



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
December 2, 2019 7:30 am
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – October 7, 2019
5. PUBLIC REMARKS
6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy x 2
 - B. Redwood Landscape
8. OLD BUSINESS
 - A. Updated Loan Repayment Schedule
9. NEW BUSINESS
 - A. 2020 Meeting Calendar Resolution
 - B. DDA TIF Request Status, Village of Okemos Progress Report
10. REPORTS
 - A. Township Board
 - B. Planning Commission
 - C. Chair
 - D. Staff
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. January 6, 2020, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
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
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, October 7, 2019 – Minutes -DRAFT

Members

Present: Susan Fulk, Peter Campbell, Bill Cawood, Will Randle, Supervisor Ron Styka, Jim Spanos and Scott Weaver

Members

Absent: Jim Raynak and Renee Korrey,

Staff

Present: Community Planning & Development Director Mark Kieselbach, Township Manager Frank Walsh, Economic Development Director Chris Buck, and Executive Assistant Michelle Prinz

Others

Present: None

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER RANDLE TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 7-0.

3. APPROVAL OF MEETING MINUTES OF AUGUST 5, 2019

MOTION BY MEMBER CAWOOD TO APPROVE THE MINUTES. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 7-0.

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

Staff provided a summary update on the September 2019 Financial Report. Report on file.

6. AUTHORIZATION OF PAYMENTS

a. Reviewed two Consumers Energy bills 8.2019 and 9.2019 totaling \$166.05.

MOTION BY MEMBER RANDLE TO APPROVE THE CONSUMERS ENERGY BILLS OF \$166.05. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 7-0.

7. OLD BUSINESS

a. Village of Okemos Progress Report

Member Randle discussed he will be updating via email this week since he has been out of town.

8. NEW BUSINESS

a. Application for Public Service-Thomas Stanko

Discussed Mr. Stanko's application for public service. He resides in the Tacoma Hills neighborhood and is a former Principal Planner.

MOTION BY MEMBER WEAVER TO RECOMMEND TO THE TOWNSHIP SUPERVISOR THAT THOMAS STANKO SERVE ON THE DOWNTOWN DEVELOPMENT AUTHORITY. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 6-1. SUPERVISOR STYKA OBTAINED FROM THE VOTE.

b. Loan Repayment

Discussed making the 2022 principle loan payment of \$25,000 in 2019.

MOTION BY MEMBER WEAVER TO PAY THE 2022 PRINCIPLE LOAN PAYMENT OF \$25,000 EARLY IN 2019 AND ADJUST THE LOAN PAYMENT SCHEDULE. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 7-0.

9. TOWNSHIP BOARD REPORT

Supervisor Styka reported that the 2020 budget was approved including \$2,000,000 for replacement of the Municipal Building HVAC system and \$100,000 for a solar project. The Marketplace on the Green is on target for a spring 2020 opening.

10. PLANNING COMMISSION REPORT

Planning Commissioner Peter Trezise provided a summary of recent Planning Commission activities.

11. CHAIR REPORT

None.

12. STAFF REPORT

Director Buck reviewed the October update of development projects. The DDA will be working on confirming the 2020 Officers, calendar and budget in the upcoming 2019 meetings.

13. OPEN DISCUSSION/BOARD COMMENTS

None.

14. PUBLIC REMARKS

None.

15. NEXT MEETING DATE

a. November 4, 2019, 7:30am

16. ADJOURNMENT

The meeting adjourned without objection at 8: 15 am.

Providing a safe and welcoming, sustainable, prime community.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 11/30/2019 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$35,104.12
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$35,844.12
 LIABILITIES	
Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$124,500.00
TOTAL LIABILITIES	\$124,500.00
 FUND BALANCE	
Fund Balance 12/31/18	(\$127,800.22)
2019 YTD Net Income	\$39,144.34
TOTAL FUND BALANCE	(\$88,655.88)
TOTAL LIABILITIES & FUND BALANCE	\$35,844.12

INCOME STATEMENT

	<u>October</u>	<u>November</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$1,980.91	\$0.00	\$32,181.48
PPT Reimbursement	\$0.00	\$0.00	\$12,764.04
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$5.51
TOTAL REVENUE	\$1,980.91	\$0.00	\$44,951.03
 EXPENDITURES			
Operating Costs	\$111.70	\$0.00	\$2,442.69
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$4,485.00	\$0.00	\$3,364.00
TOTAL EXPENDITURES	\$4,596.70	\$0.00	\$5,806.69
2019 Net Income	(\$2,615.79)	\$0.00	\$39,144.34

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
900-000.000-001.000	CASH	35,104.12
900-000.000-001.003	CASH - CELEBRATE DOWNTOWN OKEMOS	0.00
900-000.000-003.000	CERTIFICATES OF DEPOSIT	0.00
900-000.000-020.000	TAXES RECEIVABLE	0.00
900-000.000-020.500	DELINQ TAXES RECEIVABLE	0.00
900-000.000-040.000	ACCOUNTS RECEIVABLE	740.00
900-000.000-084.070	DUE FROM GENERAL FUND	0.00
900-000.000-123.000	PREPAID EXPENSE	0.00
Total Assets		35,844.12
*** Liabilities ***		
900-000.000-202.000	ACCOUNTS PAYABLE	0.00
900-000.000-202.100	CREDIT CARD PAYABLE	0.00
900-000.000-214.150	DUE TO GENERAL FUND	0.00
900-000.000-214.300	DUE TO OTHER FUNDS	0.00
900-000.000-251.000	ACCRUED INTEREST PAYABLE	0.00
900-000.000-298.030	INSTALLMENT NOTE PAYABLE	124,500.00
900-000.000-298.035	CURRENT PORTION INSTALLMENT NOTE	0.00
900-000.000-299.000	DEFERRED INFLOWS REVENUE	0.00
900-000.000-299.500	UNEARNED REVENUE	0.00
Total Liabilities		124,500.00
*** Fund Balance ***		
900-000.000-390.000	FUND BALANCE	(127,800.22)
Total Fund Balance		(127,800.22)
Beginning Fund Balance		(127,800.22)
Net of Revenues VS Expenditures		39,144.34
Ending Fund Balance		(88,655.88)
Total Liabilities And Fund Balance		35,844.12

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP
 PERIOD ENDING 10/31/2019

GL NUMBER	DESCRIPTION	2019 AMENDED BUDGET	YTD BALANCE 10/31/2019	ACTIVITY FOR MONTH 10/31/2019	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
Account Type: Revenue						
TAXES						
900-000.000-402.000	CURRENT PROPERTY TAXES	15,000.00	32,181.48	1,980.91	(17,181.48)	214.54
TAXES		15,000.00	32,181.48	1,980.91	(17,181.48)	214.54
INTERGOVERNMENTAL						
900-000.000-576.000	OTHER INTRGOVTL REVENUE	15,000.00	12,764.04	0.00	2,235.96	85.09
INTERGOVERNMENTAL		15,000.00	12,764.04	0.00	2,235.96	85.09
INTEREST						
900-000.000-665.000	INTEREST	0.00	5.51	0.00	(5.51)	100.00
INTEREST		0.00	5.51	0.00	(5.51)	100.00
Total Revenue:		30,000.00	44,951.03	1,980.91	(14,951.03)	149.84
Total Dept 000.000		30,000.00	44,951.03	1,980.91	(14,951.03)	149.84
TOTAL REVENUES		30,000.00	44,951.03	1,980.91	(14,951.03)	149.84
Expenditures						
Dept 000.000						
Account Type: Expenditure						
OPERATING COSTS						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	2,442.69	111.70	557.31	81.42
OPERATING COSTS		3,000.00	2,442.69	111.70	557.31	81.42
OUTSIDE SERVICES						
900-000.000-820.000	CONTRACTUAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
OUTSIDE SERVICES		5,000.00	0.00	0.00	5,000.00	0.00
OTHER						
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	3,364.00	4,485.00	1,121.00	75.01
OTHER		4,485.00	3,364.00	4,485.00	1,121.00	75.01
Total Expenditure:		12,485.00	5,806.69	4,596.70	6,678.31	46.51
Total Dept 000.000		12,485.00	5,806.69	4,596.70	6,678.31	46.51
TOTAL EXPENDITURES		12,485.00	5,806.69	4,596.70	6,678.31	46.51
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		30,000.00	44,951.03	1,980.91	(14,951.03)	149.84
TOTAL EXPENDITURES		12,485.00	5,806.69	4,596.70	6,678.31	46.51
NET OF REVENUES & EXPENDITURES		17,515.00	39,144.34	(2,615.79)	(21,629.34)	223.49

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP
 PERIOD ENDING 11/30/2019

GL NUMBER	DESCRIPTION	2019 AMENDED BUDGET	YTD BALANCE 11/30/2019	ACTIVITY FOR MONTH 11/30/2019	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
Account Type: Revenue						
TAXES						
900-000.000-402.000	CURRENT PROPERTY TAXES	15,000.00	32,181.48	0.00	(17,181.48)	214.54
TAXES		15,000.00	32,181.48	0.00	(17,181.48)	214.54
INTERGOVERNMENTAL						
900-000.000-576.000	OTHER INTRGOVTL REVENUE	15,000.00	12,764.04	0.00	2,235.96	85.09
INTERGOVERNMENTAL		15,000.00	12,764.04	0.00	2,235.96	85.09
INTEREST						
900-000.000-665.000	INTEREST	0.00	5.51	0.00	(5.51)	100.00
INTEREST		0.00	5.51	0.00	(5.51)	100.00
Total Revenue:		30,000.00	44,951.03	0.00	(14,951.03)	149.84
Total Dept 000.000		30,000.00	44,951.03	0.00	(14,951.03)	149.84
TOTAL REVENUES		30,000.00	44,951.03	0.00	(14,951.03)	149.84
Expenditures						
Dept 000.000						
Account Type: Expenditure						
OPERATING COSTS						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	2,442.69	0.00	557.31	81.42
OPERATING COSTS		3,000.00	2,442.69	0.00	557.31	81.42
OUTSIDE SERVICES						
900-000.000-820.000	CONTRACTUAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
OUTSIDE SERVICES		5,000.00	0.00	0.00	5,000.00	0.00
OTHER						
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	3,364.00	0.00	1,121.00	75.01
OTHER		4,485.00	3,364.00	0.00	1,121.00	75.01
Total Expenditure:		12,485.00	5,806.69	0.00	6,678.31	46.51
Total Dept 000.000		12,485.00	5,806.69	0.00	6,678.31	46.51
TOTAL EXPENDITURES		12,485.00	5,806.69	0.00	6,678.31	46.51
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		30,000.00	44,951.03	0.00	(14,951.03)	149.84
TOTAL EXPENDITURES		12,485.00	5,806.69	0.00	6,678.31	46.51
NET OF REVENUES & EXPENDITURES		17,515.00	39,144.34	0.00	(21,629.34)	223.49



Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Hearing/speech impaired: Call 7-1-1

Service Address:
2167 Hamilton Rd; Okemos MI
48864-1643
Account: **1000 5603 2681**

Account Information

Bill Month: October
Service dates: 09/18/2019 - 10/16/2019
Days Billed: 29
Portion: 14 10/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 11/15/2019

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 09-18
Ending Read Date: 10-16
Beginning Read: 19685
Ending Read: 20295 (Actual)
Usage: 610 kWh

Total Metered Energy Use: 610 kWh

October Energy Bill

Invoice: 202340846933

Account Summary

Last Month's Account Balance	\$72.24
Payment on October 07, 2019	\$72.24-
Balance Forward	\$0.00

Payments applied after Oct 17, 2019 are not included.

Electric Charges

Energy	610@ 0.095527	\$58.27
Cap. Tax Reform Credit	337@ 0.000446-	\$0.15-
PSCR	610@ 0.005200-	\$3.17-
System Access		\$20.00
Distribution	610@ 0.042472	\$25.91
Dist. Tax Reform Credit	337@ 0.000848-	\$0.29-
Energy Efficiency		\$4.47
Power Plant Securitization	610@ 0.001213	\$0.74
Low-Income Assist Fund		\$0.92

Total Electric \$106.70

Total Energy Charges \$106.70

Amount Due: \$106.70

by November 12, 2019

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

ALERT - Beware of phone and email scams regarding utility payments: Consumers Energy never demands payment using only a prepaid card. Many options at www.ConsumersEnergy.com/waystopay.

Understanding Your Electric Bill: Power supply charges include electric generation and transmission costs based on the amount of kilowatt-hours (kWh) used. Different rates are charged depending on the time of year and the amount of energy used. Consumers Energy does not make a profit on

the cost of fuel or purchased power. More at www.ConsumersEnergy.com/ratesbiz.

Questions about your bill? Get an explanation of charges and learn more at www.ConsumersEnergy.com/business.



Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Hearing/speech impaired: Call 7-1-1

Service Address:
2167 Hamilton Rd; Okemos MI
48864-1643
Account: **1000 5603 2681**

Account Information

Bill Month: November
Service dates: 10/17/2019 - 11/14/2019
Days Billed: 29
Portion: 14 11/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 12/13/2019

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 10-17
Ending Read Date: 11-14
Beginning Read: 20295
Ending Read: 20987 (Actual)
Usage: 692 kWh

Total Metered Energy Use: 692 kWh

November Energy Bill

Invoice: 203141810526

Account Summary

Last Month's Account Balance	\$106.70
Payment on October 28, 2019	\$106.70-
Balance Forward	\$0.00

Payments applied after Nov 16, 2019 are not included.

Electric Charges

Energy	692@ 0.095527	\$66.10
Cap. Tax Reform Credit	692@ 0.000446-	\$0.31-
PSCR	692@ 0.004970-	\$3.44-
System Access		\$20.00
Distribution	692@ 0.042472	\$29.39
Dist. Tax Reform Credit	692@ 0.000848-	\$0.59-
Energy Efficiency		\$4.47
Power Plant Securitization	692@ 0.001213	\$0.84
Low-Income Assist Fund		\$0.92

Total Electric **\$117.38**

Total Energy Charges **\$117.38**

Amount Due: **\$117.38**
by December 09, 2019

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

DDA Installment Loan due to General Fund

Year	Additions*	Payments**	Principal (Due 4/1)	Interest Rate (3%)	Interest (Due 10/1)	Total Payment	Ousting Balance
							\$ 150,000.00
2013	\$ 60,000.00	\$ 500.00	\$ 10,000.00	3.00%	\$ 4,423.75	\$ 14,923.75	\$ 199,500.00
2014			\$ -	3.00%	\$ 5,985.00	\$ 5,985.00	\$ 199,500.00
2015			\$ -	3.00%	\$ 5,985.00	\$ 5,985.00	\$ 199,500.00
2016			\$ -	3.00%	\$ 5,985.00	\$ 5,985.00	\$ 199,500.00
2017		\$ 50,000.00	\$ -	3.00%	\$ 5,485.00	\$ 55,485.00	\$ 149,500.00
2018			\$ -	3.00%	\$ 4,485.00	\$ 4,485.00	\$ 149,500.00
2019		\$ 25,000.00	\$ -	3.00%	\$ 4,485.00	\$ 29,485.00	\$ 124,500.00
2020			\$ -	3.00%	\$ 3,735.00	\$ 3,735.00	\$ 124,500.00
2021			\$ -	3.00%	\$ 3,735.00	\$ 3,735.00	\$ 124,500.00
2022			\$ -	3.00%	\$ 3,735.00	\$ 3,735.00	\$ 124,500.00
2023			\$ 25,000.00	3.00%	\$ 3,172.50	\$ 28,172.50	\$ 99,500.00
2024			\$ 25,000.00	3.00%	\$ 2,422.50	\$ 27,422.50	\$ 74,500.00
2025			\$ 25,000.00	3.00%	\$ 1,672.50	\$ 26,672.50	\$ 49,500.00
2026			\$ 25,000.00	3.00%	\$ 922.50	\$ 25,922.50	\$ 24,500.00
2027			\$ 24,500.00	3.00%	\$ 183.75	\$ 24,683.75	\$ -
TOTAL	\$ 60,000.00	\$ 75,500.00	\$ 134,500.00		\$ 56,412.50	\$ 266,412.50	

Total Principal Payments **\$ 210,000.00**

*Addition of \$60K in July 2013

**Payment of \$500 in Sept 2013 using money donated by board member to reduce the debt

\$50,000 Payment made in May 2017

\$25,000 Payment made in October 2019



9. A

To: Downtown Development Authority Members
From: Chris Buck, Economic Development Director
Date: 12.2.2019
Re: 2020 Meeting Schedule

In today's packet you will see a resolution to approve the 2020 meeting calendar. Unless there are any objections, staff has continued with the first Monday of each month at 7:30am in the Town Hall Room, except the November and December meetings (pushed up one week for the holidays). We will need a motion to adopt this resolution.

The following motion is proposed:

MOVE TO APPROVE THE 2020 MEETING SCHEDULE FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED.

Attachments:

- A. 2020 DDA Calendar Resolution

**Downtown Development Authority Meeting Dates
2020 Schedule**

RESOLUTION

At a regular meeting of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 4th day of November, 2019 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 Downtown Development Authority (DDA) desires to announce the time, date, and place of all regular meetings of the DDA, pursuant to the provisions of Act 267 of the Public Act of 1976.

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

1. The Downtown Development Authority will meet for regular meetings on certain Mondays, January through December in 2020 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	6 - regular meeting
February	3 - regular meeting
March	2 - regular meeting
April	13 - regular meeting
May	4 - regular meeting
June	1 - regular meeting
July	6 - regular meeting
August	3 - regular meeting
September	14 - regular meeting
October	5 - regular meeting
November	2 - regular meeting
December	7 - regular meeting
3. Meetings will begin at approximately 7:30am
4. Special meetings of the Downtown Development Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Downtown Development Authority 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.

**Downtown Development Authority Meeting Dates
2020 Schedule
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Downtown Development Authority 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 Downtown Development Authority held on the 4th day of November, 2019.

Susan Fulk
Downtown Development Authority Chairperson



THE VILLAGE OF
OKEMOS

MEMO TO: MERIDIAN TOWNSHIP BOARD OF TRUSTEES
MERIDIAN TOWNSHIP PLANNING COMMISSION

PROJECT UPDATE: THE VILLAGE OF OKEMOS

FROM: TRUE NORTH DEVELOPMENT

DATE: OCTOBER 18, 2019

The Village of Okemos development team has been hard at work on project planning in recent months. During this time, we've received a number of questions, and understand Meridian Township staff and trustees have as well. We hope this project update will help in sharing the most up-to-date and accurate information as of October 2019.

CONSTRUCTION SCHEDULE UPDATE:

We previously shared the development planned to continue demolition on the current "block two" of the project – the southwest corner of Hamilton and Okemos Roads – and remove the remaining structures on that block this fall.

As of October 2019, the demolition is being shifted to late spring 2020. While we understand neighbors and community members may be disappointed with a delay in demolition, the shift will allow for a more efficient construction schedule. By pushing the additional demolition and environmental mitigation to the spring, we hope to be able to move directly into construction on the project.

COLLABORATING WITH PARTNERS TO MINIMIZE INCONVENIENCES:

Opportunities to coordinate with various utility and transportation providers have opened up to allow for greater infrastructure and environmental improvements to occur overall, and to minimize the interruptions and inconveniences of these significant investments. The development team is committed to doing what is right for the region and not just what is required for the project. There is an opportunity to consider making improvements that can accommodate future coattail development.

As a result, The Village of Okemos project is coming together over the next three months with Consumers Energy, the Ingham County Drain Commission, the Ingham County Road Department



THE VILLAGE OF OKEMOS

(ICRD) and Meridian Township to work to coordinate development construction with significant public projects already planned by each of these organizations.

This, too, is one of the reasons we're considering a 2020 full project construction start date. While the entire development team is anxious to start construction on the parking structure and buildings, we're hopeful this patience will result in shorter and less frequent road closures, fewer and shorter detours, fewer impacts on sidewalks and walkways, and cost savings for each entity, taxpayers and the project's financial backers. Through a coordinated effort, we can complete multiple road, bridge, utility and other projects concurrently rather than each individually.

We have not yet determined what the full development project schedule will be and anticipated changes to a completion date, if any, based on the consolidation of efforts.

HAMILTON ROAD TO REOPEN FOR WINTER:

As planning occurs and construction is paused for winter, we are working with the ICRD to reopen Hamilton Road and several sidewalks through the area. The environmental site will be secured for the winter to prevent access.

Hamilton Road and Ardmore Avenue are tentatively scheduled to reopen the week of Oct. 28, 2019. All detours will be removed and roads will return to their original traffic patterns.

The roads will remain open until the project and municipal collective determines a full construction schedule. The reopening of Hamilton Road will also allow for easier access by guests and staff to Douglas J Salon and Spa.

TEAM CONTINUES TO BE AVAILABLE FOR QUESTIONS:

The development team continues to be open to questions, concerns and feedback and is committed to a transparent, collaborative process.

At any time, questions can be directed to Will Randle, True North Development at 517-580-2550 or will@truenorthdevco.com.

Meridian Charter Township
Leadership Recipients



2015-2026

2015

Brian Beauchine
Patricia Jackson

2016

Suzanne Brouse
Mark Stephens

2017

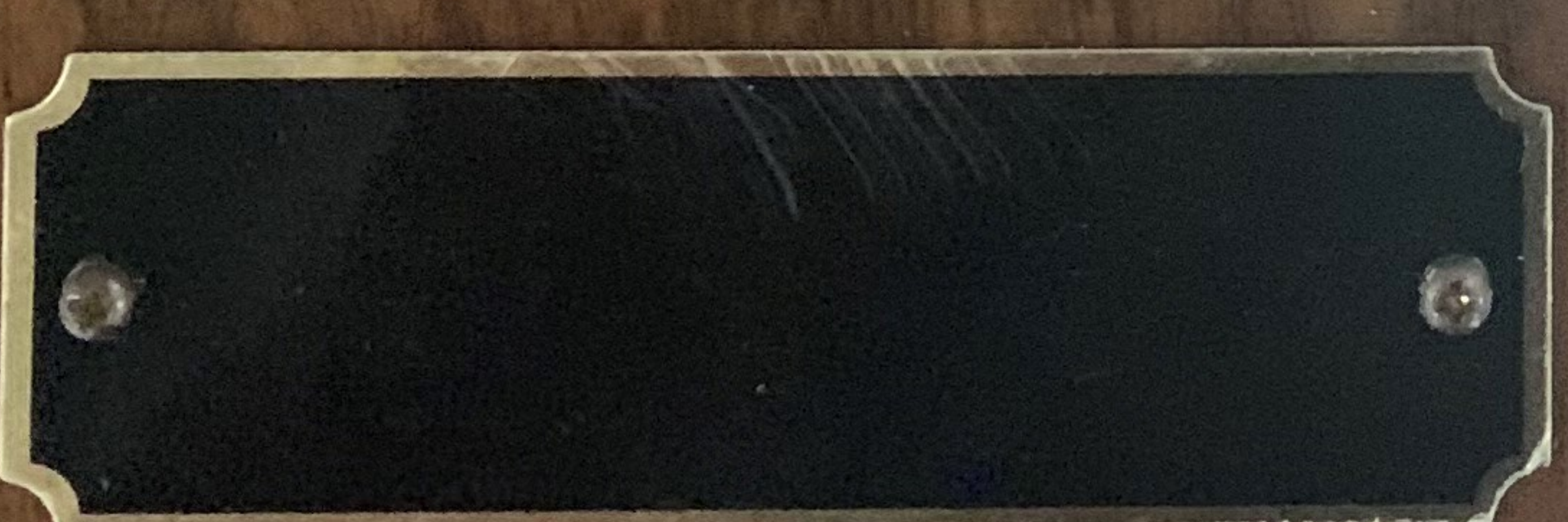
John Scott-Craig
Susan Elder

2018

Meridian Garden Club
David Ledebuhr

2019

Renee Korrey
Ned Jackson





CHARTER TOWNSHIP OF MERIDIAN
DOWNTOWN DEVELOPMENT AUTHORITY CONTACT LIST
2019/2020

Member Contacts (4 Year Terms)

Name	Phone	Email	Term Expiration
Susan Fulk (Chair)	517.242.7788	sfulk@ibcp.com	12.31.19
James Spanos (Secretary/Treasurer)	517.347.7568	msu962@aol.com	12.31.19
Scott Weaver	517.349.3616	scott.weaver@douglasj.com	12.31.19
Renee Korrey (Vice Chair)	517.420.4542	Rkorrey@yahoo.com	12.31.20
James Raynak	517.349.0440	Jimr4540@yahoo.com	12.31.20
Ronald J. Styka (Board Liaison)	517.853.4262	styka@meridian.mi.us	12.31.20
Bill Cawood	517.331.7718	cawoodbuilding@att.net	12.31.21
Will Randall	517.580.2550	will@branoffrandle.com	12.31.21
Peter Campbell	517.371.1034	pc@campbellpress.com	12.31.21
Thomas A. Stanko	678.229.7789	tastanko@gmail.com	12.31.22

Staff Contacts

Name	Phone	Email	Title
Chris Buck	517.853.4568	buck@meridian.mi.us	Economic Development
Mark Kieselbach	517.853.4506	kieselbach@meridian.mi.us	Planning Division



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

December 2019

Businesses Opened

- **Constellation Cat Café**, 3320 E. Lake Lansing Road, East Lansing (Oct 8)
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. (Oct 25)
- **Crunch Fitness**, new fitness center at 2655 E. Grand River Ave (Oct 24)
- **School of Rock**, 2037 W. Grand River Ave, Okemos (Oct 28)
- **Mayan Buzz Coffee**, Inside Meijer (Oct 25)
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms (Oct 2019)
- **Zoom Express Laundry**, 3034 E. Lake Lansing Road/Carriage Hills (11.18.19)
- **Title Boxing Club**, 2842 E. Grand River Ave (former Plato's Closet – 11.18.19)

Commercial Use Under Construction

- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2019
- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of formers McAllisters site) Opening 12.2019
- **Bread Bites, Mediterranean Cuisine & Bakery**, 5100 Marsh Road, Okemos (old Tannin site)
- **Swagath Express**, food service adjacent to Swagath Market, 1731 W. Grand River (former Farm Fresh Seafood site)
- **Wild Bill's Tobacco**, 2090 W. Grand River Ave, Okemos

Residential or Long Term Construction/Phasing

- **Elevation Phase 2**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing
- **Super 8/Knights Inn**, new owner, complete remodel & Clarion branding. Quality micro hotel - 2736 E Grand River Ave, East Lansing, MI 48823

Approved/Not Yet Commenced

- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River. Multi-tenant commercial project
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project.
- **Woda Cooper**, 4.6 Acres to allow for 49 affordable housing units north of Whole Foods
- **Newton Park Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units

Under consideration

- **LaFontaine FCA Dealership**, NW Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram

Closings/Relocations

- **House to Home Furniture**, 4800 Okemos Road, Okemos
- **Old Navy**, Meridian Mall
- **Baryames Tuxedo**, 2421 W. Grand River Ave, Okemos