



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
November 6, 2023 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 and 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 – OCTOBER 2, 2023
6. PUBLIC REMARKS
7. FINANCIAL REPORT
 - A. Monthly Financial October
8. AUTHORIZATION OF PAYMENTS
 - A. Consumer Energy Bill November 2023
9. OLD BUSINESS
 - A. Village of Okemos- Development/Rap Grant Update
10. NEW BUSINESS
 - A. 2024 DDA Calendar Meeting dates
11. REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff

-Development Project List
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS

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



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
November 6, 2023 7:30AM
Municipal Building
5151 Marsh Road, Okemos



14. NEXT MEETING DATE

A. December 4, 2023, 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)
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Monday, October 2, 2023 – Minutes

Members

Present: Bill Cawood, Supervisor Jackson, Don Romain, Tom Stanko, Renee Korrey and Angela Wright

Members

Absent: Peter Campbell and Jim Spanos

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, Township Manager Walsh, Township Treasurer Phil Deschaine and Executive Assistant Michelle Prinz

Others

Present: Planning Commission Chair Mark Blumer

1. CALL MEETING TO ORDER

Chair Stanko called the meeting to order and read the mission statement at 7:31am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD.
MOTION APPROVED 6-0.**

3. APPROVAL MEETING MINUTES OF SEPTEMBER 11, 2023

**MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER ROMAIN.
MOTION APPROVED 6-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared the finances for June-August. June balance = \$139,427.56, July balance=\$140,151.11 and August balance= \$141,126.30. A CD was opened at Independent Bank for \$130,000 and \$10,126.30 remains in the checking account.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill October 2023

MOTION BY MEMBER CAWOOD TO APPROVE THE PAYMENT OF THE OCTOBER 2023 CONSUMERS ENERGY BILL OF \$28.79. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 6-0.

7. OLD BUSINESS

A. Village of Okemos- Development/RAP Grant Update

Director Clark gave an update on the project. There has been no official word from the State yet on the \$5 million grant request. Michigan Department of Environment, Great Lakes, and Energy (EGLE) had a recent conversation with the developer and the developer stated they still have plans to build the project and for that reason, they are not interested in filling the hole. The timeline on the Township approvals and permits ends in the summer of 2024. However, there was discussion that the change in the boulevard needed will be a major amendment to the project and will require Township Board approval. Discussion also included how does the Township get the site cleaned up and what legal recourse does the Township have with the property owner?

B. DDA Sign Mock Up

The DDA reviewed the four draft signs for the DDA. The DDA liked option B the most. However, there was discussion about changing the word Okemos to larger font and making the word Downtown smaller font. The group liked the words "Welcome to" on the sign. There was discussion that the logo is not attractive. The DDA decided to wait on ordering a new sign until they update the DDA logo. Director Clark will invite the Communications Team to the November DDA meeting to discuss updating the logo.

8. NEW BUSINESS

Representatives from the Drain Commission will be attending the November DDA meeting to discuss the Okemos Consolidation Drain Project.

9. REPORTS

A. Township Board

Treasurer Deschaine reported on the following:

- Board discussing Corridor Improvement Authority (CIA) TIF financing
- Discussing a 12 week paid parental leave program for Township Staff
- Update on Redevelopment Ready Communities (RRC)
- Planning a study session to discuss a possible Senior/Community Center. Received a \$5 million grant for the project from the State of Michigan.

B. Township Manager

Manager Walsh reported on the following:

- Happy 3rd work anniversary to Amber!
- Appointed new Chief of Police Rick Grillo
- Volunteer recognition will occur this month
- LuAnn's retirement party will be on 12/21/23
- Posting for the Parks & Recreation Director position this week
- Meeting with CATA to discuss eliminating the additional Redi-Ride millage
- Board will be reviewing Audit RFPs
- Board holding listening sessions to enhance communications with residents
- The bridge on the MSU to Lake Lansing Pathway has been installed

- 11th annual teambuilding event on October 11th
- 2024 Township Budget was approved

C. Planning Commission

Chair Blumer stated there was a large crowd at the last Planning Commission meeting. Residents came out to oppose a proposed zoning amendment for a townhouse rental community at Park Lake Road and Grand River Avenue. The Planning Commission is likely to vote no on the project. In addition, they are finishing up the Master Plan Update.

D. Chair Report

Chair Stanko mentioned it would be nice to hear the common themes that have resulted from the listening sessions.

E. Staff Report

Director Clark reported she will be working with the Communications Department on the Match on Main and Façade Improvement Plan press releases. 2755 Grand River Avenue is under construction.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

a. November 6, 2023, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

13. ADJOURNMENT

The meeting was adjourned at 8:41am without objection.

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 9/30/2023 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS

Cash		\$33,643.35
Certificates of Deposit		\$130,513.41
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$164,156.76

LIABILITIES

Accrued Interest Payable		\$0.00
Due to General Fund		\$0.00
Accounts Payable		\$0.00
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$0.00
TOTAL LIABILITIES		\$0.00

FUND BALANCE

Fund Balance 12/31/23		\$103,103.46
2023 YTD Net Income		\$61,053.30
TOTAL FUND BALANCE		\$164,156.76
TOTAL LIABILITIES & FUND BALANCE		\$164,156.76

INCOME STATEMENT

	<u>Aug</u>	<u>Aug</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$0.00	(\$1,454.14)	\$38,253.08
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$513.41	\$513.41
Grants	\$0.00	\$25,000.00	\$25,000.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$0.00	\$24,059.27	\$63,766.49
EXPENDITURES			
Operating Costs	\$28.81	\$28.81	\$213.19
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
Grant Expenditures (Match on Main)	\$0.00	\$0.00	\$2,500.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$28.81	\$28.81	\$2,713.19
2023 Net Income	(\$28.81)	\$24,030.46	\$61,053.30

INVOICE

MERIDIAN CHARTER TOWNSHIP
PHIL DESCHAIINE, TREASURER
5151 MARSH RD.
OKEMOS, MI 48864
PH- (517) 853-4140 FAX-(517) 853-4096

TO: DOWNTOWN DEVELOPMENT AUTHORITY
MERIDIAN CHARTER TOWNSHIP

DATE: 8/23/2023

INVOICE: MTT 21-002717

DESCRIPTION:

MICHIGAN TAX TRIBUNAL 21-002717
33-02-02-21-254-037
DECREASE OF TAXABLE VALUE FOR TAX YEAR 2021
RESULTING IN PAYBACK OF CAPTURED TAX TO TOWNSHIP

TWP OPERATING	101-000-000-402-000	\$	727.82
REC	101-000-000-409-000	\$	11.42
REC SENIOR CENTER	223-000-000-409-000	\$	14.54
BIKE PATH	216-000-000-403-000	\$	57.91
FIRE	101-000-000-405-050	\$	110.98
PARKS	208-000-000-405-030	\$	115.48
POLICE	101-000-000-404-030	\$	105.31
LAND PRESERVE	217-000-000-408-000	\$	17.51
POLICE FIRE	101-000-000-405-080	\$	258.57
CATA MERIDIAN	288-000-000-407-000	\$	34.62

TOTAL DUE: \$ 1,454.14

DDA

Be advised: new asphalt is VERY HOT when first placed. This is why it must cool prior to vehicles being allowed on the new surface. Additionally, it is potentially dangerous for humans and animals to walk on the new surface before it cools sufficiently. While paving work is taking place, please ask one of the nearby construction workers

1140

MERIDIAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
5151 MARSH RD
OKEMOS, MI 48164-1198

74-265-724


DATE Sep 22, 2023

PAY TO THE ORDER OF Meridian Township \$ 1,454.14

One Thousand Four Hundred Fifty-Four Dollars and 14/100 DOLLARS

FOR Walgreens Tax Appeal

INDEPENDENT BANK
888.300.3193 independentbank.com



visit the link, please click on the "Local Roads Program" button, then click on the "Construction Updates" button and click the link in the dropdown, then click on the "2023 Milling & Resurfacing Updates" button.

Meridian Township Local Roads to be milled and resurfaced in 2023:

	Street	From	To
Area C - North	Amber Dr	Raphael Rd	Whistler Dr
	Blue Haven Dr	Raphael Rd	Linden St
	Blue Haven Ct	(cul-de-sac)	Blue Haven Dr
	Raphael Rd	(dead end)	Amber Dr
Area C - South	Linden St	Timberlane St	(cul-de-sac)
	Timberlane St	Melrose	Linden



230 W Main St
Ionia, MI 48846

#024
Statement Ending 09/30/2023

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX5474

>001906 6821770 0001 93443 10Z

0004866
P306
MERIDIAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts



Okemos



800.355.0641



IndependentBank.com



High-five for 5.00% APY*! Now you can earn even more with your Independent Bank ONE Account, just by using your Debit Mastercard® for everyday purchases. Put some extra cash in your wallet, and get started at IndependentBank.com/5.

*Annual Percentage Yield (APY). Rate is accurate as of August 2, 2023. Rate based on monthly volume of debit card usage. Rate subject to change without notice. If eStatements are not selected, a \$3/month fee will be assessed for paper statements. Fee is subject to change at any time. Fees may reduce earnings. \$10 minimum deposit is required at account opening. Subject to standard account opening guidelines. Interest of 0.10% APY will be paid on balances over \$10,000.01.

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$33,643.35

Business Freedom Checking-XXXXXXXX5474

Account Summary

Date	Description	Amount
09/01/2023	Beginning Balance	\$10,126.30
	1 Credit(s) This Period	\$25,000.00
	2 Debit(s) This Period	\$1,482.95
09/30/2023	Ending Balance	\$33,643.35

Other Credits

Date	Description	Amount
09/13/2023	Deposit	\$25,000.00 ✓

Other Debits

Date	Description	Amount
09/07/2023	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$28.81 ✓

Checks Cleared

Check Nbr	Date	Amount
1140	09/28/2023	\$1,454.14 ✓

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount
09/01/2023	\$10,126.30	09/07/2023	\$10,097.49
		09/13/2023	\$35,097.49



Business Freedom Checking-XXXXXXX5474 (continued)

Daily Balances (continued)

Date	Amount
09/28/2023	\$33,643.35

CSTMTADV 1071 0001 127 07 20231002 PG 1 OF 1
0-0
00044866 48724467.2

Account Activity

x7927 - DDA CD

Selected Account

x7927 - DDA CD (Available \$130,513.41) 

Show:

All 30 Days 60 Days 90 Days 120 Days Other

 More Search Options

Clear

Search

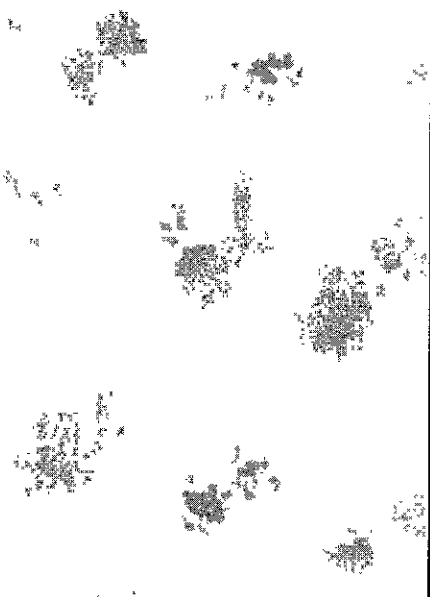
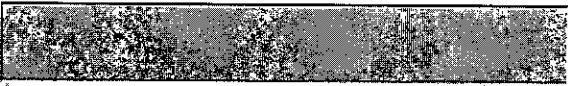
Download For:  Spreadsheet  BAI2

Date  Description  Withdrawals 

09/27/2023 Interest

08/28/2023 New Account Deposit x7927Meridian Charter Township CD fund by DDA
5474

?



Deposits ↕

Balance

\$513.41

\$130,513.41



\$130,000.00

\$130,000.00



Consumers Energy: Bill Ready

Consumers Energy <noreply@alerts.consumersenergy.com>

Tue 10/17/2023 1:59 PM

To:Amber Clark <clark@meridian.mi.us>

 LOG IN BUTTON LOG IN

 [logo](#)

ACCOUNT ENDING:2681
2167 HAMILTON RD OKEMOS MI 48864-1643

Your Consumers Energy Bill Is Available

Amount Due
\$43.93

Due Date: November 7, 2023

 **Your account is on Auto-pay.**

LOG IN TO VIEW & PAY YOUR BILL

[View Bill Inserts & Other Important Information](#)

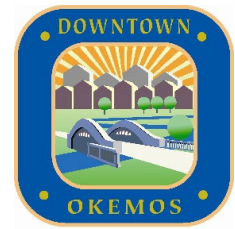
October Energy Usage

Click below to access your energy dashboard

 [Electric Usage Graph](#)

 [Consumers Promotional Image](#)

[Terms & Conditions](#)



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: November 6, 2023
Re: Village of Okemos Rap Grant and Project Update

The “Village of Okemos” initially approved as a concept in 2019 is a complicated redevelopment project proposed by West Pac Investments out of California. The project has received 4 plan amendments to alter aspects of their approved MUPUD in attempts to address issues with contamination, construction, and economics. The concept today is approved for the following as an

Mixed Use Planned Unit Development (MUPUD):

Total Building Square Feet: 246,939

Commercial Square Feet: 26,399

Residential Unit Count: 206

First floor walk through access

One story parking structure on Block 1 and underground parking on Block 2

Rooftop living space and common patio amenity for residents

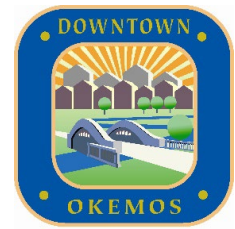
Offsite landscape plan to include bio retention basin and offsite storm water retention

Financial Approvals

Michigan Department of Environment, Great Lakes, and Energy Grant (EGLE) and Loan for site contamination and clean up: \$1 Million Dollar Loan and \$1.3 Million Dollar Grant for environmental Cleanup activities. **\$274,967.93** spent out of the grant portion of funding, during the removal of the buildings on Block 2 (occurred Jan 1, 2021 with request from the Township to remove the buildings).

Meridian Township Redevelopment Fund (MRF) was approved by the Meridian EDC Board March 1, 2022 and Township Board on May 17, 2022, for the use of \$1.25 Million Dollars as a reimbursement draw for the reconstruction of Methodist, Clinton, Ardmore, Hamilton, and Okemos Road. The funding will not be reimbursed to the developer for use until construction of the roads begins and receipts are presented to the EDC verifying payment for materials, contract work, and other eligible activities. A formal development and reimbursement agreement will be signed prior to payment submissions.

Meridian Township Brownfield Redevelopment Authority (BRA) has approved the use of Brownfield Tax Increment Financing as a reimbursement for site contamination clean up. Tax Increment Financing or “TIF” is an incentivized redevelopment funding tool to be used for public good to encourage development in areas where development would be extraordinarily challenged. The site of the Village of Okemos project is heavily contaminated from previous establishments. The source of contamination is removed and not all of the contaminated soils will be able to be extracted. Encapsulation of these soils will guarantee a safe use of the site and safe future for the Red Cedar River. As the development of the land is cleaned up the value of the land will increase. That increase in taxable value may be reimbursed to the developer should they pay to remove the contaminated soils. The Meridian Township BRA approved the \$6.9 Million dollar reimbursement for the



development of the site. \$124,141 will come to the BRA for administration of the plan, \$375,880 to the revolving fund of the BRA for future site improvements and \$736,987 to the State of Michigan's Revolving fund a total of about \$1.2Million back to taxpayers for public Brownfield eligible projects. As a reimbursement the project must complete in order for payment back to the developer shall begin.

Community Projects Fund or CPF, is a Federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Grants are selected through a congressionally directed application process, and in 2023 I applied on behalf of the DDA for the Village of Okemos Workforce Housing redevelopment. The selection by Representative Slotkin secured the project to potentially gain support at the Federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 Million dollars. As a partner in this redevelopment we will work with the developer to determine the next best use of the funding related to the project.

OCTOBER 2023

No new information from the State of Michigan at this time regarding an approval of funding from the RAP grant. Awards have not been publicly announced. The developer attended a meeting with Consumers Energy and the Township, September 20, 2023. The consensus was to wait to see how much funding if any came from the RAP grant before we discuss options other than burial of the HVD.

NOVEMBER 2023

MEDC announced the final selections for RAP 2.0 (Revitalization and Placemaking) grant program in 2023. The Village of Okemos project was not selected, with \$7M allocated to the region, The City of Lansing was awarded \$6.6M of the funding available. As a team, Township staff met with MEDC to understand the State's decision regarding RAP and how the Village of Okemos project weighed in comparison. Township Staff have reached out to the development team and at this time, they are going back to the drawing board to access where the project is currently. Due to this announcement we are seeking a meeting as soon as possible with the development team. For 2024 the DDA may be working alongside the property owner to grass the site and keep it looking presentable for the time being.

Ottawa Hills Neighborhood (corner of Seminole and Hillcrest)

The black paint mark near the top of the signpost marks the flood depth from the April 18, 1975 flood. The mark is 6.5 feet above the ground.



Above photo: Flooding on April 6, 2023.





Photo Date: June 6, 2021 Looking westbound along Grand River Avenue (M-43) at the Okemos Road Intersection. Flooding resulting from rainfall.



Photo Date: June 26, 2021 Looking northeast along Grand River Avenue (M-43) from across Okemos Road just south of the intersection. Flooding resulting from rainfall.



Photo Date: February 22, 2018 Looking east along Grand River Avenue (M-43) near the intersection of Nekoma Street. Flooding resulting from Red Cedar River flood.



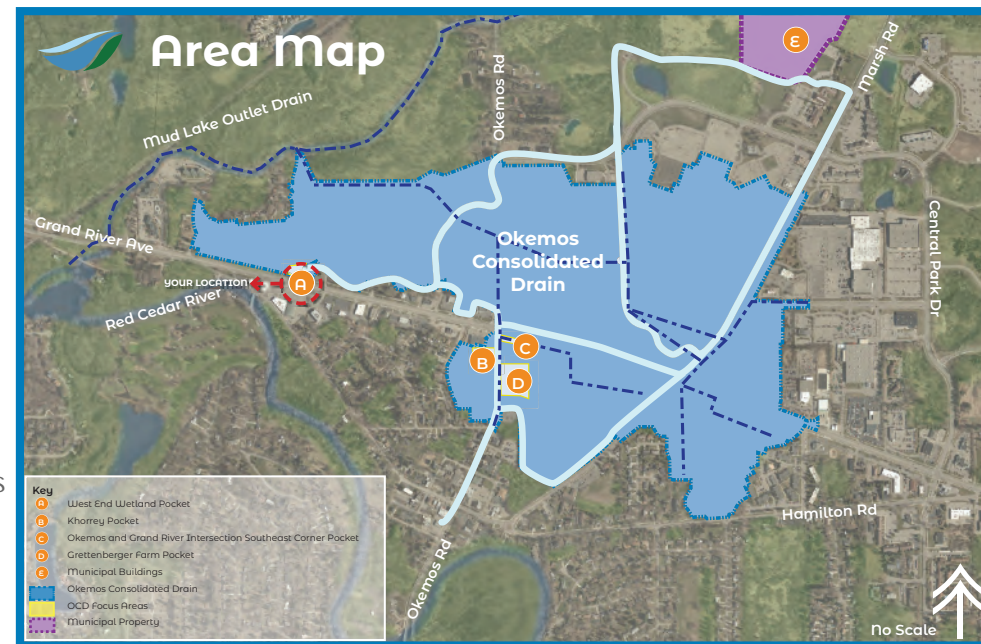
Photo Date: February 22, 2018 Looking east along Grand River Avenue (M-43) near the intersection of Okemos Road. Flooding resulting from Red Cedar River flood.

Okemos Consolidated Drain Project

Stormwater Management Facility

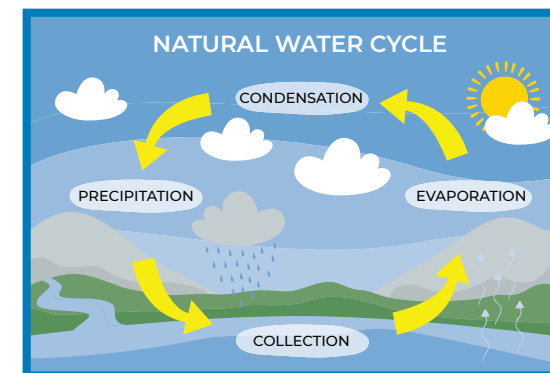
As part of the Okemos Consolidated Drain Project and in coordination with MDOT, county and local agencies, Ingham County Drain Commissioner Patrick Lindemann is working to provide stormwater management through green infrastructure and restoration. To this end, the Drainage District has purchased this and other properties to:

- Prevent uncontrolled runoff
- Protect downstream residential neighborhoods
- Protect water quality in the Red Cedar River



It starts with a drop. The project vision is to approach stormwater management with low impact design methods using the natural water cycle to manage, absorb, and filter stormwater on site. The map above shows the initial areas that will be enhanced through green infrastructure, which will not only reduce flooding, but bring pockets of nature into this urban area. The new green spaces will link the larger Township trail system, connecting commercial, historic and cultural areas to green space.

DRAFT



NATURAL WATER CYCLE

The water cycle is the continuous movement of water within the earth and its atmosphere. It relies on water infiltration into the ground to be cleansed by the earth as it moves toward lakes and streams.

URBAN WATER CYCLE

The development of urban areas and hard landscapes prevents water from soaking into the ground. This leads to increased flooding and erosion and habitat and water quality degradation.

GREEN INFRASTRUCTURE

Using best management practices (BMPs) for stormwater helps prevent the effects of the urban water cycle through rain gardens, bioretention areas and wetlands. BMPs are not only functional but add natural beauty to urban areas.

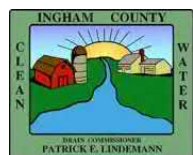
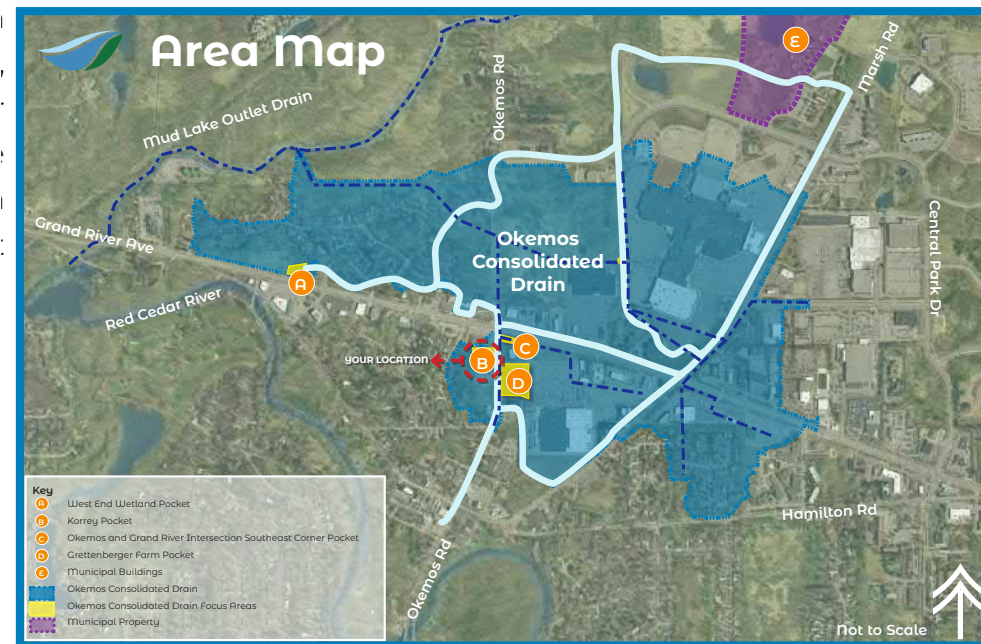


Okemos Consolidated Drain Project

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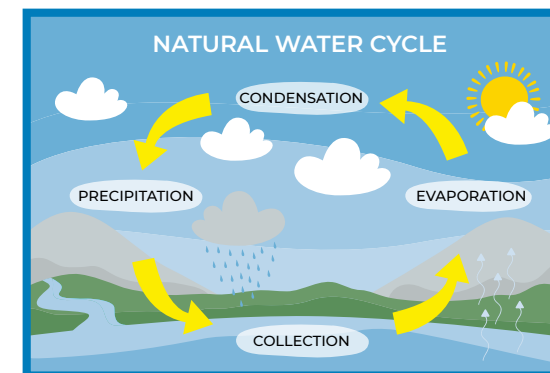
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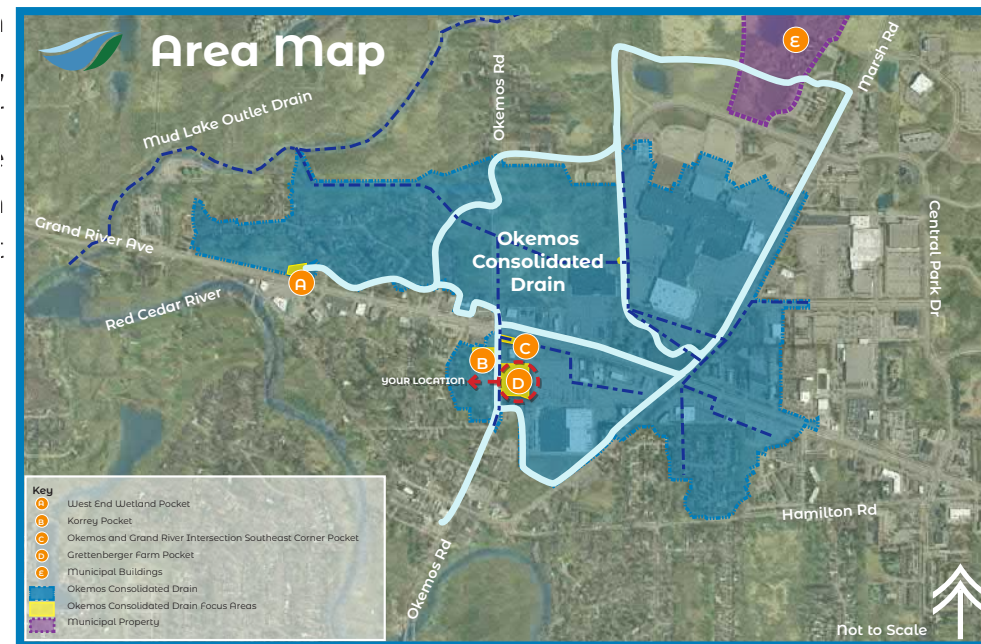


Okemos Consolidated Drain Project

Stormwater Management Facility

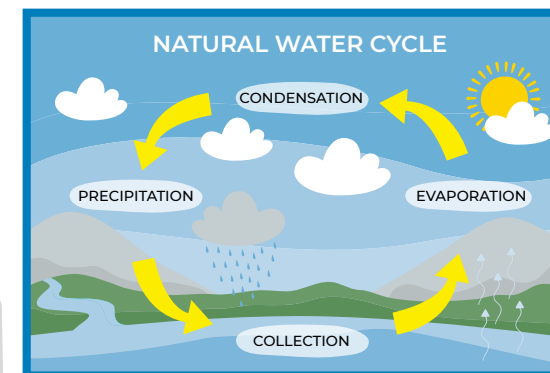
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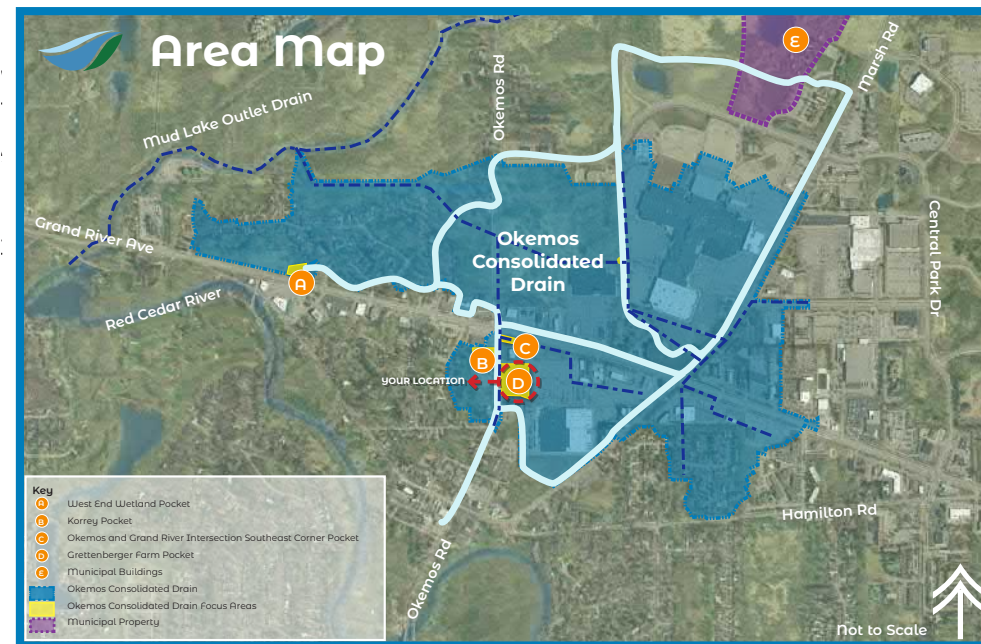


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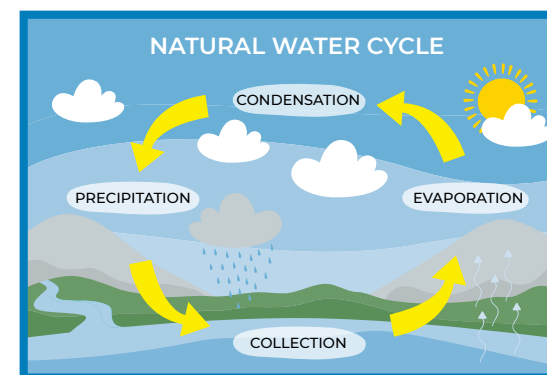
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- Protect downstream residential neighborhoods
- Protect water quality in the Red Cedar River



It starts with a drop. The project vision is to approach stormwater management with low impact design methods using the natural water cycle to manage, absorb, and filter stormwater on site. The map above shows the initial areas that will be enhanced through green infrastructure, which will not only reduce flooding, but bring pockets of nature into this urban area. The new green spaces will link the larger Township trail system, connecting commercial, historic and cultural areas to green space.

DRAFT



NATURAL WATER CYCLE

The water cycle is the continuous movement of water within the earth and its atmosphere. It relies on water infiltration into the ground to be cleansed by the earth as it moves toward lakes and streams.

URBAN WATER CYCLE

The development of urban areas and hard landscapes prevents water from soaking into the ground. This leads to increased flooding and erosion and habitat and water quality degradation.

GREEN INFRASTRUCTURE

Using best management practices (BMPs) for stormwater helps prevent the effects of the urban water cycle through rain gardens, bioretention areas and wetlands. BMPs are not only functional but add natural beauty to urban areas.





To: Downtown Development Authority

From: Amber Clark Director Neighborhoods & Economic Development

Date: November 2, 2023

Re: DDA 2023 Calendar Meeting Dates & Resolution

History

Annually the boards and commissions in local government by resolution establish the regular meeting schedule for the body. The notices of public hearing are a requirement of the Open Meetings Act. The dates approved by the body will be our regular meeting dates, the board has the ability to call a special meeting with a motion and support by two members of the commission. Note due to the new changes for early voting, Monday August 5, 2024 the DDA will meet at Central Fire Station for their regular meeting.

Motion: MOVE TO APPROVE THE 2024 MEETING SCHEDULE FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments

- A. 2024 DDA Calendar Resolution

**Downtown Development Authority Meeting Dates
2024 Schedule**

RESOLUTION

At a regular meeting of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the _____ day of November, 2023 at 7:30 AM., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Downtown Development Authority (DDA) desires to announce the time, date, and place of all regular meetings of the DDA, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Downtown Development Authority will meet for at least 11 regular meetings on certain Mondays, January through December in 2024 in the Town Hall Room of the Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864 517.853.4258. The Downtown Development Authority will meet Monday August 5 in the Community Room of the Central Fire Station, 5000 Okemos Road, Okemos, MI 48864. 517.853.4258.
2. The specific dates for meetings are as follows:

January	8 - regular meeting
February	5 - regular meeting
March	4 - regular meeting
April	1 - regular meeting
May	6 - regular meeting
June	3 - regular meeting
July	1 - regular meeting
August	5 - regular meeting
September	9 - regular meeting
October	7 - regular meeting
November	11- regular meeting
December	2 - regular meeting

Downtown Development Authority
2021 Schedule

3. Meetings will begin at approximately 7:30am
4. Special meetings of the Downtown Development Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Downtown Development Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Downtown Development Authority held on the _____ day of November, 2023.

Thomas Stanko
Downtown Development Authority Chairperson

Development Project Name	Review Category	Project Location	Project Type	Unit #
I Heart Mac & Cheese	New Businesses Opening/ Relocating	Hannah Boulevard East Lansing MI	New Commercial Development	1
Crumbl Cookies	New Businesses Opening/ Relocating	2843 E Grand River Ave	New Commercial Development	1
Tantay Cuisine	New Businesses Opening/ Relocating	2398 Jolly Road Suite 200	New Commercial Development	1
Yello Waffle	New Businesses Opening/ Relocating	5100 Marsh Rd Suite A2	New Commercial Development	1
BSelite Custom Printing and Embroidery	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Planet Fitness	New Businesses Opening/ Relocating	1982 W. Grand River Ave	Existing Commercial Expansion	1
XP League East Lansing	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Char's Jerk Chicken & More	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Braids N Wigs by Lydia	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1

Development Project Name	Review Category	Project Location	Project Type	Unit #
American House Meridian	Under Construction	1673 Haslett Road Haslett MI	MUPUD Commercial + Residential	132
Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370

Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239
Commons Church	Under Construction	4720 Marsh Rd Okemos MI	Other	1
MSU -Lake Lansing Trail/Pathway (Phase 1)	Under Construction	Township Trail-Lake Lansing North - MSU	Public Park/Public Facility Improvement	N/A
Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
Hulett Road Estates	Under Construction	3560 Hulett Road Okemos MI	Single Family Homes	6
Copper Creek (Phase III & IV)	Under Construction	Haslett Road/Green Road Haslett MI	Single Family Homes	38 of 98
2755 Grand River	Under Construction	2755 Grand River Ave E.Lansing MI	New Commercial Development	1
Consumers Credit Union	Under Construction	2763 Grand River Ave East Lansing MI	New Commercial Development	1
Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7

MSU -Lake Lansing Trail/Pathway (Phase 2)	Under Construction	Township Trail-Lake Lansing North - MSU	Public Park/Public Facility Improvement	1

Development Project Name	Review Category	Project Location	Project Type	Unit #
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Radmoor Montessori	Awaiting Plans	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1
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Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290
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Development Project Name	Review Category	Project Location	Project Type	Unit #
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Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
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City Limits Redevelopment	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1
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Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1
Grand Reserve	Under Site Plan Review	Central Park Drive and Powell Road Okemos MI	Mixed Housing - Middle Housing	115
Schultz Veterinary Clinic	Under Site Plan Review	2806 Bennett Road Okemos MI	Building Expansion	1
Silverleaf (Phase I)	Under Site Plan Review	West Bennett Road 2119 Haslett Road Suite A Haslett MI	Single Family Homes	25 of 150
Herbana	New Applications	Northwind Drive East Lansing MI	Marihuana Dispensary	1
Skymint	New Applications	4668 Ardmore Road Okemos MI	Marihuana Dispensary	1
Village of Okemos	Under Site Plan Review	2300 Knob Hill Drive Okemos MI	New Commercial Development	206
Knob Hill	Under Site Plan Review	Lake Court Drive Haslett MI	Other	41
Lake Court Development	New Applications	2421 Hamilton Road	Multi-Unit Housing	8
Barbershop Expansion	New Applications		New Commercial Development	1

Project Description

New business - waiting for permit applications

New business- waiting permit application approval

New business- waiting permit applications

New business

New business

Business Expansion

New Business

New Business

New Business

Project Description

Mixed-Use residential 55+ Independent community at Haslett Road. First floor commercial featuring salon, community rooms, commercial office, cafe, and art

Final stages of Elevation ^{studio} Apartments at Jolly Oak and Jolly Road. 66 remaining units to be built.

Mixed-Use residential development and mixture of single family homes, quadplexes, and multi family building for rent on Newton Road, Lake Lansing road, and Saginaw Hwy
Expansion of the existing parking lot at The Commons Church on Marsh Rd.
Continuation of Lake Lansing-to - MSU trail and pathway system. When complete residents will be able to travel non motorized from Lake Lansing to MSU.
First approved in the early 2000's, final single family homes will be constructed off of Fresno Lane, the northeastern corner of the Sierra Ridge subdivision.
6 single family homes, one house will be rehabilitated that previously existed. 5 New constructed homes. All east of Hulett Road, north of Jolly Road.
Final stage of Copper Creek single family home development. 38 of the full 98 homes to be constructed.
Commercial National grocer, retail at Northwind and Grand River ave.
New Consumers Credit Union facility. A similar credit union developed in Delta Township as their home office.
7 single family homes built off Robins Way East of Hulett road, North of Jolly Road. Giguere Homes development.

Second phase of the continuation of the Lake Lansing to MSU pathway system.

Project Description

Expansion of Radmoor Montessor School on Mount Hope.

Redevelopment of the remaining 19 acres at Haslett and Marsh road. The proposed plan will maintain and rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building on the hard corner and include 290 new residential for rent units.

This includes 28 Townhome

Project Description

First approved in the early 2000's, final single family homes will be constructed off of Fresno Lane, the northeastern corner of the Sierra Ridge subdivision.

Potential redevelopment of City Limits Bowling Alley.

making the site that held Outback Steakhouse, this Auto spa will take only a small portion of the site, leaving space for a potential new development. The existing easement will maintain the service drive from Marsh road to gain access to KFC.

75 single family homes and 75 duplexes for rent off of Central Park, Powell Road.

Expansion of the existing Schultz Veterinary Clinic off Bennett road, west of Hulett Road.

First phase of 150 single family home development.

SUP for a new Recreational Marihuana dispensary.

SUP for a new Recreational Marihuana dispensary.

Redevelopment of Hamilton and Okemos Road, west of Okemos Road available 4.5 acres. This planned redevelopment has had several adjustments, amendments, and revisions to meet the many complications of the site and community needs.

Reconstruction of two residential apartment buildings

Potential residential development, duplexes for rent at the corner of Marsh Road and Lake Lansing.

New location for an expanded Barbershop service.