

## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Economic Development Corporation

February 7, 2019 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. APPROVAL OF AGENDA
  4. CONSENT AGENDA
    - A. Minutes – January 10, 2018
    - B. Financial Report
    - C. Development Projects Update
    - D. Final 2019 Goals
  5. PUBLIC REMARKS
  
  6. OLD BUSINESS
    - A. Committee Reports
      - i. Bylaws
      - ii. Business Promotion
      - iii. School District Engagement
  
  7. NEW BUSINESS
    - A. Okemos Schools Shark Tank Participation and Donation
    - B. Farmers Market Donation Payment Request
  
  8. TOWNSHIP REPORTS
    - A. Township Board
    - B. Township Manager
    - C. Planning Commission
    - D. Chair
    - E. Staff
  
  9. COMMUNITY REPORTS
    - A. Meridian Mall
    - B. Farmers Market
    - C. MABA
  
  10. OPEN DISCUSSION/BOARD COMMENTS
  11. PUBLIC REMARKS
  12. NEXT MEETING DATE
    - A. March 7, 2019, 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  
5151 Marsh Road, Okemos, MI 48864  
Thursday, January 10, 2019- Minutes -DRAFT

**Members**

**Present:** Trustee Phil Deschaine, Trustee Kathy Ann Sundland, Mikhail Murshak, Jade Sims, Kimberly Thompson, Brenda Chapman, Joel Conn, Adam Carlson, Township Manager Frank Walsh, David Ledebuhr, and Tom Conway

**Members**

**Absent:** Shawn Dunham

**Others**

**Present:** Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Executive Assistant Michelle Prinz, and Economic Development Director Chris Buck

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:30 am and Member Murshak 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 THOMPSON. MOTION PASSES 11-0.**

4. CONSENT AGENDA

- a. Minutes-December 6, 2018
- b. Financial Report
- c. Development Projects Update
- d. Burcham Bonds Conclusion Letter
- e. DDA TIF Presentation and Results Summary

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

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

a. 2019 Goals

Discussion was had around goal 2a. Consensus was to delete the last sentence –Consider Annual Business Awards and in its place add-Work with regional business advocacy group where appropriate.

**MOTION BY MEMBER LEDEBUHR TO ADOPT THE AMENDED 2019 GOALS. SUPPORTED BY MEMBER CONN. MOTION PASSES 11-0.**

7. NEW BUSINESS

a. Subcommittee to work with Communications Department on Goal 2a-highlighting local businesses

Discussed who would be interested in working with MABA and other organizations. Member Thompson, Chair Sims and Member Conway expressed interest.

b. Subcommittee to develop a plan for Goal 1b-to engage public schools

Discussed who would be interested in developing a plan with the schools. Chair Sims and Member Murshak expressed interest with the assistance of Manager Walsh, Director Buck and Marsha Madle as an engaged citizen, but not an EDC member.

c. Bylaws Update

Chair Sims discussed the need for an update to the bylaws. Member Murshak, Member Chapman and Chair Sims expressed interest.

**MOTION BY CHAIR SIMS TO APPOINT THREE SUBCOMMITTEES FOR THE PURPOSES OF RECOGNIZING LOCAL BUSINESSES, ENGAGING THE LOCAL SCHOOLS AND UPDATING THE EDC BYLAWS. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 11-0.**

8. TOWNSHIP REPORT

a. Township Board

- New Board Trustee Courtney Wisinski
- Approved medical marihuana non-zoning ordinance
- Approved 2019 goals
- Manager Walsh received a great performance evaluation

b. Township Manager

- 2019 goals include farmers' market relocation, local roads, downtown Haslett and Okemos, Okemos Road boardwalk
- Private investigation taking place for Brianne Randall-Gay
- Joint Board and Commission meeting on Tuesday night
- Citizen Survey results will be available in a couple weeks
- DEQ is onboard with the Village of Okemos project
- There are openings on the Planning Commission

c. Planning Commission

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

d. Chair

- Chair Sims stated she is excited about the three new subcommittees, as well as, the Downtown Okemos Development.

e. Staff

- Director Buck updated the group on the current development projects
- Director Buck reviewed the DDA TIF Plan presentation that was done with the taxing jurisdictions
- True North Development Concept Plan for Downtown Okemos will be coming to the Township Board in February
- Director Buck reviewed the activities at Haslett Village Square and Carriage Hills
- Reviewed MI Career Quest event sponsorships

9. COMMUNITY REPORTS

a. Meridian Mall

- Launch Trampoline Park is scheduled for a soft opening the last weekend in January and early-mid February for public opening

b. Farmers' Market

- Received a grant through the Lansing Association of Realtors and working on submitting a grant through the MI Association of Realtors
- Working with Patronicity to fundraise \$50,000. If we can meet that goal by 2/8, MEDC will match the \$50,000.

c. MABA

Member Conway reported that the next meeting is tomorrow in the MSUFCU community room. MABA presented several awards to local businesses in December. Member Thompson received the member of the year award and Marsha Madle received the lifetime achievement award. MABA also gave 3 grants to local charities.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- February 7, 2019 at 7:30am

13. ADJOURNMENT

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

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT  
CORPORATION**

Financial Statement  
Prepared for January 11th Meeting  
(Does Not Include December Activity)

Independent Bank	<b>Total EDC Funds</b>	<b>\$22,895.36</b>
	<b>FARMER'S MARKET</b>	<b>\$50,000.00</b>
	<b>MARC Funds</b>	<b><u>\$7,071.32</u></b>
	<b>TOTAL</b>	<b><u><u>\$79,966.68</u></u></b>

**TRANSACTION ACTIVITY - Deposits**

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
11/30/19	Interest	26.28

**CHECKS WRITTEN Since Last Bank Statement**

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

**General Ledger =** **\$79,966.68**



## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

January 2019

### Businesses Opened:

- **Office Depot**, 2020 W. Grand River Ave Okemos (Best Buy Plaza)
- **Gallagher Law/Simplified Tax**, 6025 N. Hagadorn, East Lansing - vacant bank in Carriage Hills.

### Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Launch Trampoline Park**, Meridian Mall Gordman's Space. February 2019

### Commercial use under construction

- **VIP Nail Bar**, 3552 Meridian Crossings, Okemos
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **X-Golf**, 4950 Marsh Road, Okemos. Indoor golf driving range in Target Shopping Center
- **Paradise Indian Restaurant**, 4760 Marsh Road, Okemos (former McAllisters)
- **Diamond Nails**, 4749 Central Park Drive, Okemos (former Hampton Jewelers)
- **Pizza Hut**, 3320 E. Lake Lansing Road
- **J-Dubb's Signature Subs**, 2160 W. Grand River Ave, Okemos (former Subway)
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility
- **Orthopedic Rehab Specialists**, 5100 Marsh Road, Suite G, Okemos

### Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

### Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

### Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, 2703 Grand River Ave East Lansing. Former Paul Revere Tavern Site.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fox Nissan Dealership**, Grand River Ave east of Central Park, next to existing Panera
- **Fedewa Homes**, 1730 Chief Okemos Circle - two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy *\*\*dormant for now\*\**

### Closings/Relocations

- **Subway**, 2160 W. Grand River Ave, Okemos.
- **Salvation Army**, 2655 E. Grand River Ave, East Lansing
- **Hallmark**, 1657 Haslett Road, Haslett. Haslett Village Square
- **Vitamin Shop**, 2090 W. Grand River Ave, Okemos

1. Support endeavors that foster entrepreneurship, start-ups and businesses of all sizes through volunteerism, advocacy and funding.
    - a. Assist in the **Farmers Market** project as needed.
    - b. 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 implementation of a program to **highlight local businesses** and their success stories. Utilize video, social media, HOM TV to announce milestones, new products, changes in leadership, investment in community. Coordinate with regional business advocacy group where appropriate.
    - b. Vet platforms and support the implementation of an online data base of Meridian Township business. Utilize surveys, track interactions among other value added services to assist in **business retention and attraction** efforts.
    - 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. Consider density, minimum dwelling unit size and unwanted/unneeded construction of new commercial spaces. Focus on infill.
  
  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. Provide all the assistance possible to foster the redevelopment of our **PICA districts**
    - b. Collaborate with and advocate for the transformational redevelopment of the **Meridian Mall**
    - c. Advocate for and collect **research and benchmarking** for vital components including but not limited to: tax comparisons, jobs and wages, housing needs and the effects/benefits of population growth for the Township to remain a competitive community of choice.
    - d. Attend meetings and maintain relationships with regional partners like **LEAP, Tri-County Regional Planning Commission, Greater Lansing Regional Prosperity Initiative (GLRPI), MDOT/ICRD, MABA, Lansing Regional Chamber, MEDC, SBDC and other Township Boards & Commissions**, among others.
-



7.A

**To: Economic Development Corporation Board Members**  
**From: Chris Buck, Economic Development Director**  
**Date: January 30, 2019**  
**Re: Okemos High School “Shark Tank” Judging and Donation Request**

---

One of the EDC board goals has been to engage with the local schools in an effort to help foster entrepreneurship and small business career paths. Staff has uncovered a class in the Okemos High School that focuses on entrepreneurship and the teacher made us aware of an event they are hosting on February 12<sup>th</sup> 2019 modelled after the TV show “Shark Tank”. At this time, they are looking for judges from the local business community and are asking these judges to donate \$100 to be used as prize money.

Members of the EDC have been approached to be judges. They may or may not be willing to contribute the \$100 donation request. It seemed worthy of discussion for the EDC board since it is one of our direct goals. Time is of the essence and if this becomes a recurring event perhaps we could help the school shape the program, but for this year I recommend we decide how we want to participate under the process they are proposing.

I recommend the board discuss who from the EDC is interested in judging and consider paying the \$100 per judge for the donation request, perhaps capping it at \$500.

Motion for Board Consideration:

**MOVE TO HAVE THE EDC CONTRIBUTE \$100 PER EDC BOARD MEMBER ELECTING TO JUDGE AT THE OKEMOS HIGH SCHOOL SHARK TANK EVENT HELD IN FEBRUARY 2019, NOT TO EXCEED \$500.**





7.B

**To: Economic Development Corporation Board Members**  
**From: LuAnn Maisner CPRP, Director of Parks and Recreation**  
**Date: January 28, 2019**  
**Re: Marketplace on the Green Contribution – Partial Payment Request**

---

Since Meridian Township is now a Redevelopment Ready Community, it has qualified us to participate in a grant/crowdfunding program through the MEDC/Patronicity Public Spaces, Community Places program. We are currently working to raise \$50,000 by February 8, 2019 to obtain the \$50,000 match from the MEDC.

The Meridian Township Parks and Recreation Department very appreciative of the EDC's \$50,000 pledge for the Farmers' Market Relocation project called Marketplace on the Green. As we are nearing our fundraising deadline, I am reaching out to request a partial payment of \$10,000 that we will enter as part of our fundraising effort for this matching grant. We will need a check by February 7<sup>th</sup> if possible made payable to Meridian Township. It would be great if the remaining \$40,000 pledge could be paid by May 1, 2019.

Motion for Board Consideration:

MOVE TO PROVIDE A CHECK TO MERIDIAN TOWNSHIP FROM THE EDC FUNDS IN THE AMOUNT OF \$10,000 AS A PREVIOUSLY APPROVED DONATION FOR THE MARKETPLACE ON THE GREEN PROJECT, WITH THE REMAINING \$40,000 PAID BY MAY 1, 2019.