



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, March 3, 2022- Minutes -DRAFT

Members

Present: Chair Kim Thompson, Vice Chair Brenda Chapman, Treasurer Phil Deschaine, Henry Kwok
Assistant Manager Dan Opsommer (for Manager Frank Walsh), Dave Ledebuhr, Adam
Carlson, Shawn Dunham, and Tom Conway

Members

Absent: Trustee Kathy Sundland

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant
Michelle Prinz, Planning Commissioner Peter Trezise, Eric Helzer, Advanced
Redevelopment Solutions, and Supervisor Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Kim Thompson called the meeting to order at 7:30 am and 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 CARLSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER
CONWAY. MOTION PASSES 8-0.**

4. CONSENT AGENDA

- a. Minutes-February 3, 2022
- b. Development Projects

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

5. PUBLIC REMARKS

None.

6. NEW BUSINESS

a. 1655 Haslett Road-Raby Road Demolition Project MRF Request

Director Clark introduced the developers of a proposed project in 19.5 acres of Haslett Village Square. The project is conceptual and would be a mixed use horizontal development. The site plan fits the Township Master Plan and consists of apartments, townhomes with garages, pickleball court, patio, coffee shop, food trucks, drive thru, dog park, and a restroom at the trailhead.

The EDC reviewed the Meridian Redevelopment Fund Request that was submitted by Lake Drive Group, LLC for \$891,171.93 in demolition costs. Demolition is scheduled to begin summer 2022 with underground utility work in the fall 2022 and vertical construction in 2023. The EDC found the application to be complete.

MOTION BY MEMBER LEDEBUHR TO SUPPORT THE 1655 HASLETT ROAD- RABY ROAD DEMOLITION PROJECT THROUGH THE USE OF THE MERIDIAN REDEVELOPMENT FUND AND REQUEST THE TOWNSHIP SUPERVISOR TO APPOINT TWO TOWNSHIP TRUSTEES TO THE 1655 HASLETT ROAD -RABY ROAD DEMOLITION PROJECT FOR REVIEW. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 8-0.

b. Village of Okemos, LLC, MRF Request not to Exceed \$1.25 Million

Chair Thompson and Manager Opsommer reviewed the conclusions of the subcommittee meeting held on Tuesday.

Mr. Helzer explained the current \$3,200,000 shortfall in the project and a possible \$1,000,000 grant from the MEDC. A recommendation of a \$1,250,000 grant for the year 2022 was suggested. It was discussed that the DDA TIF could reimburse the Township for these funds. This would allow for an additional grant application in 2023 for the approximately \$950,000 shortfall.

MOTION BY MEMBER LEDEBUHR TO APPROVE AN AWARD NOT TO EXCEED \$1.25 MILLION FOR THE VILLAGE OF OKEMOS LLC, NO. 2 MERIDIAN REDEVELOPMENT FUND REQUEST. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 8-0.

MOTION BY MEMBER LEDEBUHR TO ADVISE THE VILLAGE OF OKEMOS LLC, SUBCOMMITTEE TO CONSIDER A NO. 3 MERIDIAN REDEVELOPMENT FUND REQUEST FROM THE VILLAGE OF OKEMOS, LLC DEPENDENT UPON THE FUNDING COMMITMENT LEVEL FROM THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION'S REVITALIZATION AND PLACEMAKING (RAP) AND PUBLIC SPACE PLACE BASED INFRASTRUCTURE GRANT PROGRAM. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 8-0.

7. TOWNSHIP REPORTS

a. Township Board

Treasurer Deschaine congratulated the new Supervisor Jackson. Supervisor Jackson reported the following:

- Approved an extension on the Harkness Law Firm contract for prosecution services
- Approved the Damage Assessment Plan
- Accepting applications for the two Trustee open positions on the Township Board. Applications are due by 4:00pm on Friday and interviews will take place on March 15th at 3:00pm prior to the regular Board meeting.

b. Township Manager

Assistant Manager Opsommer reported the following on behalf of Manager Walsh:

- Buddy's Pizza is scheduled to open on April 4th
- Grand River Avenue construction is scheduled to begin on April 4th starting with the raising of the road at Okemos and Grand River to assist with flooding issues
- Daniels Drain Resolution #3 & #4 will be coming to the March 15th Board meeting
- Haslett Marathon and Joe's on Jolly construction are progressing
- Trader Joe's is working on demolition for their space across from Whole Foods
- Welcome Dan as the new Assistant Township Manager & Director of Public Works and Engineering

c. Planning Commission

Commissioner Trezise gave an update on the items the Planning Commission has been working on. Most recently, they did approve the Special Use Permit for the Meridian Company.

d. Chair

None.

e. Staff

Director Clark discussed the following:

- Orthopedic Rehab Specialists was selected as MABA established business of the year and Lil Emil's was selected as MABA new business of the year
- Working on events for Juneteenth
- Planning Meridian Talks
- CIA has opened the discussion of a TIF

8. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham mentioned the new gymnastics center is planning to open next month and has 400 registrations already. The B12 store is opening next month too.

b. MABA

Director Clark stated the plan to select a date to host a joint MABA and EDC in the future.

9. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- April 7, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:58am.