

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

March 4, 2021 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. MEMBER INTRODUCTIONS
 4. APPROVAL OF AGENDA
 5. CONSENT AGENDA
 - A. Minutes –Meeting February 4, 2021
 - B. Financial Report
 - A. Presentation of Financial Accounts by Finance Department
 - C. Development Projects
 6. PUBLIC REMARKS
 7. OLD BUSINESS
 - A. MABA Business Awards Update
 - B. Village of Okemos Update - Reimbursement Agreement
 - C. Business Outreach Subcommittee Update
 - D. Goals Plan of action – Economic Development Implementation Matrix
 8. NEW BUSINESS
 9. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 10. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 11. OPEN DISCUSSION/BOARD COMMENTS
 12. PUBLIC REMARKS
 13. NEXT MEETING DATE
 - A. April 8 , 2021, 7:30am
 14. 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



AGENDA

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Economic Development Corporation

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5151 Marsh Road, Town Hall Room

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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, February 4, 2021– Minutes -DRAFT

Members

Present: Jade Sims, Joel Conn, Treasurer Phil Deschaine, David Ledebuhr, Township Manager Frank Walsh, Shawn Dunham, Henry Kwok, Brenda Chapman, Adam Carlson, Trustee Kathy Ann Sundland, and Kimberly Thompson

Members

Absent: Tom Conway

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Community Planning & Development Director Mark Kieselbach, and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Sims 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 CONN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR
MOTION PASSES 11-0.**

4. CONSENT AGENDA

- a. Minutes-January 7, 2021
- b. Financial Report
- c. Development Projects

**MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY
MEMBER LEDEBUHR MOTION PASSES 11-0.**

5. PUBLIC REMARKS

NONE.

6. NEW BUSINESS

- a. EDC Appointment
Discussion was held and confirmation of appointment for Henry Kwok to EDC was made

- b. EDC Officer Election
There was discussion of the new slate of EDC officers.

MOTION BY MEMBER WALSH TO APPROVE KIMBERLY THOMPSON, CHAIR, BRENDA CHAPMAN, VICE CHAIR, AND ADAM CARLSON, DEPUTY SECRETARY AS THE NEW EDC OFFICERS. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.

- c. EDC BRA Liaison Election
With Chair Sims departure, there is an opening for an EDC representative to serve on the Brownfield Redevelopment Authority.

MOTION BY MEMBER THOMPSON TO APPOINT BRENDA CHAPMAN TO SERVE AS THE EDC REPRESENTATIVE ON THE BROWNFIELD REDEVELOPMENT AUTHORITY. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 11-0.

- d. Letter of Appreciation Jade Sims
Member Ledebuhr and Director Clark thanked Chair Sims for her leadership and many accomplishments as EDC Chair. Kimberly Thompson will sign the framed letter of appreciation presented to Chair Sims.

7. OLD BUSINESS

- a. Meridian Small Business Relief Grant Update
Chair Sims announced the committee reviewed 128 grant applications and awarded 105 grants to local businesses. Treasurer Deschaine reviewed each application to make sure they were located in Meridian Township and did not have any outstanding payments with the Township as it relates to utilities or taxes. The list of businesses is included in the meeting packet.
- b. MABA Business Awards
Chair Sims reported MABA collected 120 votes for award recipients. However, these votes were processed through Mail Chimp and MABA does not have a membership to extract the data from Mail Chimp. The membership will cost \$400 and MABA is wondering if the EDC would be interested in covering the cost or splitting the cost. The EDC discussed the idea and decided this was an internal accounting issue for MABA and the EDC is still interested in supporting the cost of the awards, but not the fees for Mail Chimp.
- c. Village of Okemos Update-Reimbursement Agreement
Director Clark stated that the demolition is complete. She has not received the wording back yet from the developers regarding the agreement. She is expecting it in the next few weeks and is expecting the amount to be less than the original request. However, this will not be the last request for funds for this project.
- d. Chinese New Year
The EDC had contributed \$1,000 to the Mall for rent for the Chinese New Year celebration for 2020. Since the event did not occur, due to the pandemic, they held the dollars for a 2021 event. It is now clear a 2021 event will not occur either. Member Dunham stated the process has begun to issue the EDC a refund for the \$1,000. The payment should be received in the next 4-6 weeks.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- The Board approved a non-discrimination policy.
- The Board approved 2021 work plan assignments.
- The Board will hold a retreat on February 20th.
- The Board will have a special meeting on February 16th to discuss recreational marihuana.
- The Board discussed the upcoming 2021 Citizen's survey.
- The Board appointed Henry Kwok to the EDC.
- The Board approved a resolution in support of black history month.

b. Township Manager

Manager Walsh reported the following:

- The 2020 Annual Report is complete.
- Deputy Manager Perry received the award of top Assistant Manager in Michigan.
- The Marketplace on the Green received a design award from Michigan Parks.
- We submitted a \$10,000 LEAP public art grant for the Marketplace on the Green.
- The deer management program is going well with 237 of their 326 goal.
- The new Silverstone and Copper Creek neighborhoods are moving along.

c. Planning Commission

Director Kieselbach, on behalf of Commissioner Trezise, gave a report on the current Planning Commission activities.

d. Chair

Chair Sims expressed gratitude, support and congratulations to the new EDC Officers.

e. Staff

Director Clark congratulated the group on a great 2020 given the obstacles. She is working on compiling a business database. The business promotion and outreach committee is meeting this afternoon to discuss their projects. Director Clark has been selected to serve on the MABA Board. There is one vacancy on the EDC. Anna's House opened today.

9. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham reported that the Mall has had higher traffic recently, but retailers are still struggling. CBL is working on restructuring debt and has filed bankruptcy. High Caliber Karting is continuing their expansion. Also, a new Italian restaurant will be coming to the food court.

b. MABA

No additional items.

10. OPEN DISCUSSION/BOARD COMMENTS

Treasurer Deschaine mentioned Susan Masten has stepped down from the Environmental Commission. So, if you know of anyone that may be interested in serving, please pass the word along.

10. PUBLIC REMARKS

Trustee Patricia Herring Jackson said thank you and congratulations to Jade Sims.

11. NEXT MEETING DATE

- March 4, 2021 at 7:30am

12. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting.

A.7

MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION
Dec-20

Independent Bank

Total EDC Funds

\$46,470.02

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
13/31/2020	Interest	1.98

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
12/22/20	1043	\$1,000	Grub Hub - Jenn. Bennett

Total

\$45,472.00

Total in Bank

\$ 46,472.00

Difference

-\$1,000.00 (CX 1043 has not been cashed yet)

mmmm
2-22-21

A.7

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Jan-21

Independent Bank

Total EDC Funds

\$45,472.00

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
1/29/2021	Interest	1.82

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
-------------	-------------	---------------	-----------------

Total

\$45,473.82

Total in Bank

\$ 45,473.82

Difference

\$0.00

mmm
2-28-21



INDEPENDENT

BANK

PO Box 279 | Belding, MI 48809 | IndependentBank.com

Last statement: December 31, 2020
This statement: January 29, 2021
Total days in statement period: 29

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS
PAYABLE
5151 MARSH RD
OKEMOS MI 48864

1-8002

Page 1 of 2
XXXXXX2419
(0)

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864



08002

WHAT BETTER WAY TO RING IN THE NEW YEAR THAN WITH UP TO 3.00% APY IN OUR ONE ACCOUNT? THE MORE YOU SWIPE, THE MORE YOU EARN! EARN A HIGHER ANNUAL PERCENTAGE YIELD ON YOUR CHECKING ACCOUNT JUST BY USING YOUR DEBIT MASTERCARD^a FOR EVERYDAY PURCHASES. VISIT INDEPENDENTBANK.COM/PERSONAL/PERSONAL-CHECKING TO LEARN MORE AND GET STARTED. MEMBER FDIC.

Businessflex Checking

Account number	XXXXXX2419	Beginning balance	\$46,472.00
Low balance	\$45,472.00	Total additions	1.82
Average balance	\$45,851.31	Total subtractions	1,000.00
		Ending balance	\$45,473.82

CHECKS

Number	Date	Amount	Number	Date	Amount
1043	01-12	1,000.00			

CREDITS

Date	Description	Additions
01-29	Interest	1.82

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	46,472.00	01-12	45,472.00	01-29	45,473.82



08002

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 950 ECONOMIC DEVELOPMENT CORPORATION							
01/01/2021			950-000.000-001.000 CASH				
					BEG. BALANCE		45,472.00
01/29/2021	GJ	JE	RCRD INTEREST EARNED - JAN	60902	1.82		45,473.82
01/31/2021	GJ	JE	RCRD INTEREST EARNED - JAN	61060	1.82		45,475.64
01/31/2021	GJ	JE	TO REVERSE MANUAL JOURNAL ENTRY: 610	61082		1.82	45,473.82
01/31/2021			950-000.000-001.000	END BALANCE	3.64	1.82	45,473.82
TOTAL FOR FUND 950 ECONOMIC DEVELOPMENT CORPORATION					3.64	1.82	45,473.82



INDEPENDENT

BANK
PO Box 279 | Belding, MI 48809 | IndependentBank.com
Return Service Requested

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864

Last statement: November 30, 2020
This statement: December 31, 2020
Total days in statement period: 31

Page 1 of 2
XXXXXX2419
(0)

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864

THIS HOLIDAY SEASON, THE GREATEST GIFT YOU CAN GIVE US IS A REFERRAL. PLUS, IF THEY OPEN A NEW CHECKING ACCOUNT, YOU WILL BOTH RECEIVE A \$50 MASTERCARD REWARD CARD AS OUR GIFT TO YOU! EARN UP TO \$500 EVERY YEAR. TO LEARN MORE AND REGISTER, VISIT INDEPENDENTBANK.COM. MEMBER FDIC.

Businessflex Checking

Account number	XXXXXX2419	Beginning balance	\$46,470.02
Low balance	\$46,470.02	Total additions	1.98
Average balance	\$46,470.02	Total subtractions	.00
		Ending balance	\$46,472.00

CREDITS

Date	Description	Additions
12-31	Interest	1.98

DAILY BALANCES

Date	Amount	Date	Amount
11-30	46,470.02	12-31	46,472.00

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	31
Average balance for APY	\$46,470.02
Interest earned	\$1.98



INDEPENDENT
BANK

PO Box 279 | Belding, MI 48809 | IndependentBank.com

Return Service Requested

CHARTER TOWNSHIP OF MERIDIAN
December 31, 2020

Page 2 of 2
XXXXXX2419

**** No activity this statement period ****

Thank you for banking with Independent Bank

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 950 ECONOMIC DEVELOPMENT CORPORATION							
12/01/2020			950-000.000-001.000 CASH		BEG. BALANCE		39,398.70
12/22/2020	GJ	JE	RCRD CX 1043 - GRUB GRAB - JENN. BEN	60257		1,000.00	38,398.70
12/31/2020	GJ	JE	MOVE EDC-MARC CASH TO EDC CASH	60788	7,071.32		45,470.02
12/31/2020	GJ	JE	RCRD INTEREST EARNED - DEC	60968		1.98	45,472.00
12/31/2020			950-000.000-001.000	END BALANCE	7,073.30	1,000.00	45,472.00
TOTAL FOR FUND 950 ECONOMIC DEVELOPMENT CORPORATION					7,073.30	1,000.00	45,472.00



Economic Development Updates

March 2021

New Businesses Opening/Relocating

- Juice Nation 3520 Okemos Rd
- Lil Emil's 1982 W Grand River (former A&W in Meridian Mall)
- Klingmans Furniture-1705 Newman Road (former Toys R Us)
- Hungry Howie's 2160 Grand River Ave
- Memorial Healthcare of Owosso 3544 Meridian Crossing
-

Under Construction

- Elevation Phase 2362 Jolly Oak- 3 of 5 have been completed
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Commercial/Residential Development
- Silverstone Estates—residential development Powell Road
- Copper Creek-residential development Haslett Road
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion

Approved/Not Commenced

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Joe's on Jolly (restaurant and fitness training center)-2360 Jolly Road
- Woda Cooper submitted site plans 2.22.201
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Pine Village 1673 Haslett Road Commercial /Residential development approved
Meridian Township Brownfield Plan
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Buddy's Pizza--2010 Grand River (former Burger King)
-

Closings/Postponements



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: March 4, 2021

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

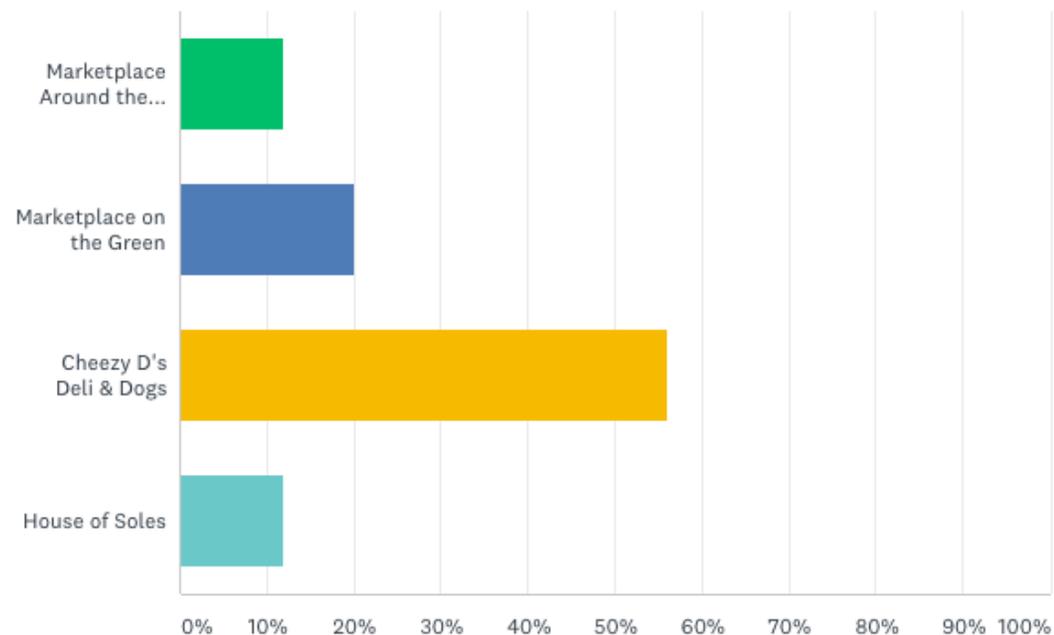
The Meridian Economic Development Corporation (EDC) has engaged each year with MABA to bring awareness to some of the businesses that are small but have made a great impact on the community. The 2019 Awardees were High Caliber Karting for New Business Award and Playmakers for the Established Business Award. Included with this memo are the results of the survey monkey that was distributed by MABA earlier this year. This year there was a substantial increase in the number of voters who participated. MABA does not maintain a survey monkey account and the free version only allows so many votes. It is suggested that the EDC utilize the township's website and provide MABA access to it so all votes can be reviewed in the future for a low cost.

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. Please review the attached for the nominated businesses.

New Business of the Year Award(This award goes to a business established in Meridian Township between July of last year and nomination time for this award (within approximately 1.5 year). Worthy candidates bring true value to the region for reasons including, but not limited to: Filling a significant need in the community; Strong energy/fast regional fan favorite; Major improvement to a facility; Owner/employees give back - philanthropy, donations, serve on boards/volunteerism.(Nominees in no particular order. Please select one winner.)

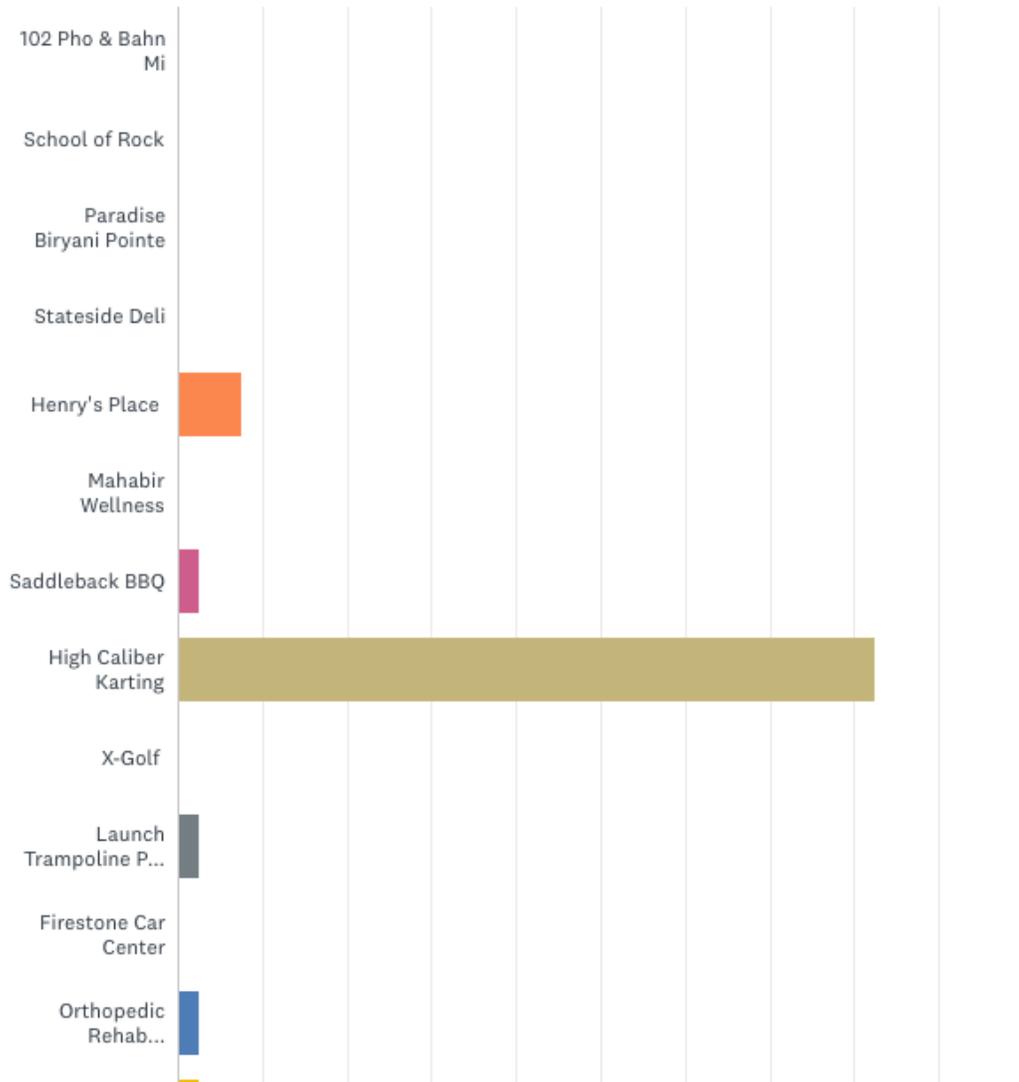
Answered: 25 Skipped: 15

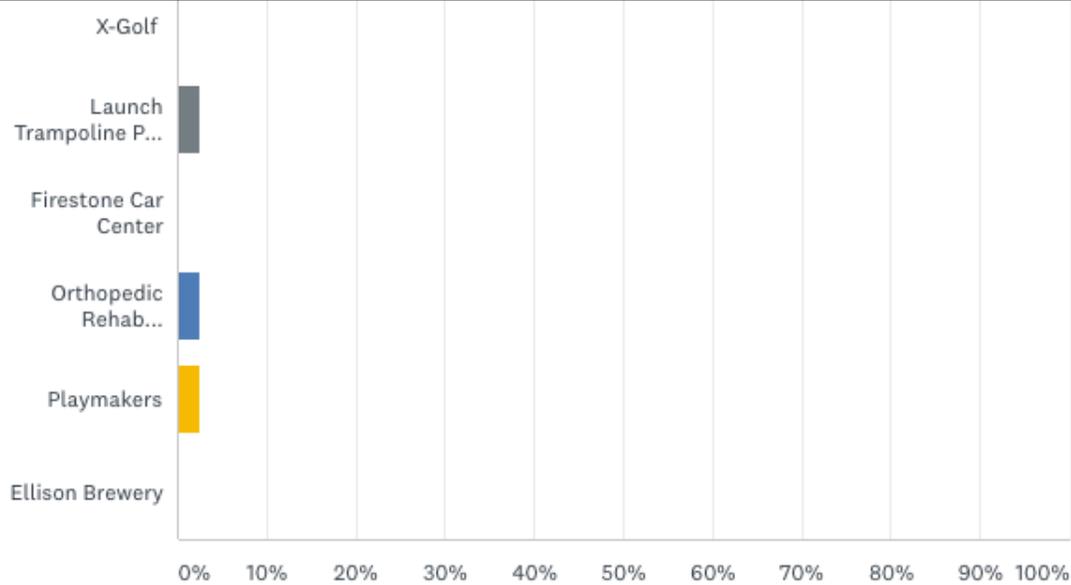


ANSWER CHOICES	RESPONSES
Marketplace Around the World	12.00% 3
Marketplace on the Green	20.00% 5
Cheezy D's Deli & Dogs	56.00% 14
House of Soles	12.00% 3
TOTAL	25

Established Business of the Year Award(This award recognizes a business located within Meridian Township that has been open for business since at least January the year prior to this nomination (approximately 2 years minimum). Worthy candidates can be considered for a variety of reason including, but not limited to: Expansion, Relocation or reinvestment in their brand or location; Introduction of a new product or service offering the community values; Creation of new employment opportunities; Noticeable increase in community engagement/volunteerism/service. (Nominees in no particular order. Please select one winner.)

Answered: 40 Skipped: 0





ANSWER CHOICES	RESPONSES
▼ 102 Pho & Bahn Mi	0.00% 0
▼ School of Rock	0.00% 0
▼ Paradise Biryani Pointe	0.00% 0
▼ Stateside Deli	0.00% 0
▼ Henry's Place	7.50% 3
▼ Mahabir Wellness	0.00% 0
▼ Saddleback BBQ	2.50% 1
▼ High Caliber Karting	82.50% 33
▼ X-Golf	0.00% 0
▼ Launch Trampoline Park	2.50% 1
▼ Firestone Car Center	0.00% 0
▼ Orthopedic Rehab Specialists	2.50% 1
▼ Playmakers	2.50% 1
▼ Ellison Brewery	0.00% 0
TOTAL	40



To: Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: March 1, 2021
RE: Village of Okemos Progress Report

Director Will Randle, has a brief update on the status of the project. Though site work for the time being is completed, internally we continue to discuss what updates should be made that we need to plan for:

Redevelopment Agreement with Meridian Township Economic Development Corporation
-The Agreement is waiting for a final language revision; once approved the demolition eligible costs can be submitted for reimbursement.

MEDC

-Director Clark has reinvigorated conversations with MEDC as a potential financial resource partner for additional improvements. MEDC prioritizes Market Rate Mixed Used developments especially in organized downtown authorities. Director Clark will continue to find possible ways to partner the project with MEDC funding.

Other eligible financing resources

Tax Increment Financing through the DDA
Brownfield TIF Plan with Meridian Township.



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: March 4, 2021

Re: EDC Goals & Implementation Matrix

Summary

Meridian Township was the first township and among the first 29 community's in the state to complete the Redevelopment Community Certification with the Michigan Economic Development Corporation (MEDC). As a requirement in order to maintain the redevelopment ready certification and be eligible as a community for development incentives offered through MEDC. The entire program is built to help us market our available sites to attract development.

History

Meridian Township received the certification through diligent work out of this office and the Community Development team, Meridian Economic Development Corporation, Downtown Development Authority and the Meridian Township Board. Certification is earned when a community intentional provides information related to:

Community involvement of the Master Plan

Approval and Adoption of the Master Plan

Economic Development Goals with implementation plan included

Certification of staff for redevelopment training

Budgetary Considerations

There are currently no budgetary considerations for recertification. Meridian Township has until Nov 2021 to complete the remaining tasks to indicate to MEDC we are still actively redeveloping our community. The attached implementation Matrix is requested by MEDC to qualify for our recertification. Please review and give comments.

Meridian Township Economic Development Implementation Matrix					
Item	Category	Assigned To	Action	Estimated Start	Estimated Finish
Public Relations & Advocacy	Regional Partnerships/Growth	Amber Clark	Yellow- Project is in progress	1/1/2017	2/25/2021
Business Retention	Business Outreach/Retention	Amber Clark & Township Commissioners	Yellow- Project is in progress	1/1/2017	2/20/2021
Business Expansion	Economic Development	Amber Clark & Township Commissioners	Yellow- Project is in progress	1/1/2017	1/21/2021
Business Attraction	Business Outreach/Retention	Amber Clark & Township Commissioners	Purple-Project is in planning stages	1/1/2017	12/12/2020
Okemos PICA	Economic Development	Amber Clark	Yellow- Project is in progress	12/2/2020	1/11/2021
Haslett PICA	Economic Development	Amber Clark	Yellow- Project is in progress	1/1/2017	1/11/2021
Carriage Hill PICA	Economic Development	Amber Clark	Red- Project has not begun or is stalled	Long Term	Long Term
Meridian Mall	Economic Development	Amber Clark & Township Commissioners	Yellow- Project is in progress	1/1/1990	3/2/2021
Redevelopment Certification	Redevelopment Ready Community	Amber Clark	Yellow- Project is in progress	1/1/2017	1/10/2017
Master Plan	Master Plan	Amber Clark	Purple-Project is in planning stages	1/1/2022	6/1/2023

Actual Start	Actual Finish	Item Notes
1/1/2017	Ongoing	
1/2/2017	Ongoing	
1/3/2017	Ongoing	
1/4/2017	Ongoing	
1/1/2000	Present	
1/1/2016	Present	
1/1/207	Present	
1/1/2018	Present	
1/1/2017	12/1/2018	



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: March 4, 2021

Re: Business Outreach Subcommittee Update

Meridian Township EDC Business Outreach Promotion Committee met Thursday February 4 to begin the planning and discussion on what we are going to do to engage our business community. COVID-19 has made for in person connections to be limited so the committee is tasked with finding safe options to have engaged contact with our business owners.

Discussion topics were:

- Prime Meridian Magazine serving as an advertising vehicle for local business owners 43,000 viewers
- EDC Interviews- Spotlight of Businesses at meetings
- Business Directory
- Social Media Promotions
- Businesses at EDC Meetings
- Number#1 Community Celebrate Meridian events
- Shop Small/Small Business Month Activities
- Grub Grab
- High School Connection
- Business Retention

In 2021 we will reinvigorate our previous retention outreach with an intentional strategy to maintaining contact with business owners. In previous years staff commits time to visit business owners during their hours of operation. It is difficult for small business owners to find dedicated time outside of operating their business to meet with township staff. For efficiency we are requesting that members of the EDC become ambassadors to local businesses. A formal discussion and plan will be presented to the EDC in April.