

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

February 6, 2020 7:30 am
5151 Marsh Road, Town Hall Room

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 – January 9, 2020
 - B. Financial Report
 - C. Development Projects
5. PUBLIC REMARKS
6. NEW BUSINESS
7. OLD BUSINESS
 - A. Committee Reports
 - i. School District Engagement – Drink Cart opportunity
8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
9. COMMUNITY REPORTS
 - A. Meridian Mall - Chinese New Year Sponsorship
 - B. Marketplace on the Green
 - C. MABA
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC REMARKS
12. NEXT MEETING DATE
 - A. March 5, 2020, 7:30am – NELSON ROOM due to elections
13. 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
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, January 9, 2020- Minutes -DRAFT

Members

Present: Jade Sims, Joel Conn, Treasurer Phil Deschaine, Shawn Dunham, Kimberly Thompson, Mikhail Murshak, David Ledebuhr, Brenda Chapman

Members

Absent: Township Manager Frank Walsh, Trustee Kathy Ann Sundland, Tom Conway, and Adam Carlson

Others

Present: Executive Assistant Michelle Prinz, Community Planning & Development Director Mark Kieselbach, Deputy Township Manager Derek Perry and Economic Development Director Chris Buck

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:30 am.

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 CONN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 8-0.

4. CONSENT AGENDA

- a. Minutes-December 5, 2019
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 8-0.

5. PUBLIC REMARKS

Guest from the Greater Lansing Chinese Association (GLCA) was present and requested a need for funds this year to support the Chinese New Year event at Meridian Mall on February 26, 2020.

MOTION BY MEMBER CONN TO APPROVE \$1,000 TO SUPPORT THE 2020 CHINESE NEW YEAR CELEBRATION TO COVER THE COSTS OF THE MERIDIAN MALL RENTAL. SUPPORTED BY MEMBER MURSHAK. MOTION PASSES 7-1 (OBSTAINED-MEMBER DUNHAM).

6. NEW BUSINESS

a. Officer Elections

Had discussion regarding the board for 2020-2021. The existing board members are willing to continue serving. Jade Sims-Chair, Kimberly Thompson-Vice Chair, Frank Walsh-Secretary, Brenda Chapman-Deputy Secretary and Phil Deschaine-Treasurer.

MOTION BY MEMBER LEDEBUHR TO CONTINUE WITH THE EDC CURRENT BOARD OFFICERS THROUGH DECEMBER 2021. SUPPORTED BY MEMBER THOMPSON. MOTION PASSES 8-0.

b. 2020 Goals

Reviewed and discussed the draft 2020 goals.

MOTION BY MEMBER MURSHAK TO DELETE THE FOLLOWING TEXT IN GOAL 3B. TO PRESERVE THE SUBDIVISIONS AND "EASTERN THIRD" OF THE TOWNSHIP AS RURAL. SUPPORTED BY MEMBER CONN. MOTION PASSES 8-0.

MOTION BY MEMBER LEDEBUHR TO APPROVE THE AMENDED 2020 GOALS AS PRESENTED. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 8-0.

c. 2020 Budget

Discussed draft 2020 budget which includes expenditures of \$2,000 for community outreach and \$15,000 for community projects.

MOTION BY MEMBER DUNHAM TO APPROVE THE 2020 EDC BUDGET AS PRESENTED. SUPPORTED BY MEMBER CONN. MOTION PASSES 8-0.

7. OLD BUSINESS

a. Committee Reports

i. School District Engagement

Director Buck discussed that Scott Weaver is willing to donate 2 food carts to the schools. Mr. Weaver is currently working on gathering the costs for the rear assembly and wrap for both carts. Once he has those amounts, we will have further discussion about covering those potential costs.

8. TOWNSHIP REPORT

a. Township Board

- Approved the Township 2020 goals

b. Township Manager

Deputy Manager Perry reported for Manager Walsh.

- The joint Township Boards and Commission meeting will be on January 28th at 6:00pm.
- Working on the 2019 Annual Report. It will be published on January 24th.

c. Planning Commission

Director Kieselbach provided a summary of recent Planning Commission activities.

d. Chair

None.

e. Staff

Director Buck reviewed the development projects and the businesses that opened in 2019.

9. COMMUNITY REPORTS

a. Meridian Mall

- High Caliber Karting is considering an expansion
- Express and Hallmark will be closing

b. Marketplace on the Green

Dave Ledebuhr reported we will be breaking ground in the spring. The pavilion will be delivered in early March. They are having a meeting with Consumers Energy to discuss solar panels for the market.

c. MABA

Director Buck reported that the new MABA Board is in place. The December award ceremony was a success.

10. OPEN DISCUSSION/BOARD COMMENTS

Treasurer Deschaine shared a nice article about Meridian development in the Focus magazine.

11. PUBLIC REMARKS

None

12. NEXT MEETING DATE

- February 6, 2020 at 7:30am

13. ADJOURNMENT

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

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Dec-19

Independent Bank	Total EDC Funds	\$40,365.57
	MARC Funds	\$7,071.32
	TOTAL	<u>\$47,436.89</u>

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
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CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
12/02/19	0	292.29	EDC/Maba Awards
12/02/19		207.71	Meridian Area Business Assoc.
12/11/19		34.65	Reorder of checks

\$47,436.89



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

January 2020

Businesses Opened

- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of former's McAllisters site)
- **Eagle Fit**, new gym located in Meridian Crossing 3544 Meridian Crossings Drive

Commercial Use Under Construction

- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River. Multi-tenant commercial project, expected to include Aspen Dental and Chipotle Grill
- **Wild Bill's Tobacco**, 2090 W. Grand River Ave, Okemos
- **Anna's House**, 1753 W. Grand River Ave, Okemos. Breakfast and lunch restaurant

Residential or Long Term Construction/Phasing

- **Elevation Phase 2**, 2362 Jolly Oak Road, Okemos. Five new residential buildings
- **Super 8/Knights Inn**, new owner, complete remodel & Clarion branding. Quality micro hotel - 2736 E Grand River Ave, East Lansing, MI 48823

Approved/Not Yet Commenced

- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project.
- **Woda Cooper**, 4.6 Acres to allow for 49 affordable housing units north of Whole Foods
- **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

- **Pine Village**, 55+ housing complex in Haslett Village Square. 133 units on 9.6 acres
- **LaFontaine FCA Dealership**, NW Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram

Closings/Relocations

- **Old Navy**, Meridian Mall
- **Hallmark**, Meridian Mall
- **Express**, Meridian Mall
- **Serra Bella Salon**, Meridian Mall



2020 Budget - *adopted 1.9.2020*

EDC Balance 12.31.2019 **\$47,466**

REVENUE

Issuers fees (Burcham Retirement Village/2020) \$10,000

Interest income \$100

Total Revenue **\$10,100**

EXPENSES

Community Outreach and Promotion \$2,000

Community Projects \$15,000

Total Expenses **\$17,000**

EDC Balance 12.31.2020 **\$40,566**

1. Support endeavors that foster entrepreneurship, start-ups and businesses of all sizes through volunteerism, advocacy and funding.
 - a. Assist in the **Farmers Market** project as needed.
 - b. Engage with **school districts** to offer opportunities for students to engage in entrepreneurship within the Township. Consummate the Food Truck/Golf Cart donation for Haslett and Okemos Public Schools
2. Work strategically to ensure Meridian Township is a great place to run a business.
 - a. **Highlight local businesses** utilizing video, social media, and HOM TV to announce milestones, grand openings, new products, changes in leadership, investment in community.
 - b. Work creatively with CBL Properties and advocate for the transformational redevelopment of the **Meridian Mall**.
 - c. Collaborate with **MABA** to host social and educational events designed to enhance the Township's **business retention and attraction** efforts.
3. Collaborate with other entities within the Township and in the Greater Lansing Region to ensure Meridian remains competitive and congruent with regional development initiatives.
 - a. Lobby to **expand the PICA districts** from the three defined in the 2017 Master Plan, to the seven business hubs in the Township. Provide all the assistance possible to foster redevelopment, aesthetic, occupancy and wayfinding of all PICA districts.
 - b. Advocate for the adoption of **Form Based Code** within the Township and the creation of overlay districts for each of the seven Township commercial hubs (expanded PICAs). Focus on infill, mixed use and density in these areas.
 - c. Attend meetings and maintain relationships with regional partners like **LEAP, Tri-County Regional Planning Commission, Greater Lansing Regional Prosperity Initiative (GLRPI), MDOT/ICRD, MABA, Lansing Regional Chamber, MEDC, SBDC and other Township Boards & Commissions**, among others.