

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. Development Projects Update
 - B. Minutes-September 6, 2018
 - C. Financial Report
 5. PUBLIC REMARKS

 6. PRESENTATION – Farmers Market Project

 7. OLD BUSINESS
 - A. Farmers Market Funding
 - B. Engaging Public Schools
 - C. Business Retention, Expansion and Attraction

 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. Farmers Market
 - C. MABA
 11. OPEN DISCUSSION/BOARD COMMENTS
 12. PUBLIC REMARKS
 13. NEXT MEETING DATE
 - A. October 4, 2018, 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



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

October 2018

Businesses Opened:

- **Peak Performance Physical Therapy**, next to Playmakers. Ribbon Cutting 9.10.18
- **Capellini Salon**, Central Park Drive between Saddleback and Thai Princess 9.20.18
- **iHealth**, holistic medical facility, 2422 Jolly Road, #100, ribbon cutting/open house 9.13.18
- **Lucky's Steakhouse**, former Gilbert & Blakes – reopening soon under new brand. By 9.20.18

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. Plan to open by the holidays

Commercial use under construction

- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2018
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **Best Buy**, Shopping Center – exterior facelift, resizing spaces. Valued at \$770,000
- **X-Golf**, 4950 Marsh, Indoor golf driving range in Target Shopping Center, use-by-right
- **Indian Restaurant**, 4760 Marsh (former McAllisters)
- **CPA/Attorney Office**, Carriage Hills Shopping Center, former credit union location
- **Big Lots**, former Office Max space next to Best Buy
- **Diamond Nails**, Central Park Drive – former Hampton Jewelers

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **Ingham County Medical Care Facility**, 64,000 square foot (48 room) addition at 3860 Dobie.
- **Marriot Courtyard**, 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **New Hope Church**, Saginaw Highway & Newton Roads

Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.

Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, former Paul Revere Tavern Site, 2703 Grand River. New site plan submitted
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***

Renovations

- **Olive Garden**, Exterior remodel, complete interior makeover. Expected this fall.
- **Arby's**, at Okemos & Jolly, interior and exterior remodel. Completed 9.20.18

Closings/Relocations

- **Tanin**, Relocating to Lansing in the fall.



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, September 6, 2018– Minutes (Draft)

Members

Present: Trustee Phil Deschaine, Mikhail Murshak, Jade Sims, Kimberly Thompson, Brenda Chapman, Shawn Dunham, Joel Conn, Adam Carlson, David Ledebuhr, and Tom Conway

Members Township Manager Frank Walsh

Absent:

Others

Present: Treasurer Julie Brixie, Ex-Officio, Planning Commission Vice-Chair John Scott-Craig, Community Planning & Development Director Mark Kieselbach, Executive Assistant Michelle Prinz, Economic Development Director Chris Buck

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:32 am and Member Conway 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 CHAPMAN TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 10-0.

4. CONSENT AGENDA

- a. Development Projects Update
- b. Minutes-July 12, 2018
- c. Financial Report
- d. Business Listings Draft-CIA and DDA
- e. EDC 2018 Goals and Objectives
- f. Meridian Roads

MOTION BY MEMBER THOMPSON TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 10-0.

5. PUBLIC REMARKS

None.

6. PRESENTATION

None.

7. OLD BUSINESS

a. Meridian Roads

Director Buck shared a map of the roads in the Township. The map identifies which roads are county, local, and state.

8. NEW BUSINESS

a. Engaging Public Schools

Upon reviewing the 2018 EDC goals, the group discussed that this is an objective that has not been completed. There was discussion about how the EDC can best engage with the local school districts. Director Buck and Chair Sims will arrange a meeting with the local schools to discuss what their current needs are and what they are already doing.

b. Business Retention, Expansion and Attraction

Director Buck shared the business lists that have been created for the CIA and DDA. There was consensus that creating a business list for the EDC would be beneficial. Discussion was had around surveying the local businesses regarding their needs.

9. TOWNSHIP REPORT

a. Township Board

- Walnut Hills consent judgement will be on for action next meeting
- Looking at overlay districts for medical marijuana
- Meridian Redevelopment Fund was approved
- 2019 budget was presented
- Newton Road concept plan will be back on for discussion for the next meeting
- Towner Road Park ribbon cutting on Saturday, September 8th at noon

b. Township Manager

None.

c. Planning Commission

Planning Commission Vice-Chair John Scot-Craig provided a summary of recent Planning Commission activities.

d. Chair

- Chair Sims discussed the 4 Corners Alliance community meeting

e. Staff

- Director Buck reported the Board will hold a study session on Tuesday night regarding the DDA TIFA plan update

- Redevelop Ready Community certification is almost done
- The Elevation is opening additional buildings
- Peak Performance Physical Therapy ribbon cutting is on Monday, September 10th at 2:00pm
- Lucky's Steakhouse is scheduled to open this month
- Soldan's will be moving by the end of the year
- X-Golf indoor driving range to open by Henry's
- Snap Fitness and Little Caesars closed at Jolly and Okemos
- Tannin is moving to Lansing
- Panera has been approved to move to the old BD Mongolian Grill

10. COMMUNITY REPORTS

a. Meridian Mall

- Launch Trampoline Park is scheduled to open around the holidays
- Temporary Halloween store has taken over one of the Younkers stores
- New General Manager, Dan Irvin. He is also the Laurel Park Place Manager in Livonia

b. Farmers' Market

Member Ledebuhr discussed he will propose a \$50,000 donation from the EDC to the Farmers' Market relocation project at the meeting next month. LuAnn Maisner, Parks and Recreation Director will be invited for that meeting to answer questions about the project.

c. MABA

Member Conway reported that MABA would like to continue to work with the Township and local business to create awareness and excitement about Township activities.

11. OPEN DISCUSSION/BOARD COMMENTS

Director Buck reported there is a schedule conflict for the next meeting in October.

MOTION BY MEMBER MURSHAK TO AMEND THE MEETING SCHEDULE TO MOVE THE OCTOBER MEETING FROM THE 4th TO THE 11th. SUPPORTED BY TRUSTEE DESCHAINE. MOTION PASSES 10-0.

14. PUBLIC REMARKS

None.

15. NEXT MEETING DATE

- October 11, 2018 at 7:30am

16. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting at 8:58 am.

Marketplace on the Green: Meridian's New Farmers Market



Chris Buck

Economic Development Director

LuAnn Maisner

Director of Parks and Recreation



The Farmers Market
by the numbers:

- 1974 – Market Opens
- 2007 – 2400 visitors, 27 Vendors
 - 40% from Okemos/Haslett
 - 30% East Lansing
 - 30% Lansing and Other
 - (Mi Farmers Mkt Assoc data)
- 2017
 - 60 occupied vendor spaces
 - 45 total vendors
 - 2010 & 2016 community survey:
 - 80% visit the market
 - Support relocation





The Challenges:

- Parking
 - Stressful, frustrating & dangerous
 - Visitors feel pressured to shop and leave
- Infrastructure
 - Sidewalks and aisles not wide enough for walkers, wheelchairs, strollers
 - Fragmented feel by having vendors across the aging foot bridge
 - Limited electricity and water
 - Bathrooms not up to par
 - Drainage – vendors stand in pooling water when it rains
- Competing Interests
 - Historical Village – wedding opportunities
 - Youth Soccer Fields
 - Both have Saturday demand, but we can barely park the Farmers Market alone!



Our Current Conditions:





The Solution:

PARTNER WITH THE MALL!

1. It's nearby – won't "lose" customers when we move
2. They have more than adequate parking
3. We already host the market at the Mall in winter and during conflicts
4. Fits with the Central Park Master Plan
5. The Mall benefits by additional crowds already parking there – coattail effects
6. They are already game!!



Our Future:





We've Used This Space Before



Food Truck Rally



Gus Macker Basketball



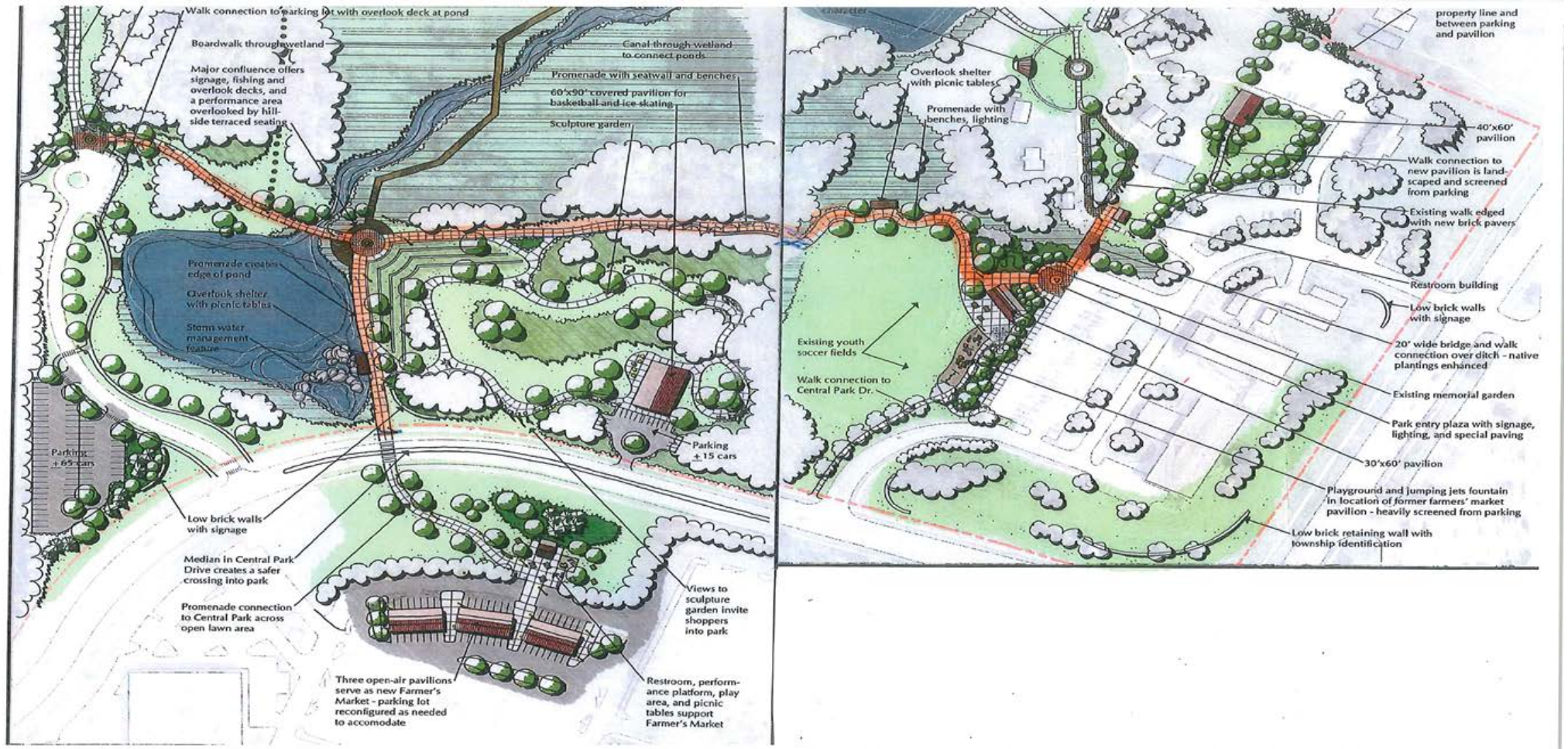
We've Used This Space Before



Annual Fireworks Display



Farmers Market at the Mall

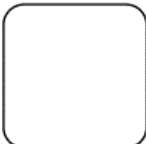
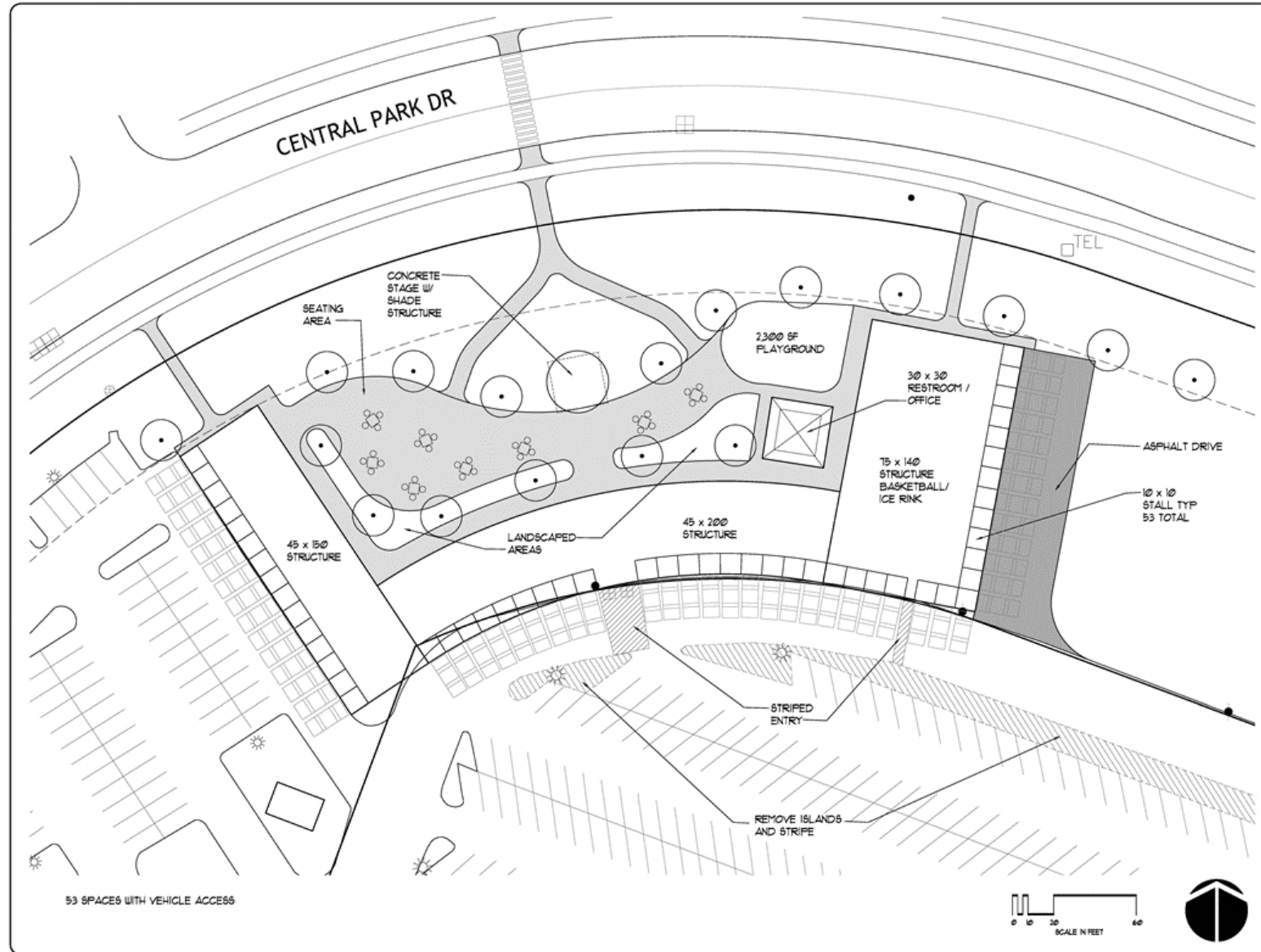


SOUTHERN PORTION OF CENTRAL PARK MASTER PLAN

Approved grant-funded projects include: Gateway Footbridge and Restroom in Historical Village
Central Meridian Regional Trail Connector Project



Proposed Site Plan



VIRIDIS
Design Group
33 North Bedford Street, Kalamazoo, Michigan 49007
(269) 999-5433 (voice) | (269) 999-5400 (fax)
viridisdesigngroup.com

CONCEPT PLAN
FARMERS MARKET
MERIDIAN TOWNSHIP

Revisions

No.	Description

Sheet



FARMERS MARKET

MERIDIAN TOWNSHIP, MICHIGAN
SEPTEMBER 2017





More Than Just the Farmers Market

Saturday and Wednesday Farmers Market (May – October)

Antique Market

Arts & Craft Shows

Entrepreneur Street Fairs

Flea Market/Swap Meets

Mall Store Expo

Private Gatherings in the Pavilion

Music and Food Trucks Daily

Occasional Evening Programs

Playground

Public Wifi

Electronics Charging Stations

Bike Racks

Seasonal Ice Skating

Covered Sports Area

Restrooms

Music Stage

We want citizens to learn – “If I stop by, something cool will be going on!”



Questions?



Chris Buck
Director of Economic Development
Buck@meridian.mi.us
517.853.4568



LuAnn Maisner, CPRP
Director of Parks & Recreation
Maisner@meridian.mi.us
517.853.4604



FARMERS MARKET

MERIDIAN TOWNSHIP, MICHIGAN
SEPTEMBER 2017





To: EDC Board Members
From: Chris Buck, Economic Development Directors
Date: 10.11.2018
Re: Farmers Market Funding

In 2017 the EDC board voted to pledge up to \$10,000 towards the proposed Meridian Farmers Market. In its 2018 budget, the EDC adopted a budget that reflected an expenditure of up to \$50,000 under its Community Outreach and Promotion line item, in anticipation of a larger “ask” coming for the Farmers Market.

That larger ask is now upon us.

I recommend that the EDC discuss the \$50,000 expense request and vote to approve or deny.

Proposed Motion: Move to approve the expenditure of \$50,000 to provide funding for a defined portion of the Farmers Market construction.

**Economic Development Corporation Meeting Dates
2019 Schedule**

RESOLUTION

At a regular meeting of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 11th day of October, 2018 at 7:30am, Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Economic Development Corporation (EDC) desires to announce the time, date, and place of all regular meetings of the EDC, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT CORPORATION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Economic Development Corporation will meet for regular meetings on certain Thursdays, January through December in 2019 in the Town Hall Room of the Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4258.
2. The specific dates for meetings are as follows:

January	10 - regular meeting
February	7 - regular meeting
March	7 - regular meeting
April	11 - regular meeting
May	2 - regular meeting
June	6 - regular meeting
July	11 - regular meeting
August	1 - regular meeting
September	5 - regular meeting
October	3 - regular meeting
November	7 - regular meeting
December	5 - regular meeting

**Economic Development Corporation Meeting Dates
2019 Schedule
Page 2**

3. Meetings will begin at approximately 7:30am
4. Special meetings of the Economic Development Corporation may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Economic Development Corporation pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Economic Development Corporation held on the 11th day of October, 2018.

Jade Sims
Economic Development Corporation Chairperson

1. Support endeavors that foster entrepreneurship, start-ups and businesses of all sizes through volunteerism, advocacy and funding.
 - a. Develop drafts of the process, policies and application to administer the **Meridian Redevelopment Fund** and submit them to the Township Board for adoption.
 - b. Assist in the **Farmers Market/Mall development** where appropriate.
 - c. Engage with **school districts** to offer opportunities for students to engage in entrepreneurship, small business and/or economic development within the Township.

2. Work strategically to ensure Meridian Township is a great place to run a business.
 - a. Support efforts to attain **Redevelopment Ready Communities Certification** through the MEDC by advocating for revised policies and processes that ensure Meridian is Transparent, Consistent and Efficient when vetting new development projects.
 - b. Advocate for the **PICA vision** in the Master Plan to be fulfilled.
 - c. Help the planning division solicit feedback for the adoption of **Form Based Code, Overlay Zoning Districts and/or MUPUD** revisions to better streamline the development process.
 - d. Design and implement a **business attraction and retention program** to be carried out by staff.

3. Collaborate with other entities within the Township and in the Greater Lansing Region to ensure Meridian remains competitive and congruent with regional development initiatives.
 - a. **LEAP** – attend meetings, advocate for Meridian-focused attention.
 - b. **Tri-County Regional Planning Commission** – attend meetings,
 - i. Greater Lansing Regional Prosperity Initiative (GLRPI)
 - c. **MDOT/ICRD** - advocate for roadways that support our development plans
 - d. **MABA** – Attend meetings & maintain a supportive & collaborative relationship
 - e. **Boards & Commissions** – ensure the EDC doesn't operate in a "silo". Maintain a presence and knowledge of various Township initiatives and actions.