

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. Communications
 - B. Minutes-August 3, 2017
5. PUBLIC REMARKS
6. PRESENTATION
 - A. T A Forsberg-Elevation Update, Tembo Housing, Current Economic Development Trends
7. FINANCIAL REPORT
8. APPROVAL OF PAYMENTS
9. PLANNING COMMISSION REPORT
10. NEW BUSINESS
 - A. Available Property for Development
11. OLD BUSINESS
 - A. Development Funnel
 - B. Sign Ordinance
12. CHAIR REPORT
13. STAFF REPORT
 - A. Development Projects Update
14. TOWNSHIP MANAGER REPORT
15. TOWNSHIP BOARD REPORT
16. MERIDIAN MALL REPORT
17. FARMERS' MARKET RELOCATION UPDATE
18. OPEN DISCUSSION/BOARD COMMENTS
19. PUBLIC REMARKS
20. NEXT MEETING DATE
 - A. October 5, 2017, 7:30am
21. 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

From: Judy Tuthill [mailto:judithatuthill@gmail.com]

Sent: Tuesday, July 25, 2017 4:10 PM

To: Brandie Yates <yates@meridian.mi.us>

Subject: Feedback on Gus Macker

Hi, Brandie:

I am not sure if I am emailing the correct person regarding our feedback on the Gus Macker, so would you pass this along if this should go to someone else. Thanks!

First of all, we want to compliment Meridian Township for the great job on the 175th Celebration on July 1. We attended and enjoyed the food and the music!

Secondly, we loved the Gus Macker tournament. We volunteered and helped at Friday night's registration and then watched numerous teams on both Saturday and Sunday. We encourage you to have another Gus Macker tournament next summer and we will definitely volunteer to help (and we have a few simple ideas to help registration move faster and smoother).

Central Park street is a perfect place for events like the 175th celebration and the Gus Macker: Does not interfere with most traffic, does not block businesses, and is not in a residential section. Plus having great parking at the Meridian Mall, additional overflow space for activities and parking at the Meridian Township buildings and a lot of space along Central Park Drive on both sides of the road are just added "pluses." Also, there are a lots of restaurants and shopping opportunities for those attending these types of events. We hope Meridian Township will continue to host more activities similar to the 175th Celebration and the Gus Macker and use the Central Park area for them. We enjoyed these last two events immensely and are hoping to see more along this line. Thank you for all of your hard work!

Judy & Gordon Tuthill

Meridian Township Residents



GREATER
LANSING
SPORTS
AUTHORITY

August 16, 2017

Deborah Guthrie
Communications Director
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Dear Deborah,

Congratulations to you and the Meridian Township team for hosting a truly incredible and successful Gus Macker tournament. Your team was well organized, prepared and did an exceptional job. As experienced event hosts, we understand how much energy and effort goes in to hosting a large event for the first time.

As the event comes to a close, we hope you will consider hosting the Gus Macker in future years. Often large events of this nature take a year or so to generate strong revenues for selected recipients. Now that the local organizing committee is aligned and your process' are in place, year two will be a much more manageable process and hopefully even more rewarding, from a participation standpoint and revenue generation.

With 265 teams the first year, it is evident there is still a strong desire to participate in the Gus Macker. Teams traveled from across Michigan, even coming from as far as Illinois and Ohio to play. This resulted in more than a 1,000 athletes and plenty of additional family members visiting Greater Lansing. The impact financially to the region and event sponsors is significant.

Should Meridian Township decide to host the Gus Macker in 2018, the GLSA would be proud and excited to return as an event sponsor and coordinating partner.

Yours in sport,

Mike Price,
Executive Director

HORIZON BANK

August 11, 2017

Meridian Township
Attn: Deborah Guthrie
5151 Marsh Road
Okemos, MI 48864

Dear Deborah,

Thank you on behalf of Horizon Bank of Lansing to you and your team for organizing the Gus Macker tournament as part of the Township's 175th Anniversary celebration. The sponsorship we gave for the tournament was part of an overall emphasis by the bank to enhance our name recognition and image in the area.

Our participation in the volunteer effort as well as visibility through the Top Men's Court banner, printed materials and T-Shirts- led to many comments of gratitude from both participants and township residents alike.

We felt like the tournament was a great success both for the township and to aid us in gaining more visibility for Horizon Bank in the community. We anticipate sponsoring the event again next year!

Sincerely,



Christopher G. Nugent
President
Horizon Bank of Lansing



MERIDIAN MALL

August 10, 2017

Meridian Township
Attn: Deborah Guthrie
5151 Marsh Road
Okemos, MI 48864

Deborah,

On behalf of the staff and tenants of Meridian Mall, we would like to thank you and your team for coordinating the events to commemorate the Townships 175th anniversary. In particular, the Food Truck Rally in conjunction with the Celebrate Meridian event and the Gus Macker 3 on 3 Tournament. These events undoubtedly drove traffic and sales to the mall as well as the surrounding businesses. It brought in many people from outside the Township and exposed them not only to the Meridian Mall but to the rest of Meridian Township.

Many of our tenants had double digit sales increases over the Gus Macker weekend. The quotes below are a sampling of the feedback that we received.

"... the tournament benefited our business greatly and increased sales..." Brent from Sbarro

"... did a good job of making sure that stores understood what was going to take place. Because of this we were able to staff the business appropriately and had a great day. We would love to see this again!" Bernita from Old Navy

"... the Gus Macker Tournament helped bring in sales for us. Our staff believes that hosting the tournament in this wing drove lots of traffic where shoppers usually don't come. Many comments such as "we didn't know your store was in this mall" happened. ... It's bringing in people that normally do not shop here, and we have loved the new traffic!!!" Rachel from Justice

We anticipate sponsoring this event again next year.

Regards,

Todd G. Huhn
General Manager

Shawn Dunham
Specialty Leasing Manager

From: Smiley,Trent <smileyt@cadl.org>
Sent: Sunday, August 27, 2017 1:04 PM
To: Deborah Guthrie
Cc: Duimstra,Scott; Hull,Betsy; Chapman,Ann; Andrea Smiley
Subject: Capital Area District Libraries

Hello Deborah

As festivities for your 175th begin to whine down I want to take this opportunity to applaud you and your team on your efforts. I know it was a huge undertaking. Furthermore, I want to thank you for allowing Capital Area District Libraries to play a small role during this important milestone.

I shared with our board and senior management team how our participation in your Fun in the Sun event provided CADL with a golden opportunity to connect with area families and more importantly showcase some of the wonderful activities branches like Haslett and Okemos provide on a regular basis. We received a great deal of positive feedback from residents who stopped by our booth, visited with Linc and/or caught the main stage performances by Gemini and Belle.

Also, our participation in the Gus Macker Basketball Tournament provided us with a great deal of exposure, networking opportunities with your other event partners (Meridian Mall) and helped reinforce our “everything right here” brand promise. We promoted our digital collection which includes the ESPN sports magazine that can be downloaded and enjoyed on any mobile device anytime from anywhere, including a basketball tournament (smile). Again, residents were appreciative of our support.

CADL is truly thankful and we look forward to the upcoming 9/11 World Trade Center Memorial Quilt Project with the Township in September.

Trenton M. Smiley
Marketing & Communications Director
Capital Area District Libraries-Administration
401 S. Capitol Ave., Lansing, MI 48933
517-367-6348 | smileyt@cadl.org
www.cadl.org | [facebook.com/cadlibrary](https://www.facebook.com/cadlibrary) | twitter.com/cadl

From: Todd Huhn [<mailto:Todd.Huhn@cblproperties.com>]

Sent: Friday, September 01, 2017 12:01 PM

To: Andrea Smiley

Cc: Shawn Dunham

Subject: RE: Gus Macker Performance

We did send a follow-up survey out to our tenants right after the event; the following data came from those responses. The food court tenants were up an average of 19% over the weekend of the Gus Macker. The retail tenants in the immediate area of the food court were up an average of 12%. The tenants that were closest to where the Gus Macker was held were up an average of 25% for the weekend. Also, the shoe stores were up an average of 20% for the weekend. The center itself had its highest percentage sales increase for the year in the month of July.

Todd G. Huhn, General Manager
Meridian Mall

Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, August 3, 2017 – Minutes (Draft)

Members

Present: Jade Sims, David Ledebuhr, Shawn Dunham, Malinda Barr, Adam Carlson, Josh Hundt, Chris Buck, Trustee Phil Deschaine, Mikhail Murshak, Township Manager Frank Walsh

Members

Absent: David Olson and Lynda Rowlee

Others

Present: Treasurer Julie Brixie, Ex-Officio, Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Senior Planner Peter Menser, Police Chief Dave Hall, Fire Chief Fred Cowper, Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Buck called the meeting to order at 7:32 am and asked Member Sims to 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 MEMBER BARR TO APPROVE AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 9-0.

4. CONSENT AGENDA

- a. Communications
- b. Minutes-July 6, 2017

MOTION BY MEMBER LEDEBUHR TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 9-0.

5. PUBLIC REMARKS

None.

6. PRESENTATION

Police and Fire Millage presentation was given by Police Chief Dave Hall and Fire Chief Fred Cowper.

7. FINANCIAL REPORT

Treasurer Brixie distributed and reviewed the financial report dated 8/3/17. Report on file.

MOTION BY TRUSTEE DESCHAIINE TO APPROVE FINANCIAL REPORT. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 9-0.

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. NEW BUSINESS/CHAIR REPORT

a. Development Funnel

Chris Buck reported he is working on a document that will show the different phases of upcoming projects. This template will also be an asset to the DDA and CIA as it relates to what projects are ongoing and serve as a flow chart for development projects overall. A draft will be presented at the next month's meeting.

b. Sign Ordinance

Chris reported that the Redevelopment Ready Communities accreditation includes training sessions, self-assessment, sign ordinance review, Shaping the Avenue. In total, it will be up to a year process.

c. Portfolio of Commercial Parcels Available

Chris is working on developing a listing of parcels that are available. So, when development opportunities arise we can quickly respond to developers.

11. OLD BUSINESS

Business retention meetings and the matching grant façade improvement program have been tabled for now while we move through the Redevelopment Ready Community process.

12. CHAIR REPORT

Chris reported that he has had many meetings recently including LEAP, MEDC, Scott Weaver, Kris Elloitt, Brent Forsberg, Brian Hicks, Ken Stockwell, Meridian Mall, and Ed Gillespie. Marketing efforts include: Next Door App and Four Corners Alliance on Facebook. Shaping the Avenue consultants will be here August 14-16, 2017.

13. STAFF REPORT

a. Development Projects Update

Peter passed out the list of new business and project updates.

14. TOWNSHIP MANAGER REPORT

- Manager Walsh reported the Township has had a great year with revenue for building permits. He suggested that we use that additional revenue to pay debt.
- COSTCO is wanting to start construction at 2am instead of the 7am previously agreed start time.
- Medical Marijuana is going to be a topic of discussion for the Township Board upcoming study session in August.
- The Township budget is due to the Board on August 25, 2017 for their review.
- Looking to hire an Economic Development Director. Please send Frank what is most important to you in the ideal candidate.

15. TOWNSHIP BOARD REPORT

- Phil reported the Board recently approved 2017 Sidewalk Order to Maintain and Georgetown Streetlighting.
- The MNRTF grant was also recently approved for the Central Meridian Trail Connector Project.
- Upcoming Board discussion items include vacant properties, Hannah Farms East, and the water main extension to Van Atta.

16. MERIDIAN MALL REPORT

- Shawn reported that Gus Macker was a success with 265 teams. The tenants at the mall reported an increase in sales that weekend.
- 9/11 memorial quilt is coming to the mall in September.
- New store-Torrent, plus size women's clothing, is coming to the mall.
- The mall has invested in all new carts.

17. FARMERS' MARKET RELOCATION UPDATE

Dave reported they did receive a grant recently for \$75,000 of the project and are still working on other funding sources. More multi-use concepts are being reviewed including a potential basketball court.

18. OPEN DISCUSSION/BOARD COMMENTS

None.

19. PUBLIC REMARKS

John Sarver from the Environmental Commission reported that the commission approved the Climate Sustainability Plan at last night's meeting.

20. NEXT MEETING DATE

- Thursday, September 7, 2017 at 7:30am

21. ADJOURNMENT

Hearing no objection, Chris Buck adjourned the meeting at 8:45am.



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

August 8, 2017 – September 1, 2017

New Businesses

- Orange Theory, new gym at 4790 Hagadorn Road (Hannah Plaza)
- Saddleback BBQ, new restaurant at 1754 Central Park Drive
- Protégé Academy, new cosmetology school at 4960 Northwind Drive
- CA Concepts, new interior design studio at 5100 Marsh Road
- Sahasra, new restaurant at 4750 Hagadorn Road (Hannah Plaza)
- Sports By Sager, relocation of existing online retail business at 1800 Grand River Avenue
- Kingston Kitchen, new restaurant at 4749 Central Park Drive

Projects under consideration

- Hannah Farms East - mixed use planned unit development (MUPUD) proposed at Eyde Parkway/Hannah Boulevard. The Planning Commission held a public hearing on the request at its December 19, 2016 meeting and recommended approval on March 27, 2017. The Township Board held a public hearing on May 2, 2017. Tentatively scheduled for further discussion at a Township Board meeting in October.

Projects under construction

- Costco – 156,000 square foot Costco store and gas station at 5800 Park Lake Road (City of East Lansing).
- Great Lakes Interiors - 5,600 square foot building for office furniture retailer at 2076 Towner Road.
- Holiday Inn Express – 63,000 square foot hotel with 112 rooms at 2350 Jolly Oak Road. Slated to open in October 2017.
- Red Cedar Flats - 125,000 square foot, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive. Two buildings are completed, with a third building currently under construction.
- Elevation - mixed use project with 350+ residential units and 21,000 square feet of commercial space at Jolly Oak Road.
- Whitehills Lakes South #2 – initial site work underway for 21 single family lots at the northwest corner of Saginaw Highway/Lake Lansing Road.
- Georgetown #4 – initial site work underway for 22 single family lots at Tihart Road/Cornell Road.
- Sierra Ridge #3 – initial site work underway for 20 single family lots Lake Lansing Road/Newton Road.

Projects approved/not yet commenced

- Portnoy and Tu dentist office – site plan approved for 4,332 square foot dental office at 2476 Jolly Road. Building permit application not yet received.
- Marriot Courtyard – building permit under review for 64,000 square foot, 4-story Marriot Courtyard hotel with 97 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.