



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation
September 7, 2023 7:30 am
Central Fire Station 5000 Okemos
Road

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 –Meeting August 3, 2023
 - B. Financial Report
 - C. Development Projects
 5. PUBLIC REMARKS
 6. OLD BUSINESS
 - A. Village of Okemos Project Update
 - B. Haslett Village Square Project Update
 7. NEW BUSINESS
 - A. MABA Member Spotlight Payment
 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. October 5, 2023, 7:30am
 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
Central Fire Station, 5000 Okemos Road, Okemos, MI 48864
Thursday, August 3, 2023– Minutes -DRAFT

Members

Present: Treasurer Phil Deschaine, Chair Kim Thompson, Brenda Chapman, Adam Carlson, Shawn Dunham, Trustee Kathy Sundland, and Manager Frank L. Walsh

Members

Absent: Dave Ledebuhr

Others

Present: Communications Manager Sam Diehl, Marketing & Public Relations Specialist Rachael Stohlin, Township Supervisor Patricia Herring Jackson and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order and read the mission statement 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

Manager Walsh made an amendment to add item 7E-Top of the Town to the agenda.

MOTION BY MEMBER WALSH TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 6-0.

4. CONSENT AGENDA

- a. Minutes-Meeting May 4, 2023
- b. Financial Report
- c. Economic Development Projects Report

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 6-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

a. Duties of Meridian Economic Development Corporation

Chair Thompson lead a discussion around what programs are available including grants, loans, and training that the EDC may be interested in. Discussion included making long term goals for the EDC including development of a program that would make an impact in the community. Chair Thompson, Director Clark, Member Chapman and Member Dunham will participate in a work session to develop possible programs and funding opportunities and report back to the EDC.

b. Training for Economic Development

Chair Thompson discussed the training that was provided in this month's packet. There is a link to view the Robert's Rules Training and a document to read from MEDC titled Building Strong Communities. Please review both training items and respond to Director Clark with two comments. This is a requirement for the Redevelopment Ready Communities Recertification.

c. Branded EDC Shopping Bags

Chair Thompson discussed options of providing reusable bags to the Marketplace on the Green and reviewed a possible logo for the bags. Discussion was had to include the Farmers' Market Manager and Vendors in the discussion to provide a discount or an incentive to bring the bags back with you when you shop.

d. Proposed 2024 Budget

Discussed total revenue of \$66,437.81 and total expenses of \$24,600. The remaining fund balance would be \$41,837.81

MOTION BY MEMBER DUNHAM TO APPROVE THE 2024 BUDGET FOR THE MERIDIAN ECONOMIC DEVELOPMENT CORPORATION. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 6-0.

e. Top of the Town

Manager Diehl discussed having a quarterly program where the township would identify top local businesses in different sectors. The Communications Team would then highlight those businesses through a video on social media.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Kathy Sundland reported the following:

- Working on medical and recreational marihuana ordinances

- Working on Redevelopment Ready Communities Recertification
- Pride Event Saturday, August 26th from 4pm-10pm at the Marketplace on the Green
- Discussion regarding building a Senior/Community Center. Received a \$5 million grant from the State of Michigan
- Discussion on the township's Renewable Energy Plan
- Holding six listening sessions across the community in the fall

b. Township Manager

- New Finance Director Dante Ianni will start on Monday
- 2024 Budget is due to the Board on 8/25. Budget hearing will be on 9/5.
- New entry signs are up
- Road projects are going well. Chip and Fog roads have been fixed.
- Police Chief Plaga will be retiring on 8/25
- Working on recruitment for the next Chief of Police
- Director Maiser will be retiring and has agreed to stay on and assist through June 2024
- Municipal Building renovation is delayed due to out of stock fabric for the 2nd floor cubicles
- Ribbon cutting and re-dedication to the Municipal Building will happen on 8/30 and employees who work on the 1st floor will move in that day

c. Planning Commission

Manager Walsh reported that the Commission is working on the Master Plan Update.

d. Chair

None.

e. Staff

None.

9. COMMUNITY REPORTS

a. Meridian Mall

- New store KPOP opened
- Shinn's Taekwondo moved to the Mall
- Jackson Popcorn is opening
- A retailer will be renovating the former Bed Bath & Beyond space

b. MABA

None.

10. OPEN DISCUSSION/BOARD COMMENTS

Manager Diehl reported that the EDC is a major sponsor for the Pride event and all communications marketing for the event has the EDC listed including on the website, flyer, and social media.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- September 7, 2023 at 7:30am at the Central Fire Station, 5000 Okemos Road

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:50am.

Development Project Name	Review Category	Project Location	Project Type	Unit #
I Heart Mac & Cheese	New Businesses Opening/ Relocating	Hannah Boulevard East Lansing MI	New Commercial Development	1
Kiayo Sushi	New Businesses Opening/ Relocating	5100 Marsh Road Suite A1	New Commercial Development	1
Crumbl Cookies	New Businesses Opening/ Relocating	2843 E Grand River Ave	New Commercial Development	1
Tantay Cuisine	New Businesses Opening/ Relocating	2398 Jolly Road Suite 200	New Commercial Development	1
Shinns Taekwondo Academy	New Businesses Opening/ Relocating	1982 W. Grand River Ave	Other	1
BSelite Custom Printing and Embroidery	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Three 60 Heat	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
KPOP Station	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Jackson Popcorn Depot	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1
Planet Fitness	New Businesses Opening/ Relocating	1982 W. Grand River Ave	Existing Commercial Expansion	1
Spirit Halloween	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1

Development Project Name	Review Category	Project Location	Project Type	Unit #
American House Meridian	Under Construction	1673 Haslett Road Haslett MI	MUPUD Commercial + Residential	132

Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370
Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239
Commons Church	Under Construction	4720 Marsh Rd Okemos MI	Other	1
MSU -Lake Lansing Trail/Pathway (Phase 1)	Under Construction	Township Trail-Lake Lansing North - MSU	Public Park/Public Facility Improvement	N/A
Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
Hulett Road Estates	Under Construction	3560 Hulett Road Okemos MI	Single Family Homes	6

Development Project Name	Review Category	Project Location	Project Type	Unit #
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Copper Creek (Phase III & IV)	Approved Not Commenced Construction	Haslett Road/Green Road Haslett MI	Single Family Homes	38 of 98
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2755 Grand River	Under Site Plan Review	2755 Grand River Ave E.Lansing MI	New Commercial Development	1
Radmoor Montessori	Awaiting Plans	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1
Consumers Credit Union	Approved Not Commenced Construction	2763 Grand River Ave East Lansing MI	New Commercial Development	1
Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290

Development Project Name	Review Category	Project Location	Project Type	Unit #
Sanctuary III	Under Site Plan Review	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7
Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99

City Limits Redevelopment	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1
Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1
Grand Reserve	Under Site Plan Review	Central Park Drive and Powell Road Okemos MI 2806 Bennett	Mixed Housing - Middle Housing	115
Schultz Veterinary Clinic	Under Site Plan Review	Road Okemos MI	Building Expansion	1
Silverleaf (Phase I)	Under Site Plan Review	West Bennett Road	Single Family Homes	25 of 150
MSU -Lake Lansing Trail/Pathway (Phase 2)	New Applications	Township Trail- Lake Lansing North - MSU 2119 Haslett	Public Park/Public Facility Improvement	1
Herbana	New Applications	Road Suite A Haslett MI	Marihuana Dispensary	1
Skymint	New Applications	Northwind Drive East Lansing MI	Marihuana Dispensary	1
Village of Okemos	Under Site Plan Review	4668 Ardmore Road Okemos MI	New Commercial Development	206

To: Economic Development Corporation Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: September 7, 2023
Re: Village of Okemos Redevelopment Project Update

The “Village of Okemos” initially approved as a concept in 2019 is a complicated redevelopment project proposed by West Pac Investments out of California. The project has received 4 plan amendments to alter aspects of their approved MUPUD in attempts to address issues with contamination, construction, and economics. The concept today is approved for the following as an **Mixed Use Planned Unit Development (MUPUD)**:

Total Building Square Feet: 246,939
Commercial Square Feet: 26,399
Residential Unit Count: 206
First floor walk through access
One story parking structure on Block 1 and underground parking on Block 2
Rooftop living space and common patio amenity for residents
Offsite landscape plan to include bioretention basin and offsite stormwater retention

Financial Approvals

Michigan Department of Environment, Great Lakes, and Energy Grant (EGLE) and Loan for site contamination and clean up: \$1 Million Dollar Loan and \$1.3 Million Dollar Grant for environmental Cleanup activities. **\$274,967.93** spent out of the grant portion of funding, during the removal of the buildings on Block 2 (occurred Jan 1, 2021 with request from the Township to remove the buildings).

Meridian Township Redevelopment Fund (MRF) was approved by the Meridian EDC Board March 1, 2022 and Township Board on May 17, 2022, for the use of \$1.25 Million Dollars as a reimbursement draw for the reconstruction of Methodist, Clinton, Ardmore, Hamilton, and Okemos Road. The funding will not be reimbursed to the developer for use until construction of the roads begins and receipts are presented to the EDC verifying payment for materials, contract work, and other eligible activities. A formal development and reimbursement agreement will be signed prior to payment submissions.

Meridian Township Brownfield Redevelopment Authority (BRA) has approved the use of Brownfield Tax Increment Financing as a reimbursement for site contamination clean up. Tax Increment Financing or “TIF” is an incentivized redevelopment funding tool to be used for public good to encourage development in areas where development would be extraordinarily challenged. The site of the Village of Okemos project is heavily contaminated from previous establishments. The source of contamination is removed and not all of the contaminated soils will be able to be extracted. Encapsulation of these soils will guarantee a safe use of the site and safe future for the Red Cedar River. As the development of the land is cleaned up the value of the land will increase. That increase in taxable value may be reimbursed to the developer should they pay to remove the contaminated soils. The Meridian Township BRA approved the \$6.9 Million dollar reimbursement for the

development of the site. \$124,141 will come to the BRA for administration of the plan, \$375,880 to the revolving fund of the BRA for future site improvements and \$736,987 to the State of Michigan's Revolving fund a total of about \$1.2Million back to taxpayers for public Brownfield eligible projects. As a reimbursement the project must complete in order for payment back to the developer shall begin.

Community Projects Fund or CPF, is a Federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Grants are selected through a congressionally directed application process, and in 2023 I applied on behalf of the DDA for the Village of Okemos Workforce Housing redevelopment. The selection by Representative Slotkin secured the project to potentially gain support at the Federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 Million dollars. As a partner in this redevelopment we will work with the developer to determine the next best use of the funding related to the project.

To: Economic Development Corporation Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: September 7, 2023
Re: 1655 Haslett Village Square 2.0 Redevelopment Project Update

1655 & 1621 Haslett Road are the addressed parcels of what remains available for redevelopment at the area known as “Haslett Village Square”. The 19.5 acre site that still holds the blighted and underutilized shopping center of “L&L” was purchased earlier this year. The site has an approved MUPUD from the Township Board July 27, 2022 to redevelop the site with the following features:

Total Square Footage: 274,800 sqft

Commercial Square Footage: 21,750 sqft

Residential Unit Count: 290

Amenities: Community Hub utilizing the existing commercial space at 1655 Haslett road. This area will be open to the public and incorporate a food/café area. Updated trailhead at the interurban trail off of Marsh Road, with year round bathrooms and bike racks for the public.

Finances

The project is supported by local and State initiatives to make the development feasible. A Commercial Rehabilitation Exemption was allowed as the Township Board in 2022 approved the creation of a CRA District of the addresses at 1655 and 1621 Haslett road. This district as approved allows a property owner to seek a 1-10 year exemption which is a freeze on their taxes at the time of establishment. For a duration of no more than 10 years the tax bill at the property will not increase and will allow the developer to save money during construction. The exemption can be assigned to new property owners, but is an asset of the buildings on the property.

A Brownfield reimbursement was approved by the Brownfield Redevelopment Authority (BRA) as of September 2022 and the Township Board September 22, 2022 for \$2,778,028 over 11 years. The funding that is created through the increased value in the land will be reimbursed back to the developer should the site, specifically the land, have the contaminants removed. The level of contamination on the project site is such that all of the contaminated soils can be removed. The cost of the mitigation will be reimbursed to the developer by the increase in taxable value of the land. The payments only occur after the development is completed.

Site Plan Meeting August 24, 2023

A site plan meeting is an administrative review process of the Planning Department. This is the point in the development process the developer is seeking approval to construct the project support by architectural drawings approved by an engineer. The developer and team will sit with a Planning Staff member and go over elements of what can and cannot be included on the plans for the construction of the project. Typically our Engineer and Fire Marshall attend these meetings to

answer any questions pertinent to their approvals. After the meeting a set of comments is submitted to the developer so that changes can be made. The developer should make the changes as recommended and if the Planning department sees those changes on their final submitted plans an approval letter is submitted. During the August 24th meeting, Deputy Drain Commissioner Carla Clos with engineers from Spicer Group informed the SP Holding team of a public drain that runs through the project site. The drain office won't allow the drain to be moved and they are also under the assumption the drain can't be made to be private. The recent discovery may impact the project moving forward. Township staff are waiting on comments from the Drain office so that a solution can be presented and possibly address the issue.

To: Economic Development Corporation Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: September 7, 2023
Re: Meridian Township MABA Member Meeting Spotlight

The Meridian Area Business Association offers a 15 minute spotlight for members to feature their business and provide a presentation on how they can help those of the Meridian area. Meridian Township selected February 10th as our date to go to the MABA member meeting and present in general form what the several departments do in Township Hall. Speaking in generalities as some members live outside of Meridian Township, we presented on what each department is typically responsible for and how to engage with those departments.

The Following Departments were represented:

Communications
Planning and Community Development
Economic Development
Assessing
Treasury
Law Enforcement
Public Works

There is a cost to be a Spotlight speaker \$200 is invoiced to the organization. MABA is a nonprofit member organization that focuses on creating benefit for members and nonmembers of the Meridian Area. This is a recommendation to authorize payment for the 2023 MABA Member spotlight meeting featuring Meridian Township.

Motion: Move to approve the \$200 Invoice payment for the MABA Member Spotlight of February 10, 2023 for Meridian Township departments.

MABA - Meridian Area Business Association Invoice 01271

MABA - Meridian Area Business Association <MABA29@wildapricot.org>

Wed 3/22/2023 9:35 PM

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



INVOICE

[View invoice online](#)

MABA - Meridian Area Business Association

Invoice number: 01271

Issued: 01 Feb 2023

Bill to:

Amber Clark

clark@meridian.mi.us

Item	Amount
Member meeting Spotlight- February 2023	\$200.00

Total: \$200.00

Balance Due: \$200.00

Thank you for presenting!

[View invoice online](#)
