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1. CALL MEETING TO ORDER
 2. ROLL CALL
 3. 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.
 4. APPROVAL OF AGENDA
 5. CONSENT AGENDA
 - A. Minutes –Meeting November 3, 2023
 - B. Development Projects
 6. COMMUNICATIONS- Conner Bailey
 7. PUBLIC REMARKS
 8. OLD BUSINESS
 - A. Meridian Township 2023 Goals
 9. NEW BUSINESS
 - A. MABA 2023 Meetings
 - B. Lunar New Year Celebration Support
 - C. New and Established Business of the Year Awards
 10. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 11. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 12. OPEN DISCUSSION/BOARD COMMENTS
 13. PUBLIC REMARKS
 14. NEXT MEETING DATE
 - A. February 2, 2022, 7:30am
 15. ADJOURNMENT
-



Charter Township of Meridian
Meridian Economic Development Corporation
Nelson Room of Public Safety Building
5151 Marsh Road, Okemos, MI 48864
Thursday, November 3, 2022- Minutes -DRAFT

Members

Present: Dave Ledebuhr, Shawn Dunham, Chair Kimberly Thompson, Treasurer Phil Deschaine, Trisha Bird, Kathy Sundland, Brenda Chapman, and Adam Carlson

Members

Absent: Township Manager Walsh, Tom Conway and Henry Kwok

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Assistant Township Manager Dan Opsommer, and Planning Commissioner Peter Trezise

1. CALL MEETING TO ORDER

Chair Kimberly Thompson called the meeting to order at 7:36 am and noted the change of location for the meeting due to the Nov. 8th election.

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 LEDEDBUHR. MOTION PASSES 8-0.

4. CONSENT AGENDA

- a. Minutes-Meeting August 1, 2022
- b. Financial Report
- c. Development Projects
- d. Burcham 2022 Invoice

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

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

A. 2022 EDC Goals- Joint Commission Meeting Report

Chair Kimberly Thompson began with an overview of the items presented to the committee by Director Clark for the action items taken by the EDC in 2022. The Township Board has a date for the joint board and commission meeting, November 15th with a meal provided for committee volunteers. Each commission should have about 5 minutes to share the update with the bodies, relative to the work each has prioritized. Kimberly Thompson is the only available member of the EDC and as Chair is happy to give the attached report. Members of the EDC felt the report was comprehensive and approved what was listed to be presented to the Township Board.

NO ACTION REQUIRED

7. NEW BUSINESS

A. 2023 Economic Development Corporation Meeting Calendar

Director Clark presented the 2023 proposed EDC calendar meeting dates, for 7:30 am meeting for the first Thursday of each month in 2023. The chair with support of another board member has the ability to cancel a meeting if there are not items to be reviewed on the agenda.

MOTION BY MEMBER CARLSON TO APPROVE AND ADOPT THE ATTACHED RESOLUTION SETTING THE MEETING DATES FOR 2023 AS LISTED. SUPPORTED BY MEMBER BIRD. MOTION PASSES 8-0.

B. 2023 EDC Goals

Director Clark presented the 2023 proposed goals for Meridian Township and the Economic Development Corporation. The five goals presented are built on previous years goals. Redevelopment of the Okemos PICA, Meridian Redevelopment Fund, Meridian Mall redevelopment, Recertification of RRC, Small Business support during M-43 construction.

Member Ledebuhr supported an amended motion to add B to Goal #2- Encourage the Township Board to annually support the MRF with a financial contribution.

Member Ledebuhr supported an amended motion to add D to goal #4 the recommendation to the Board and Planning Commission to include the Meridian Mall in the Okemos PICA. Director Ledebuhr asked the status of the Meridian Mall inclusive of the Okemos PICA. Director Clark stated that process will occur with the Planning Commission during the adoption of the 2023 Masterplan. The comments of the EDC members regarding the Okemos PICA have been submitted, the development of the Master plan should complete within the next 6-8 months and the EDC comments have been submitted.

Chair Thompson asked Asst. Manager Opsommer what happened to the Meridian Redevelopment Fund? The EDC submitted a request to the Township Board requesting the MRF to receive additional funding in support of the PICA development. Carriage Hills is a

PICA and for all intents and purposes, is left out of the conversation. Haslett PICA is developing but is not completed for development.

Discussion led by Director Dunham suggests it's not enough to have nothing left in the MRF. If an applicant were to apply, how would they have access to the funding in time enough, now that the Board will have to be petitioned to inject additional funding into the MRF.

Asst. Manager Opsommer stated the reason the MRF was reduced to the \$1.25M for the Village of Okemos public infrastructure request is related to balancing all the items required to maintain the community. The fund was a line item of the general fund and is at the discretion of the Township Board to disperse

Director Clark reminded members the MRF fund came from the sale of the Marc building which was in downtown Meridian (Okemos). The Board chose to create a redevelopment fund from the unexpected cash flow. The increase in funding came from the Township Board's prerogative to increase the funds ability. To suggest the money was "taken" assumes that the funding is not in the control of the Meridian EDC

Director Thompson believes an annual funding support of the Township Board is necessary to support small business grants, façade improvements, planning for community updates and supporting efforts like the creation of a TIF for the CIA. That all needs upfront funding and that could come from the Meridian EDC. Director Thompson suggests the Township Board should allocate a stronger position for the EDC to make decisions to use the MRF to support more investment into the community and begin development of Carriage Hills. That was the promise and direction of the Board when the MRF started

Member Carlson asked Director Clark why the Haslett PICA is essentially removed as a goal. Director Clark explained development of Haslett will remain a priority and the incentives to develop will remain. The listed goals are more of what she envisions will be priority in the 2023 year, development of Haslett is underway and much of the forgotten commercial space will be under construction. It is not to imply that Haslett development will not continue. The Okemos PICA has had far less development promise than Haslett. The new development of 290 housing units and horizontal mixed use project should be underway within the first quarter of 2023. That will push much of Director Clarks focus to other areas and sites.

Member Carlson reminded everyone the MRF came as an idea from management and the EDC is grateful to Manager Walsh for the idea. The funding support we saw in 2020 and 2021 with the small business grants showed the vast potential of the fund.

Motion by member Ledebuhr to amend the 2023 economic development goals to include b on goal #2, to encourage township board members to annually support financially the meridian redevelopment fund and amend goal 4 item d) recommend to the planning commission the inclusion of meridian mall into the Okemos PICA.

MOTION TO SUPPORT THE REVISED 2023 ECONOMIC DEVELOPMENT GOALS AND SUBMIT TO MERIDIAN TOWNSHIP BOARD FOR REVIEW. MOTION MADE BY MEMBER LEDEBUHR, SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 8-0.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- Township Board approved the reduction of some residential zoning districts to clean up our ordinance.
- Approved the Village of Okemos Brownfield Plan
- Approved recent HSA disbursement
- Supervisor Jackson noted that the perfect time to make comments to the Planning Commission related to the Okemos PICA is now

b. Township Manager

Assistant Township Manager Opsommer reported the following:

- New Fire ladder truck that was order over a year ago arrived Tuesday
- Sign project for entrance signs to be placed on the major entryways into the community is well underway with Asst. Manager Opsommer and Director Massie
- Phase I of MSU to Lake Lansing trail the portion that will run behind Hobby Lobby and the new Red Cedar development is underway
- 2023 Solar project to power the Public Safety building is wrapping up
- Okemos Library roof is wrapping up final repairs and replacement
- Grand River/ Okemos Road intersection construction will not be completed by October. Okemos Road Bridge construction will not be done by November. Estimated opening times for the Okemos/Grand River intersection is Mid December. Project will open up through a portion of the winter with the final paving of Marsh road to Nakoma in 2023.

9. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham mentioned the instore shopping times have shown a boost in traffic. The holiday shops like Spirit Halloween and Christmas themes are showing up in the smaller spaces. Meridian Township Board and staff members toured the Younkers facility and learned more on how the mall is constructed.

b. MABA

Director Clark announced the next meeting will be on Friday November 18th due to Veterans Day at 9:15am at MSUFCU.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- December 1, 2022 at 7:30am

14. ADJOURNMENT

8:45 am Chair moved to adjourn all in favor

Yas: all

Nays: None

New Businesses Opening/Relocating

- King Pho Restaurant -4749 Central Park Drive Okemos (previously Kingston's Kitchen)
- Rag Stock –Meridian Mall
- Changes Hair Design
- Refresh Ivy 2119 Haslett Road
- Sparrow Micro-Medical Facility – Jolly Road
- Rally House- 1802 Grand River Ave
- Valley Wings 2398 Jolly Road
- Hypershine Great Water Wash 2703 E Grand River

Under Construction

- American Homes Meridian 1673 Haslett Road (previously called Pine Village)
- Copper Creek Haslett Road
- Silverstone Estates Powell Road
- Silverleaf Estates Bennet Road
- Woodward Way Sirhal Drive units are addressed

Approved/Not Commenced

- Consumers Credit Union- waiting on approvals for the Drain office
- Trader Joe's waiting on steel supply, lost subcontractor and will bring project forward when those elements are renewed
- Newton Ponte Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Giguere Homes Nest Loft Farms Six New Single Family Homes
- Haslett Village Concept 2.0 1655 & 1621 Haslett Road
Approved MUPUD 290 units, Brownfield and Commercial Rehabilitation Exemption
- Lake Court Single Family Homes
- Grand Reserve Public Hearing SUP at PC October 24

Other Township Happenings:

- Shop Local "Bonus Bucks" gift card program to launch Nov 26th
- MABA's Philanthropic grants are open now and will be awarded in Dec, applicants should apply online on the MABA website

6150 Columbia St
Haslett, MI 48840

November 29, 2022

Amber Clark
Meridian Township
5151 Marsh Rd
Okemos, MI 48864

Dear Mrs. Clark:

Today I write this letter to discuss the problem of athletic growth in the Meridian Township area. There have been thousands of professional athletes from Michigan over the years, but fewer than three from Meridian Township to make it there. Around twenty have come from the Lansing area, and this is a direct result from the lack of sports facilities accessible here.

Sports bring the good out of people in bad situations. They can help someone bring themselves out of poverty and their family as well. Brighton has a well-run facility known as the Legacy Center. The Legacy Center runs year-round practices, leagues, and tournaments. In addition to sports, they also bring things like classes and tutoring to players that support their business. They've produced over 300 collegiate athletes, and they have only been open since 2013. Their numbers are a great example of what we could produce for the communities in our area.

I believe that if we make a facility within the township, we can create many opportunities for the nearby communities. This can create far more opportunities for kids and teenagers to make a name for themselves doing something they love. Currently, for a kid to get work in their sport, they have to go to a small facility near them like Capital City Baseball Kingdom, or the YMCA for example, and more often than not they are completely full. Opening a new, local facility could be beneficial to academics also. It can offer tutoring and even things like a library accessible to supporters or members. There could be scholarship opportunities for students, all options for students who don't have the help at home or at school. Doing so can bring up the popularity and the welfare of the community we call home.

Giving kids in the township we all call home another opportunity is my mission. I believe everyone deserves the same opportunities. We can make a difference for athletes in the Meridian, give them a better chance to make it to big name schools, and get them to where they've dreamed of their entire lives. As a township we can find the funds to make this project happen, we can get the support from local and big name businesses to fundraise and sponsor the facility.

People would go all in on an idea such as this, we just need the support and the help from the leaders of our community.

Sincerely,

Conner Bailey



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: January 5, 2023

Re: MABA Meeting Calendar

Summary

The Meridian Area Business Association is about 100 member strong of businesses in and around Meridian Township. The motto; “Do business with a member” has served our business community well with engagement and support. MABA in the past years has gone through alterations to provide a modern approach for business needs. This volunteer business organization provides Meridian Township access to grass roots efforts for small and large business retention. Included with this memo is a copy of the MABA Member Meeting Calendars and the MABA BOARD meeting calendars. This information should assist to provide any local business and the EDC information on how to connect with our most supportive local business organization.

History

The Meridian EDC supported the seed funding to get the Meridian Area Business Association started. MABA became a small business organization built to bridge communication from the Meridian business community to the Township. After several years of fundraising and membership drives MABA reimbursed the EDC the seed funding and began to expand their programs. The Joan Smith Memorial Fund support nonprofit organizations with annual donations. Funding from MABA’s annual golf outing at Meridian Sun supports 100% of the Joan Smith Fund. Local nonprofit organizations like Ele’s Place, Impression Five, Twigs and the Haslett Robotics club received funding this year of \$1000 from MABA. Thanks to the support of Meridian Township, Meridian EDC, the small business enterprises and others our community has opportunities for support of our small businesses.

Budgetary Considerations

MABA primarily functions from Membership dues, each business provides about \$150 annually to MABA. This covers the cost of meeting space, annual breakfast, organized after hour’s socials, Golf outing, and annual business awards. The fund balance of MABA is not a large balance and they don’t generate vast income. MABA is strongly considering hosting additional fundraising initiatives to support small business growth opportunities like “Grub Grab/Bonus Bucks”, Taste of Meridian, Shop Local, Mob the Roadblock and other successful business centric ideas we have initiated. The EDC may consider this when making programming decisions in support of small business.

MABA Member Meeting Calendar

January 13th at MSUFCU Farm Lane Location – 9:15am start time

February 10th at MSUFCU Farm Lane Location – 9:15am start time

March 10th at MSUFCU Farm Lane Location – 9:15am start time

April 14th at MSUFCU Farm Lane Location – 9:15am start time

May 12th at MSUFCU Farm Lane Location – 9:15am start time

June 9th at MSUFCU Farm Lane Location – 9:15am start time

July 14th at MSUFCU Farm Lane Location – 9:15am start time

August 11th at MSUFCU Farm Lane Location – 9:15am start time

September 8th at MSUFCU Farm Lane Location – 9:15am start time

October 13th at MSUFCU Farm Lane Location – 9:15am start time

November 10th at MSUFCU Farm Lane Location – 9:15am start time

December 8th at MSUFCU Farm Lane Location – 9:15am start time

New members can attend two MABA meetings with no obligation for membership dues!

MABA BOARD Meeting 2023 Calendar

January 19th at MSUFCU Farm Lane Location – 9:15am start time

February 16th at MSUFCU Farm Lane Location – 9:15am start time

March 16th at MSUFCU Farm Lane Location – 9:15am start time

April 20th at MSUFCU Farm Lane Location – 9:15am start time

May 18th at MSUFCU Farm Lane Location – 9:15am start time

June 15th at MSUFCU Farm Lane Location – 9:15am start time

July 20th at MSUFCU Farm Lane Location – 9:15am start time

August 17th at MSUFCU Farm Lane Location – 9:15am start time

September 14th at MSUFCU Farm Lane Location – 9:15am start time

October 19th at MSUFCU Farm Lane Location – 9:15am start time



November 16th at MSUFCU Farm Lane Location – 9:15am start time

December 14th at MSUFCU Farm Lane Location – 9:15am start time





To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: January 5, 2023

Re: Lunar New Year

The EDC has approved the use of \$1000 as a contribution to celebrate the Lunar New Year annually. Due to COVID-19 the celebration was postponed and eventually cancelled. The Greater Lansing Chinese Association is one of the organization that assists to put on the event. In truth, the Parks Department and specifically Director Maisner put forth effort to ensure the GLCA has a space and platform for the event. In past years the EDC has supported Lunar New Year. Included with this memo is a request from the GLCA for a donation in support of the Lunar New Year celebration. Conversations with Jane Li and Director Maisner indicate this is something the EDC has done for years. Looking at the sponsorship opportunities the EDC may wish to show support through the indicated sponsorship levels.

The event launches January 29th 2023

Attachments:

GLCA Proposal

GLCA Sponsorship Categories

2023 Chinese New Year celebration event proposal GLCA

Jane Li <jiae48108@gmail.com>

Thu 11/17/2022 10:02 PM

To: Amber Clark <clark@meridian.mi.us>

Cc: Julie Jiang <julieyingjiang@gmail.com>; yinzhang99@gmail.com <yinzhang99@gmail.com>

 1 attachments (210 KB)

GLCA Proposal 2023 (1) (1).docx;

Dear Mr. Amber Clark,

Sorry to bother you!

This is Jane Li, I am representing the Greater Lansing Chinese Association (GLCA) to thank you for your supporting our Chinese new year for the past many years. This year we will continue to host a big celebration on January 29, 2023 at the Meridian Mall in Okemos. We are eager for your support!

Attachment is our proposal, could you take a look and let us know what you think?

We look forward to hearing from you!

Sincerely,

Jane Li

GLCA VP, 2023 Spring Festival Gala Planning Committee



November 8, 2022

Dear Prospective Sponsor,

In collaboration with other local Chinese groups and Meridian Township, the Greater Lansing Chinese Association (GLCA) is organizing the 2023 Chinese New Year Celebration event in **Meridian Mall, Okemos, on January 29th, 2023**

The upcoming event will include stage performance, cultural exhibits and other traditional Chinese cultural activities. We anticipate that it will attract thousands of local residents in the Greater Lansing area, as one of the year's greatest events in our community. In the meantime, we invite you to this event to further introduce the products and services you provide to this community. A free promotional stand will be provided by us.

GLCA has successfully organized this annual event since 2013, with strong continuing support from PNC Bank, Meridian Township, Michigan State University, Lansing Community College and many other businesses and organizations.

To have a successful event again for 2023, we will need the strong support from you – important member of this community. One way to support this event is the sponsorship, which will provide necessary resources. At the same time, the sponsorship will provide unique opportunities for you and your organization to engage audiences and build goodwill in the community.

On behalf of GLCA, I would like to invite you and your organization to become a sponsor of the 2023 Chinese New Year Celebration. Attached are the sponsor benefits package and a list of previous sponsors who continue the sponsorship this year.

GLCA looks forward to establish and maintain a mutually beneficial partnership with you and your organization, as we celebrate the Year of the Rabbit in 2023 with the peace and prosperity for all. If you have any questions or would like to receive additional information, please contact Jane Li jiae48108@gmail.com. Please make the check payable to “Greater Lansing Chinese Association” or “GLCA”. Our mailing address is “740 w Lake Lansing Rd, Ste 700, East Lansing, MI 48823”

Sincerely,

Jane Li

GLCA VP, 2023 Spring Festival Gala Planning Committee

Enclosure 1: Sponsor Benefits Packages

Enclosure 2: Continuous Sponsors

Enclosure 1

Sponsor Benefits Packages

As the organizer of the event, we do our best to promote the sponsors. Thus, sponsors should benefit in many ways, including the following:

- Onsite signage and names on printed material
- Media exposure from local television stations, radio stations, magazines and newspapers
- Onsite product promotion
- Positive publicity to your organization
- Brand awareness and loyalty of customers.
- Leadership in corporate social responsibility.

Exclusive Sponsor for a Specific Industry: \$3,500

- Exclusive sponsorship guarantees the sole sponsor status from a specific industry and offer all benefits listed in Gold Sponsorship package.

Gold Sponsor: \$2,000

- Advertising board around the center stage
- Your own promotional booth in prime location
- Brochure and other promotional materials at main booth
- Listing on the event promotional materials

Silver Sponsor: \$1,000

- Your own promotional booth in prime location
- Brochure and other promotional materials at main booth
- Listing on the event promotional materials

Bronze Sponsor: \$500

- Your own promotional booth
- Brochure and other promotional materials at main booth
- Listing on the event promotional materials

Enclosure 2

Continuous Sponsors

- Greater Lansing Chinese Association
- Meridian Township of Michigan
- PNC Bank
- MSU Asian Study Center



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: January 5, 2023

Re: MABA/EDC Business Award

Summary

The Meridian Economic Development Corporation (EDC) assists the Meridian Area Business Association (MABA) with a list of nomination for Meridian Business awards. The two categories that the EDC assists with are New Business of the Year Award and Established Business of the Year Award. The EDC provides a list of businesses that should be included. MABA submits the list publicly for the community to advocate for their choice. The most voted businesses receive their award at the annual ceremony hosted by MABA.

History

The Meridian Economic Development Corporation (EDC) has engaged each year with MABA to bring awareness to some of the businesses that are small but have made a great impact on the community. The 2021 Awardees were Lil Emil's for New Business Award (no longer in business) and Orthopaedic Rehab Specialists for the Established Business Award. This year MABA gave members 30 days with a list of new and established businesses in Meridian Township. 2022 New Business Award goes to *Nothing Bundt Cakes* and Established Business of the Year goes to the *Beeswax Barrn*.

Budgetary Considerations

The EDC may contribute some funding toward the Award or award ceremony. This will be requested by members of MABA. Our typical contribution is \$250-\$300 annually. Promotion of the awards will be on the Township website.