



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI
48864 Monday, January 7, 2019 – Minutes

Members

Present: Will Randle, Scott Weaver, Jim Raynak, Bill Cawood, Susan Fulk, Jim Spanos, Peter Campbell, and Renee Korrey

Members

Absent: Supervisor Ron Styka

Staff

Present: Community Planning and Development Director Mark Kieselbach, Economic Development Director Chris Buck, and Executive Assistant Michelle Prinz

Others

Present: Eric Helzer, Advanced Redevelopment Solutions and Carmine Avantini, AICP

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER RAYNAK TO APPROVE THE AGENDA. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 8-0.

3. APPROVAL OF MEETING MINUTES OF DECEMBER 3, 2018

MOTION BY MEMBER RANDLE TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

Staff provided a summary update on the December 2018 Financial Report. Report on file.

MOTION BY MEMBER RAYNAK TO APPROVE THE FINANCIAL REPORT. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 8-0.

7. AUTHORIZATION OF PAYMENTS

Reviewed Consumers Energy 12.2018 bill totaling \$153.39.

MOTION BY MEMBER RAYNAK TO APPROVE THE PAYMENT FOR THE CONSUMERS ENERGY IN THE AMOUNT OF \$153.39. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 8-0.

8. OLD BUSINESS

a. New DDA TIF Plan

The new plan was adopted by the Township Board on 12/4/2018. All taxing jurisdictions agreed to be a part of the plan except Capital Area District Libraries (CADL). We will reach out to them again as we begin working on the brownfield plan because they showed interest in environmental issues.

9. NEW BUSINESS

a. DDA TIF Plan Next Steps

In preparation for the 2020 tax capture, we need to have rules and application processes in place. Because of our redevelopment ready communities' certification, the MEDC will consult for us on this process.

Carmine reviewed the draft DDA work plan of the tasks that need to be undertaken in preparation for anticipated tax increment capture starting in 2020.

The Advanced Redevelopment Solutions invoice is not available, but will be presented at the February DDA meeting.

10. TOWNSHIP BOARD REPORT

None.

11. PLANNING COMMISSION REPORT

None.

12. TOWNSHIP MANAGER REPORT

None.

13. CHAIR REPORT

None.

14. STAFF REPORT

- Director Buck thanked the DDA for a great 2018. Many things were accomplished including the redevelopment fund, height and density zoning amendment, redevelopment ready communities' certification and the TIF Plan update.

- There are current vacancies on the Planning Commission and Township Trustee interviews are being held tomorrow for the one vacancy on the Board.
- The Farmers' Market crowd funding has launched with a goal of raising \$50,000 and a \$50,000 match from the MEDC.
- Director Buck and Perry visited the mall leadership in Chattanooga, TN
- Director Buck reviewed the upcoming development projects

15. OPEN DISCUSSION/BOARD COMMENTS

Vice Chair Korrey suggested we consider approaching CADL again in the future.

16. PUBLIC REMARKS

None.

17. NEXT MEETING DATE

a. February 4, 2019, 7:30am

18. ADJOURNMENT

The meeting adjourned without objection at 8:36 am.