

## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Economic Development Corporation

July 11, 2019 7:30 am  
5151 Marsh Road, Town Hall Room

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1. CALL MEETING TO ORDER
  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 AGENDA
  4. CONSENT AGENDA
    - A. Minutes – June 6, 2018
    - B. Financial Report
    - C. Development Projects
  5. PUBLIC REMARKS
  6. PRESENTATION – Local Street Bond: Manager Walsh, Deputy Manager Perry
  
  7. OLD BUSINESS
    - A. Committee Reports
      - i. Business Promotion
      - ii. School District Engagement
  
  8. NEW BUSINESS
    - A. Haslett Study
  
  9. TOWNSHIP REPORTS
    - A. Township Board
    - B. Township Manager
    - C. Planning Commission
    - D. Chair
    - E. Staff
  
  10. COMMUNITY REPORTS
    - A. Meridian Mall
    - B. Marketplace on the Green
    - C. MABA
  
  11. OPEN DISCUSSION/BOARD COMMENTS
  12. PUBLIC REMARKS
  13. NEXT MEETING DATE
    - A. August 1, 2019, 7:30am (tentative)
  14. ADJOURNMENT
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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  
Meridian Economic Development Corporation  
5151 Marsh Road, Okemos, MI 48864  
Thursday, June 6, 2019– Minutes -DRAFT

**Members**

**Present:** Jade Sims, Mikhail Murshak, Joel Conn, David Ledebuhr, Trustee Kathy Ann Sundland, Township Manager Frank Walsh, Adam Carlson, Treasurer Phil Deschaine, Shawn Dunham, and Brenda Chapman

**Members** Kimberly Thompson and Tom Conway

**Absent:**

**Others**

**Present:** Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Executive Assistant Michelle Prinz, and Economic Development Director Chris Buck

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:31 am and Member Chapman read the mission.

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

Chair Sims requested to move item 9E to 9A to accommodate Director Buck's schedule.

**MOTION BY MEMBER CHAPMAN TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MANAGER WALSH. MOTION PASSES 10-0.**

4. CONSENT AGENDA

- a. Minutes-May 2, 2019
- b. Financial Report
- c. tinkrLAB Press Release
- d. Amended Bylaws-Executed

**MOTION BY MEMBER CARLSON TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 10-0.**

5. PUBLIC REMARKS

None.

6. PRESENTATION

Brandie Yates from HOMTV presented the opportunities available through the HOMTV internship program and the new youth summer media camp.

7. OLD BUSINESS

a. Committee Reports

i. Business Promotion

The EDC subcommittee met with the Township Communications/HOMTV Department to discuss the local business Friday campaign, partnership with MABA awards and creating videos to highlight local businesses for a fee. In addition, creating videos to highlight the Township business districts was discussed.

ii. School District Engagement

Director Buck reported the state has unveiled a new "Going Pro" campaign and there might be some opportunities to partner the EDC with the campaign and the local schools. Chair Sims discussed ideas of pairing college students to teach entrepreneur skills to high school or elementary students.

8. NEW BUSINESS

None.

9. TOWNSHIP REPORT

a. Staff

Director Buck reviewed the EDC financial report, development projects and amended bylaws. He has met with the county leadership team regarding grant fund improvements for Lake Lansing South Park including replacing the old rail wall system and adding bike racks. Director Buck reported the Haslett study has been slow moving.

b. Township Board

- Final approval was given for zoning and non-zoning medical marihuana ordinances
- The Township Board decided to opt out of recreational marihuana
- Approved rezoning for senior living communities
- Approved Redi-Ride ballot language
- Approved local street bond for August ballot
- Discussed DDA TIF policies and procedures

c. Township Manager

- Engaged in discussions with Home Depot regarding conflict with potential Klingman's development in the old Toys R Us location
- Settled and signed consent judgment with Haslett Marathon yesterday
- Cascade Township is coming to tour our Fire Station on Friday

- Working on Bennett Road rezoning
- Celebrate Meridian is Saturday, June 29<sup>th</sup>
- Received 2018 audit with no problems

d. Planning Commission

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

e. Chair

None.

9. COMMUNITY REPORTS

a. Meridian Mall

- Marketplace on the Green and High Caliber Karts are the new developments
- Waldo's closed and a rolled ice cream shop is opening in its place
- City Man is coming

b. Farmers' Market

- Groundbreaking was a huge success
- Reviewing bids from contractors for construction

c. MABA

- June 14, 2019 will be the MABA golf outing at Meridian Sun Golf Course

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None

12. NEXT MEETING DATE

- July 11, 2019 at 7:30am

13. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting at 9:00 am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT  
CORPORATION**

Independent Bank	<b>Total EDC Funds</b>	<b>\$30,862.32</b>
	<b>MARC Funds</b>	<b><u>\$7,071.32</u></b>
	<b>TOTAL</b>	<b><u><u>\$37,933.64</u></u></b>

**TRANSACTION ACTIVITY - Deposits**

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
	Interest	

**CHECKS WRITTEN Since Last Bank Statement**

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
05/29/19	0	40,000.00	Meridian Twp - Farmers Market

**\$37,933.64**



## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

July 2019

### Businesses Opened

- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza – grand opening July 26)

### Commercial Use Under Construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center (Sept 1)
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid/Late 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office. (July)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility
- **Bread Bites, Mediterranean Cuisine & Bakery**, 5100 Marsh Road, Okemos (old Tannin site)
- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of former McAllisters site)
- **Swagath Express**, food service adjacent to Swagath Market, 1731 W. Grand River (former Farm Fresh Seafood site)
- **Crunch Fitness**, new fitness center at 2655 E. Grand River Ave (former Salvation Army)
- **Zoom Express Laundry**, 3034 E. Lake Lansing Road (Carriage Hills)

### Residential or Long Term Construction/Phasing

- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

### Approved/Not Yet Commenced

- **Newton Park Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units

### Under consideration

- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River.
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project at Township Board for approvals.
- **Woda Cooper**, rezoning 4.6 Acres to allow for 49 affordable housing units north of Whole Foods

### Closings/Relocations

Hi Chris,

Hope you are doing well. Thanks again for your patience on this process. I've been conferring with Giffels Webster, a multi-disciplinary firm based in Detroit, as our recommended consultant for predevelopment assistance. The League has worked with GW in the past and has confidence in the quality of their work. The two key people on this team would be Rod Arroyo and Jill Bahm. More info at <https://www.giffelswebster.com/about/our-team/>

At my request, GW has developed a draft scope of work for Meridian Township. Working within our limited budget, I've been able to negotiate a scope which not only includes a commercial market study and a housing study, but also a zoning analysis, schematic site plans, and estimate pro forma for construction. One question for you is if you want this level of detail on sites which you do not control, or if you'd rather walk back those products and redeploy in another way.

Please take a look at the qualifications of this firm and the draft scope in the attached document, and let me know if this firm and scope will meet your needs. We can reconfigure components. Our timeline for completion is two months from contract execution.

I will be traveling again for League business on Monday, but will be monitoring email. Perhaps we could do a phone call on Tuesday midday or later in the week?

Thanks,  
MMP

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## Proposed Scope of Work – Meridian Township Project

The GW team offers a wide range of planning, engineering, landscape architecture, GIS and marketing services – all of which can be applied to the varying needs of each RRC community. For the proposed Meridian Township project, our scope of services will include:

1. **Stakeholder Meeting 1:** We will meet with League staff, MEDC, and key local stakeholders in Meridian Township to ensure our understanding of the community goals and issues related to the redevelopment of each commercial priority site (Marsh Road/Haslett Road and Marsh Road/Lake Lansing Road intersections) as well as the general area for additional housing in the Haslett area of the township.
2. **Background Research.** Upon selection, our team will begin background research to gain an understanding of the work prepared in Meridian Township to date. We anticipate this to include a review of the community master plan, zoning ordinance, and RRC progress reports. We will identify any conflicts between the communities’ stated goals and master plan strategies and zoning standards (Note: Depending on the nature of the inconsistencies, we can help communities bring zoning standards into alignment with their master plans for an additional fee).
3. **Work Products.**
  - a. **Renderings.** Renderings of up to 2 alternative conceptual site plans or rehabilitation plans for the two selected commercial priority sites, which may include volumes and elevations compliant with the community’s existing code and master plan or stated vision.
  - b. **Financial & Market Analysis.**
    - i. Analysis for the two commercial sites, reviewing the community’s desired development scenario for the site against market conditions through the conduct of market and/or demographic studies appropriate to the scope and scale of each priority site.
    - ii. Analysis of housing feasibility for the identified area. The analysis will address demand and pricing studies and potential residential absorption rates.
  - c. **Estimated Pro Forma for the commercial sites.** Estimated pro forma, including estimated construction or rehabilitation costs and a forecasted package of development incentives.
4. **Stakeholder Meetings Two.** We will meet with stakeholders to review the alternative concept plans for the two selected commercial sites as well as the findings of the financial and marketing analyses. The concept plans will be refined following this meeting.

**Project Costs – Total cost for this project is \$25,000 and is estimated to be completed within two months.**

Stakeholder Meetings (2) – On-site: \$2,500

Renderings:

- **Draft concept.** Prepare a basic development concept sketch by hand or by SketchUp and provide pdf version with summary: \$3,000 for two sites.
- **Refined concept.** Prepare a color development sketch showing landscape concept and building footprint concept, and provide separate sheet with basic building elevation showing windows and door openings / massing: \$4,500 for two sites.

Site Market Analysis: \$12,000 for two commercial sites and housing analysis

Pro Forma: \$3,000 for two commercial sites