



Charter Township of Meridian  
Downtown Development Authority (DDA)  
Fire Station, 5000 Road, Okemos, MI  
48864 Monday, August 6, 2018 – Minutes

**Members**

**Present:** Jim Spanos, Will Randle, Scott Weaver, Jim Raynak and Supervisor Ron Styka

**Members** Bill Cawood, Susan Fulk, Renee Korrey

**Absent:**

**Staff**

**Present:** Economic Development Director Chris Buck, Community Planning and Development Director Mark Kieselbach

**Others**

**Present:** Eric Helzer, Advanced Redevelopment Solutions; Carmine Avantini, CIB Planning, Niel Bowlby, Lucy Malett

1. CALL MEETING TO ORDER

Supervisor Ron Styka announced he would like to begin the meeting. Chair Fulk was unable to attend and Sherry Fisher, who resigned her position on the DDA recently, was vice chair.

**MOTION BY MEMBER RAYNAK TO APPROVE SUPERVISOR STYKA AS ACTING CHAIR FOR TODAY'S MEETING. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 5-0.**

Supervisor Styka called the meeting to order at 7:38 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER RAYNAK TO APPROVE AGENDA. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

3. APPROVAL OF MEETING MINUTES OF MARCH 5, 2018

**MOTION BY MEMBER RAYNAK TO APPROVE MINUTES. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

4. PUBLIC REMARKS

Neil Bowlby made comments regarding his desire to see more effort being placed on burying the power lines in the DDA vs. raising them. He also expressed concerns with the

proposed density per acre and suggested the developer reduce the number of residential units within the project.

Lucy Mailett spoke as a representative of the Four Corners Alliance citizen group. While she is happy to see the downtown redeveloped, she voiced concerns about the environmental implications of the large development and feels there is too much focus on residential development in the proposed project.

5. PRESENTATION

None

6. FINANCIAL REPORT

No report. Director Buck said no financials were presented and that was a mistake. He will correct the problem and ensure financials are prepared more frequently now that the DDA is meeting monthly.

7. AUTHORIZATION OF PAYMENTS

**MOTION BY MEMBER WEAVER TO AUTHORIZE CONSUMERS ENERGY ELECTICITY PAYMENT OF \$88.33. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 5-0.**

8. NEW BUSINESS

a. New Vice Chair.

With Sherry Fisher's resignation and relocation, a new vice chair is needed. Discussion was had regarding her replacement.

**MOTION BY MEMBER RAYNAK FOR MEMBER RENEE KORREY TO BECOME THE NEW VICE CHAIR OF THE DDA. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

9. OLD BUSINESS

a. DDA Subcommittee/Advanced Redevelopment Solutions Report re: updated DDA TIFA Plan proposal.

Eric Helzer led the discussion of the four documents in the board packet.

i. DRAFT Modeling Scenarios

Discussed the concept of developing three modeling scenarios, each to demonstrate the taxable value of the DDA as it is, as it would be with the proposed development project alone, and as it would be with the proposed development project and anticipated coattail development nearby. It will be important when discussing the merits of the new TIFA plan with taxing jurisdictions. They need to understand the impact using anticipated numbers.

**MOTION BY MEMBER WEAVER TO APPROVE THE CONSULTANT DEVELOPING THE MODELING SCENARIOS FOR REVIEW AT AN UPCOMING DDA MEETING. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 5-0.**

ii. Proposed Redevelopment Project Description

Eric Helzer discussed the 3-block project phasing as presented by the developer. It's important to relay the timelines and anticipated process when speaking with taxing jurisdictions. There is no need for action, just reference only.

- iii. CIB Planning 1-page project description  
Carmine Avantini led the discussion of the document, meant to be a simple explanation of the TIFA revision, why it's important and to help when discussing the project publicly. Director Buck offered a suggestion that a sentence be added at the end of the second paragraph that states that the TIFA plan will not increase taxes or result in reduced payment amounts to taxing jurisdictions since that will likely be what matters most to the audience.

**MOTION BY MEMBER WEAVER APPROVING THE DOCUMENT AS AMENDED.  
SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 5-0.**

Member Spanos left the meeting at 8:32 am, resulting in a loss of quorum. The remaining members agreed to continue with information updates and discussion and won't take formal action on any items from this point forward.

- iv. DRAFT Eligible Activities/Projects  
Eric Helzer explained the contents of this document explaining the similarities and differences between this list and the list the DDA currently operates under. Action on this item will be tabled until the September meeting.

10. CHAIR REPORT

None.

11. STAFF REPORT

Director Buck reported on key development projects listed in the board packet.

12. TOWNSHIP BOARD REPORT

Supervisor Styka communicated the Township Board's work on the medical marijuana discussion and the land swap being proposed between the mall and the Township to enable the farmer's market relocation to occur.

13. TOWNSHIP MANAGER REPORT

None

14. OPEN DISCUSSION/BOARD COMMENTS

The idea of burying the power lines was discussed. Consumers Energy doesn't want the lines buried because they are transmission lines and if any service on them needs to be done they would need to dig up a substantial portion of Okemos Road at great expense. Cost is estimated at 10x the price of raising them (\$7M as compared to \$700k).

It was suggested that at our next meeting we have a discussion regarding our financials, cash flow and the recommendation in the last meeting that the DDA consider making an

annual payment towards the principle of the street lighting debt. Director Buck agreed to put it on the next agenda.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

a. September 10, 2018, 7:30am

17. ADJOURNMENT

**MOTION BY MEMBER RAYNAK TO ADJOURN THE MEETING. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

The meeting adjourned without objection at 9:14 am.