



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority

June 1, 2020 7:30 am
VIRTUAL ZOOM MEETING
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. 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.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – May 4, 2020
5. PUBLIC REMARKS
6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy
8. OLD BUSINESS
 - A. Village of Okemos Progress Report
 - i. DDA TIF Extension
 - ii. Update on DDA Road Program
 - B. DDA Annual Report
9. NEW BUSINESS
 - A. Meridian EDC small business grant update
10. REPORTS
 - A. Township Board
 - B. Planning Commission
 - C. Chair
 - D. Staff
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. July 13, 2020, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
14. 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



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, May 4, 2020 – Minutes -DRAFT

Members

Present: Susan Fulk, Peter Campbell, Will Randle, Jim Spanos, Tom Stanko, Renee Korrey, Jim Raynak, Scott Weaver, and Supervisor Ron Styka

Members

Absent: Bill Cawood

Staff

Present: Community Planning & Development Director Mark Kieselbach, Economic Development Director Ken Lane, Township Manager Frank L. Walsh, and Executive Assistant Michelle Prinz

Others

Present: Trustee Patricia Herring Jackson, Treasurer Phil Deschaine, Planning Commissioner Peter Trezise, and Alexander Newman

1. CALL MEETING TO ORDER

Chair Fulk called the meeting to order at 7:32am and welcomed Director Ken Lane to the team.

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 9-0.

3. APPROVAL OF MEETING MINUTES OF FEBRUARY 3, 2020

MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 9-0.

4. PUBLIC REMARKS

Township resident Alex Newman joined the meeting and expressed interest in getting involved.

5. FINANCIAL REPORT

Staff provided a summary update on the April 2020 Financial Report. Report on file.

6. AUTHORIZATION OF PAYMENTS

- a. Reviewed the April 2020 Consumers Energy bill totaling \$104.62.

MOTION BY SUPERVISOR STYKA TO APPROVE PAYMENT OF THE CONSUMERS ENERGY BILL OF \$104.62. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 9-0.

7. OLD BUSINESS

- a. Village of Okemos Progress Report

Member Randle reported that the virus has put development to a halt for now. Because of the virus, funding is very uncertain for the next several months. He has been participating in weekly meetings with national capital raising groups. They have stated that existing development projects are continuing, but it could be a long time before we see new construction. His main focus for the Downtown Okemos project will be to keep the project together over the coming months with the key players including: Michigan Economic Development Corporation (MEDC), Douglas J and the Ingham County Road Commission. Member Randle does have a goal to work with the Township to make the demolition of the existing buildings happen this summer.

- b. DDA Annual Report

Director Lane reported that the DDA reviewed the annual report in February and once the 2019 Township Audit is complete, the DDA annual report will be finalized and sent to the Treasury.

8. NEW BUSINESS

None.

9. TOWNSHIP BOARD REPORT

Supervisor Styka reported the following:

- The Board has been having virtual meetings
- Township Manager has been spending time reviewing the Township budget and finances during this financial crisis
- Hazard pay has been approved for the Township police and fire on the front lines with the virus

10. PLANNING COMMISSION REPORT

Planning Commissioner Peter Trezise provided a summary of recent Planning Commission activities.

11. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Two full time positions have been eliminated and he has worked to protect employees during this shut down
- The Farmers' Market and Municipal Building HVAC projects will be continuing
- The Township Board election is in 90 days

12. CHAIR REPORT

None.

13. STAFF REPORT

Director Lane reported that 3 Township businesses received a \$10,000 small business relief grant through Lansing Economic Area Partnership (LEAP). Of the 1,875 applications submitted, the tri-county area received 60 grants. The 3 businesses selected in Meridian Township include: Art Unlimited, Embassy Transportation and Red Haven. The Michigan Economic Development Corporation (MEDC) will soon announce business loans for the tri-county area including: 8 in Ingham County, 2 in Eaton County, and 2 in Clinton County. Other opportunities for funding may be available for tech based businesses through the Regional SmartZone. Director Lane reviewed the Township development projects currently under construction and those under consideration.

14. OPEN DISCUSSION/BOARD COMMENTS

None.

15. PUBLIC REMARKS

Treasurer Deschaine expressed support for the demolition of the Downtown Okemos building as soon as possible. Also, he added support for Manager Walsh's efforts during this difficult time.

16. NEXT MEETING DATE

a. June 1, 2020, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 8:27 am.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 05/31/2020 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$40,233.79
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$40,973.79
 LIABILITIES	
Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$124,500.00
TOTAL LIABILITIES	\$124,500.00
 FUND BALANCE	
Fund Balance 12/31/19	(\$90,640.03)
2020 YTD Net Income	\$7,203.51
TOTAL FUND BALANCE	(\$83,436.52)
TOTAL LIABILITIES & FUND BALANCE	\$41,063.48

INCOME STATEMENT

	<u>April</u>	<u>May</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$6,041.77	\$181.24	\$6,070.91
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$6,041.77	\$181.24	\$6,070.91
 EXPENDITURES			
Operating Costs	\$104.62	\$91.55	\$541.40
Professional Consultant/Contractual Services	\$0.00	\$0.00	(\$740.00)
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	(\$934.00)
TOTAL EXPENDITURES	\$104.62	\$91.55	(\$1,132.60)
2020 Net Income	\$5,937.15	\$89.69	\$7,203.51



Questions:
Visit: ConsumersEnergy.com
Call us: **800-805-0490**

Amount Due: \$91.55
Please pay by: June 05, 2020

▶ **Thank You** - We received your last payment of **\$104.62** on **April 27, 2020**

▶ **Service Address:**
2167 Hamilton Rd
Okemos MI 48864-1643

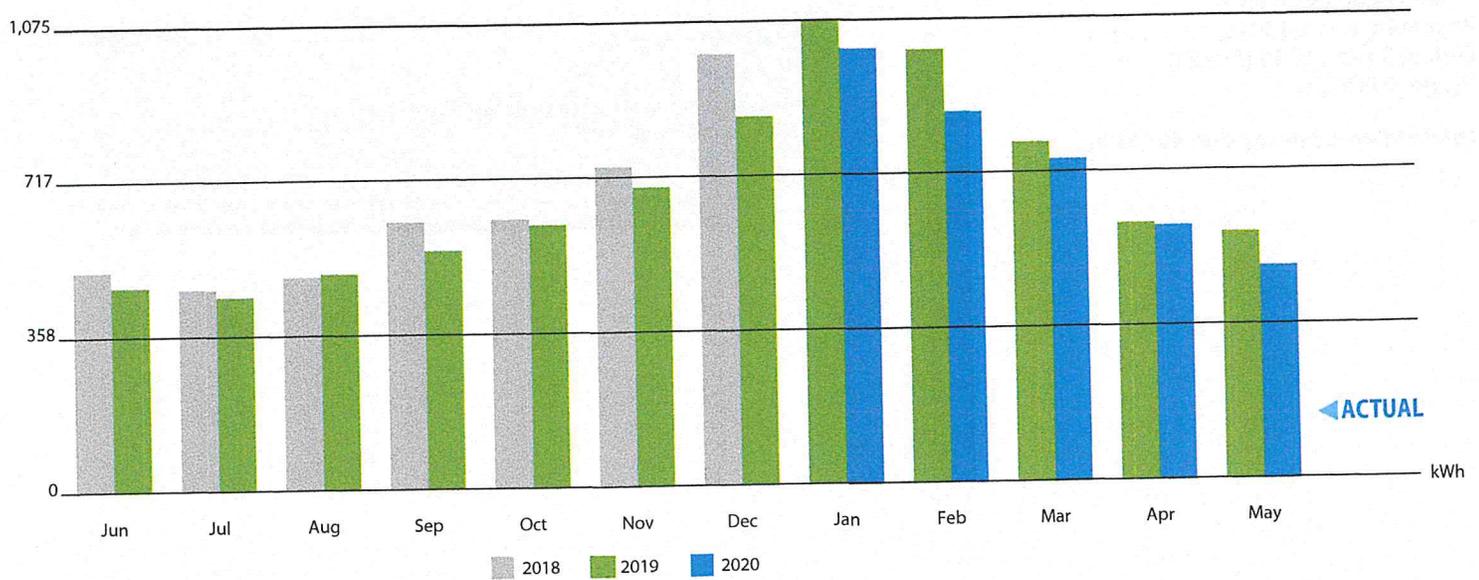
**C/O DOWNTOWN DEV AUTH
MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS MI 48864-1104**



May Energy Bill

Service dates: April 15, 2020 - May 13, 2020 (29 days)

Total Electric Use (kWh - kilowatt-hour)



May Electric Use

493 kWh
May 2019 use: 572 kWh

Cost per day:

\$3.16

kWh per day:

17

Prior 12 months electric use:

7,828 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050.
We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

COVID-19: The latest information can be found at www.ConsumersEnergy.com/coronavirus. We are committed to the health and safety of our co-workers, customers and communities.



Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Hearing/speech impaired: Call 7-1-1

Service Address:
2167 Hamilton Rd; Okemos MI
48864-1643
Account: **1000 5603 2681**

Account Information

Bill Month: May
Service dates: 04/15/2020 - 05/13/2020
Days Billed: 29
Portion: 14 05/20

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 06/12/2020

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 04-15
Ending Read Date: 05-13
Beginning Read: 25045
Ending Read: 25538 (Actual)
Usage: 493 kWh

Total Metered Energy Use: 493 kWh

May Energy Bill

Invoice: 206612553727

Account Summary

Last Month's Account Balance	\$104.62
Payment on April 27, 2020	\$104.62-
Balance Forward	\$0.00

Payments applied after May 14, 2020 are not included.

Electric Charges

Energy	493@ 0.095527	\$47.09
Cap. Tax Reform Credit	493@ 0.000446-	\$0.22-
PSCR	493@ 0.003650-	\$1.80-
System Access		\$24.44
Distribution	493@ 0.042472	\$20.94
Dist. Tax Reform Credit	493@ 0.000848-	\$0.42-
Power Plant Securitization	493@ 0.001213	\$0.60
Low-Income Assist Fund		\$0.92

Total Electric **\$91.55**

Total Energy Charges **\$91.55**

Amount Due: **\$91.55**
by June 05, 2020

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

In May, all business electric customers will see a change to their System Access Charge. The existing Energy Efficiency Surcharge line item will no longer appear separately on your bills and will instead be combined with other charges. This change is required under the Michigan 2016 energy law. The amount you pay for this surcharge will not change.

ALERT - Beware of phone and email scams regarding utility payments: Consumers Energy never demands payment using only a prepaid card. Many options at www.ConsumersEnergy.com/waystopay.

Understanding Your Electric Bill: Power supply charges include electric generation and transmission costs based on the amount of kilowatt-hours (kWh) used. Different rates are charged depending on the time of year and the amount of energy used. Consumers Energy does not make a profit on the cost of fuel or purchased power. More at www.ConsumersEnergy.com/ratesbiz.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Meridian Township	TIF Plan #	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	DDA		2019

Year AUTHORITY (not TIF plan) was created:	2005
Year TIF plan was created or last amended to extend its duration:	2018
Current TIF plan scheduled expiration date:	2038
Did TIF plan expire in FY19?	no
Year of first tax increment revenue capture:	2019
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	no
If yes, authorization for capturing school tax:	Choose from list
Year school tax capture is scheduled to expire:	

Revenue:	Tax Increment Revenue	\$	32,376
	Property taxes - from DDA levy	\$	-
	Interest	\$	-
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	-
	Other income (grants, fees, donations, etc.)	\$	-
	Total	\$	32,376

Tax Increment Revenues Received			
	From counties	\$	12,086
	From municipalities (city, twp, village)	\$	18,864
	From libraries (if levied separately)	\$	-
	From community colleges	\$	-
	From regional authorities (type name in next cell) airport auth	\$	1,498
	From regional authorities (type name in next cell)	\$	-
	From regional authorities (type name in next cell)	\$	-
	From local school districts-operating	\$	-
	From local school districts-debt	\$	-
	From intermediate school districts	\$	-
	From State Education Tax (SET)	\$	-
	From state share of IFT and other specific taxes (school taxes)	\$	-
	Total	\$	32,448

Expenditures			
	Consumers Energy	\$	1,461
	Meridian Public Works	\$	35
	VanAtta's	\$	1,254
	Redwood Landscaping	\$	160
	Advanced Redevelopment	\$	71,086
	F D Hayes	\$	740
	Meridian Interest Payment	\$	4,485
	Meridian Principal Payment	\$	25,000
	Credit Card Expense from 2018 paid in 2019	\$	904
		\$	-
		\$	-
	Transfers to other municipal fund (list fund name)	\$	-
	Transfers to other municipal fund (list fund name)	\$	-
	Transfers to General Fund	\$	-
	Total	\$	105,125

Outstanding non-bonded Indebtedness	Principal	\$	124,500
	Interest	\$	934

Outstanding bonded Indebtedness	Principal	\$	-
	Interest	\$	-
	Total	\$	125,434

Bond Reserve Fund Balance \$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value
Ad valorem PRE Real	\$ 642,628	\$ 633,975	\$ 8,653
Ad valorem non-PRE Real	\$ 15,984,784	\$ 15,608,833	\$ 375,951
Ad valorem industrial personal	\$ -	\$ -	\$ -
Ad valorem commercial personal	\$ 2,510,000	\$ 2,589,450	\$ (79,450)
Ad valorem utility personal	\$ 203,700	\$ 196,400	\$ 7,300

Overall Tax rates captured by TIF plan	
Overall Tax rates captured by TIF plan	TIF Revenue
27.2077000	\$235.43
27.2077000	\$10,228.76
27.2077000	\$0.00
27.2077000	(\$2,161.65)
27.2077000	\$198.62

Ad valorem other personal	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT New Facility personal property, all other	\$	-	\$	-	\$	-	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$	-	\$	-	\$	-	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$	-	\$	-	\$	-	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$	-	\$	-	\$	-	0.0000000	\$0.00
Commercial Rehabilitation Act	\$	-	\$	-	\$	-	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$	-	\$	-	\$	-	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$	-	\$	-	\$	-	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$	-	\$	-	\$	-	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$	-	\$	-	\$	-	0.0000000	\$0.00
Total Captured Value			\$	19,028,658	\$	312,454		\$8,501.15 Total TIF Revenue



CHARTER TOWNSHIP OF MERIDIAN

Development Project Update
June 2020

Commercial Use Under Construction

- LaFontaine FCA Dealership-NE corner of Powell Road and Grand River
- Aspen Dental/Chipotle (former Leo's Lodge)-2085 West Grand River
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- Anna's House-1753 West Grand River (former Pizza Hut)—remodeling permits issued
- Clarion Pointe—2736 East Grand River—significant renovation
- Restaurant-2360 Jolly Road-significant renovation of former tire store

Residential Use Under Construction

- Elevation Phase 2—2362 Jolly Oak—five new residential buildings

Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Fedewa Homes-1730 Chief Okemos-residential project
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc-SUP was approved for a medical marihuana provisioning center at 2119 Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park—new building)
- The Cured Leaf TC, Inc-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)

Under Consideration

- Pine Village MUPUD—revised plans to Township Board for review in May. 146,734 sq ft senior apartment building, 3-4 stories, 133 dwelling units, first floor commercial/public
- Klingmans Furniture—1705 Newman Road--new store location in former Toys R Us
- Andev senior housing community—230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living
- Menards—6365 Newton Road--new store location (former drive-in site on Saginaw) wetland report in process
- Red Cedar Manor-site plan review-Northwind Drive
- Silverleaf PUD-initial plans submitted for residential development-Bennett Road
- Williams Volkswagen of Okemos-site plan submitted-Jolly Road
- Haslett Marathon-Brownfield Plan pending
- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church—4734 Okemos Road—interior remodeling
- Form-Based Code-Planning Commission