MOTION PASSES 11-0.

The resolution of this EDC motion and maps will be included in the minutes.

b. 2018 Budget Discussion

The EDC reviewed the 2017 Actual Budget. Director Buck will bring a 2018 Draft Budget to the EDC at the January meeting.

13. OLD BUSINESS

a. Redevelopment Fund

Director Buck drafted and prepared the application process. Currently, the Township legal team is reviewing the document. The application to be filled out by the developer will include references, total expense of the project, how it will be funded, and renderings. The application will be returned to Director Buck and he will review it and bring it to the EDC for discussion. If the EDC supports the application, then it would be brought to the Township Board.

b. Sign Ordinance

Peter Menser presented the potential sign ordinance updates. He will work on a letter from the EDC to present to the Planning Commission with the suggested updates.

MOTION BY TRUSTEE DESCHAIINE TO TRANSMIT PROPOSED ORDINANCE LANGUAGE TO THE PLANNING COMMISSION AND REQUEST THE PLANNING COMMISSION TO CONSIDER INITIATING A ZONING AMENDMENT. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

c. 2018 Goals & Objectives

The EDC reviewed the 2018 goals and objectives.

MOTION BY MEMBER BUCK TO APPROVE THE 2018 GOALS AS PRESENTED. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 11-0.

d. New EDC Members for Consideration

Member Buck discussed that the following current members will be resigning from the EDC on 12/31/17: Lynda Rowlee, Josh Hundt, Chris Buck, and David Olson.

MOTION BY MEMBER LEDEBUHR TO RECOMMEND TO THE TOWNSHIP BOARD TO APPOINT PIERRE LAVOIE, KIMBERLY AND TOM CONWAY TO THE ECONOMIC

**DEVELOPMENT CORPORATION FOR TERMS ENDING 12/31/2023. SUPPORTED BY
MEMBER CONN. MOTION PASSES 11-0.**

14./15. CHAIR REPORT/STAFF REPORT

Director Buck wanted to thank Jade Sims for taking on the Chair role for the EDC. He reviewed the current development projects and available parcels. He is working on the Redevelopment Ready Communities application. The MEDC staff thought the Township Master Plan was great and will be an asset as we go through the application process.

16. TOWNSHIP MANAGER REPORT

- Manager Walsh thanked Lynda Rowlee, Chris Buck, and Josh Hundt for their service to the EDC. In addition, thanked Jade Sims for stepping into the Chair role for 2018
- Township goals for 2018 will include: solar projects, roads, fixing blight, and improving ISO rating
- An Interim Fire Chief was appointed-Lori Schafer

17. TOWNSHIP BOARD REPORT

- Trustee Deschaine reported additional 2018 Township goals include: RRC certification, Farmers' Market relocation, railroad quiet zones, working with CATA to expand Redi-Ride service
- The next Township Board meeting will include the performance review for the Township Manager

18. OPEN DISCUSSION/BOARD COMMENTS

Member Sims suggested a color update for the existed EDC logo to match the new Township logo.

19. PUBLIC REMARKS

Economic Breakfast is being held at Eagle Eye on December 12th.

20. NEXT MEETING DATE

- Thursday, January 11, 2018 at 7:30am

21. ADJOURNMENT

Hearing no objection, Chris Buck adjourned the meeting at 8:55am.