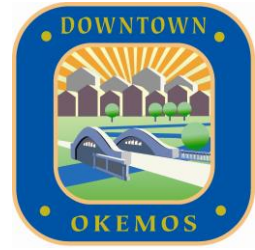




## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority

May 4, 2020 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 – February 3, 2020
5. PUBLIC REMARKS
6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy
8. OLD BUSINESS
  - A. Village of Okemos Progress Report
    - i. DDA TIF Request Status
    - ii. Update on DDA Road Program
  - B. DDA Annual Report
9. NEW BUSINESS
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. June 1, 2020, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
14. ADJOURNMENT

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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, February 3, 2020 – Minutes -DRAFT

### **Members**

**Present:** Susan Fulk, Peter Campbell, Will Randle, Jim Spanos, Bill Cawood, Tom Stanko and Renee Korrey

### **Members**

**Absent:** Jim Raynak, Scott Weaver, and Supervisor Ron Styka

### **Staff**

**Present:** Community Planning & Development Director Mark Kieselbach, Economic Development Director Chris Buck, Township Manager Frank L. Walsh, 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 KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 7-0.**

3. APPROVAL OF MEETING MINUTES OF DECEMBER 2, 2019

**MOTION BY MEMBER RANDLE TO APPROVE THE MINUTES. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 7-0.**

4. PUBLIC REMARKS

Member Spanos questioned tax payer dollars spent on development of Haslett Village Square. Director Buck stated that the dollars to fund the study were received from a grant.

5. FINANCIAL REPORT

Staff provided a summary update on the December 2019 and January 2020 Financial Report. Report on file.

6. AUTHORIZATION OF PAYMENTS

a. Reviewed two Consumers Energy bills 12.2019 and 1.2020 totaling \$303.80.

**MOTION BY MEMBER KORREY TO APPROVE THE CONSUMERS ENERGY BILLS OF \$303.80. MOTION APPROVED 7-0.**

7. OLD BUSINESS

a. Village of Okemos Progress Report

Member Randle reported progress is being made behind the scenes. They are looking to lengthen the DDA TIF and planning a meeting with the Road Commission next week to discuss federal funding for the road project. He is still planning on a spring/summer start of demo and construction.

8. NEW BUSINESS

a. DDA Annual Report

Discussed the 2019 Annual Report that needs to be filed with the state in the next few months.

9. TOWNSHIP BOARD REPORT

Township Manager Walsh reported on behalf of Supervisor Styka the following:

- The Marketplace on the Green project is underway
- Tomorrow is the public hearing for the Haslett Village Square Senior Housing Plan
- 26 miles of the Local Road Plan is underway
- Economic Development Director search is underway
- 2 Medical Marihuana dispensaries will be coming to the Board in the coming weeks
- Harris Nature Center is building new restrooms
- Working on a \$2 million municipal building HVAC project
- Announcement for police accreditation will come in the next few weeks

10. PLANNING COMMISSION REPORT

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

11. CHAIR REPORT

Chair Fulk reported that she and Member Korrey attended the Joint Meeting of the Board and Commissions last week. Also, announced her appreciation for Director Buck's leadership and support to the DDA over the last two and a half years.

12. STAFF REPORT

Director Buck reported that the following stores are closing at the Meridian Mall-Hallmark, Old Navy and Express. Anna's House is coming to the old Pizza Hut building this summer. Information will be coming in the next few months regarding tenants for the old drive in and the old toys r us building. Phase 2 of the Elevation is underway including a small fresh market, fitness center and a pub/restaurant to open in August.

13. OPEN DISCUSSION/BOARD COMMENTS

None.

14. PUBLIC REMARKS

None.

15. NEXT MEETING DATE

a. March 2, 2020, 7:30am

16. ADJOURNMENT

The meeting adjourned without objection at 8: 35 am.

**Meridian Twp DDA**  
**Preliminary Financial Statements**  
 Period Ending 04/30/2020 - UNAUDITED

**BALANCE SHEET**

	Year to Date
<b>ASSETS</b>	
Cash	\$40,233.79
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
<b>TOTAL ASSETS</b>	<u><u>\$40,973.79</u></u>
<b>LIABILITIES</b>	
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
<b>TOTAL LIABILITIES</b>	<u><u>\$124,500.00</u></u>
<b>FUND BALANCE</b>	
Fund Balance 12/31/19	(\$90,792.13)
2020 YTD Net Income	\$7,265.92
<b>TOTAL FUND BALANCE</b>	<u><u>(\$83,526.21)</u></u>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u><u>\$40,973.79</u></u>

**INCOME STATEMENT**

	<u>March</u>	<u>April</u>	<u>Year to Date</u>
<b>REVENUES</b>			
Tax Capture	\$0.00	\$6,041.77	\$6,041.77
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
<b>TOTAL REVENUE</b>	<u>\$0.00</u>	<u>\$6,041.77</u>	<u>\$6,041.77</u>
<b>EXPENDITURES</b>			
Operating Costs	\$271.30	\$104.62	\$449.85
Professional Consultant/Contractual Services	\$0.00	\$0.00	(\$740.00)
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	\$0.00	\$0.00	(\$934.00)
<b>TOTAL EXPENDITURES</b>	<u>\$271.30</u>	<u>\$104.62</u>	<u>(\$1,224.15)</u>
<b>2020 Net Income</b>	<u><u>(\$271.30)</u></u>	<u><u>\$5,937.15</u></u>	<u><u>\$7,265.92</u></u>

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
<b>*** Assets ***</b>		
900-000.000-001.000	CASH	40,233.79
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
<b>Total Assets</b>		<b>40,973.79</b>
<b>*** Liabilities ***</b>		
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
<b>Total Liabilities</b>		<b>124,500.00</b>
<b>*** Fund Balance ***</b>		
900-000.000-390.000	FUND BALANCE	(127,800.22)
<b>Total Fund Balance</b>		<b>(127,800.22)</b>
<b>Beginning Fund Balance - 2019</b>		<b>(127,800.22)</b>
<b>Net of Revenues VS Expenditures - 2019</b>		<b>37,008.09</b>
<b>*2019 End FB/2020 Beg FB</b>		<b>(90,792.13)</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>7,265.92</b>
<b>Ending Fund Balance</b>		<b>(83,526.21)</b>
<b>Total Liabilities And Fund Balance</b>		<b>40,973.79</b>

\* Year Not Closed

GL NUMBER	DESCRIPTION	2020		ACTIVITY FOR		AVAILABLE BALANCE	% BDC USED
		AMENDED BUDGET	YTD BALANCE 04/30/2020	MONTH 04/30/2020			
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000.000							
Account Type: Revenue							
TAXES							
900-000.000-402.000	CURRENT PROPERTY TAXES	30,200.00	6,041.77	6,041.77	24,158.23	20.01	
		30,200.00	6,041.77	6,041.77	24,158.23	20.01	
INTERGOVERNMENTAL							
900-000.000-576.000	OTHER INTRGOVTL REVENUE	12,000.00	0.00	0.00	12,000.00	0.00	
INTERGOVERNMENTAL		12,000.00	0.00	0.00	12,000.00	0.00	
Total Revenue:		42,200.00	6,041.77	6,041.77	36,158.23	14.32	
Total Dept 000.000		42,200.00	6,041.77	6,041.77	36,158.23	14.32	
TOTAL REVENUES		42,200.00	6,041.77	6,041.77	36,158.23	14.32	
Expenditures							
Dept 000.000							
Account Type: Expenditure							
OPERATING COSTS							
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	449.85	104.62	2,550.15	15.00	
OPERATING COSTS		3,000.00	449.85	104.62	2,550.15	15.00	
OPERATING COSTS							
900-000.000-820.000	CONTRACTUAL SERVICES	1,000.00	(740.00)	0.00	1,740.00	(74.00)	
OUTSIDE SERVICES		1,000.00	(740.00)	0.00	1,740.00	(74.00)	
OTHER							
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	(934.00)	0.00	5,419.00	(20.82)	
OTHER		4,485.00	(934.00)	0.00	5,419.00	(20.82)	
Total Expenditure:		8,485.00	(1,224.15)	104.62	9,709.15	(14.43)	
Total Dept 000.000		8,485.00	(1,224.15)	104.62	9,709.15	(14.43)	
TOTAL EXPENDITURES		8,485.00	(1,224.15)	104.62	9,709.15	(14.43)	
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		42,200.00	6,041.77	6,041.77	36,158.23	14.32	
TOTAL EXPENDITURES		8,485.00	(1,224.15)	104.62	9,709.15	14.43	
NET OF REVENUES & EXPENDITURES		33,715.00	7,265.92	5,937.15	26,449.08	21.55	

GL NUMBER	DESCRIPTION	2020		ACTIVITY FOR MONTH	AVAILABLE BALANCE	% BDT USED
		AMENDED BUDGET	YTD BALANCE 03/31/2020			
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
Account Type: Revenue						
TAXES	CURRENT PROPERTY TAXES	30,200.00	0.00	0.00	30,200.00	0.00
900-000.000-402.000		30,200.00	0.00	0.00	30,200.00	0.00
TAXES	OTHER INTRGOVTL REVENUE	12,000.00	0.00	0.00	12,000.00	0.00
900-000.000-576.000		12,000.00	0.00	0.00	12,000.00	0.00
INTERGOVERNMENTAL						
900-000.000-728.000						
OPERATING COSTS	OPERATING SUPPLIES	3,000.00	345.23	271.30	2,654.77	11.51
900-000.000-728.000		3,000.00	345.23	271.30	2,654.77	11.51
OPERATING COSTS	CONTRACTUAL SERVICES	1,000.00	(740.00)	0.00	1,740.00	(74.00)
900-000.000-820.000		1,000.00	(740.00)	0.00	1,740.00	(74.00)
OUTSIDE SERVICES	DEBT SERVICE-INTEREST	4,485.00	(934.00)	0.00	5,419.00	(20.82)
900-000.000-995.000		4,485.00	(934.00)	0.00	5,419.00	(20.82)
OTHER						
900-000.000-995.000						
Total Expenditure:		8,485.00	(1,328.77)	271.30	9,813.77	(15.66)
Total Dept 000.000		8,485.00	(1,328.77)	271.30	9,813.77	(15.66)
TOTAL EXPENDITURES		8,485.00	(1,328.77)	271.30	9,813.77	(15.66)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		42,200.00	0.00	0.00	42,200.00	0.00
TOTAL EXPENDITURES		8,485.00	(1,328.77)	271.30	9,813.77	15.66
NET OF REVENUES & EXPENDITURES		33,715.00	1,328.77	(271.30)	32,386.23	3.94





**Questions:**  
Visit: [ConsumersEnergy.com](http://ConsumersEnergy.com)  
Call us: **800-805-0490**

**Amount Due: \$104.62**  
**Please pay by: May 07, 2020**



**C/O DOWNTOWN DEV AUTH  
MERIDIAN CHARTER TOWNSHIP  
5151 MARSH RD  
OKEMOS MI 48864-1104**



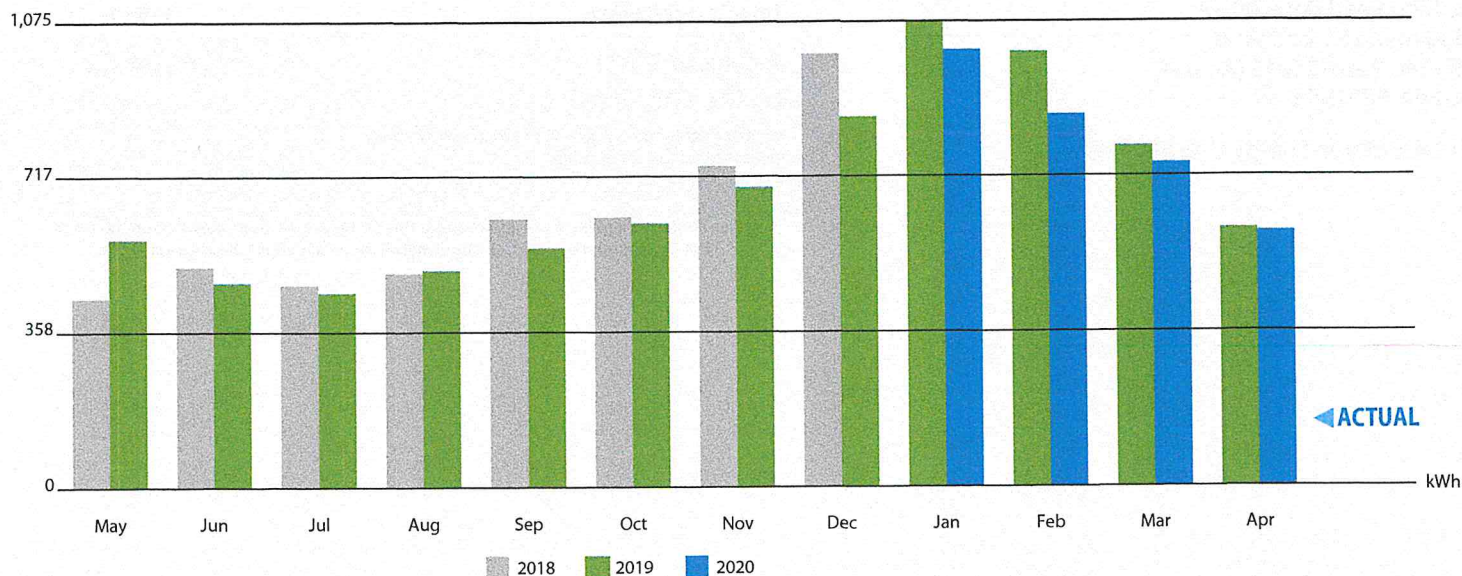
▶ **Thank You** - We received your last payment of **\$271.30** on **March 24, 2020**

▶ **Service Address:**  
2167 Hamilton Rd  
Okemos MI 48864-1643

## April Energy Bill

Service dates: **March 16, 2020 - April 14, 2020 (30 days)**

### Total Electric Use (kWh - kilowatt-hour)



### April Electric Use

**589 kWh**  
April 2019 use: 596 kWh

Cost per day:

**\$3.49**

kWh per day:

**20**

Prior 12 months electric use:

**7,907 kWh**

**STAY SAFE:** Call 9-1-1 and 800-477-5050.  
We'll respond day or night.



**Downed power lines.**  
Stay 25 feet away. Call from a safe location.



**If you smell natural gas.**  
If the "rotten egg" odor of gas is apparent, call from a safe location.

**COVID-19:** The latest information can be found at [www.ConsumersEnergy.com/coronavirus](http://www.ConsumersEnergy.com/coronavirus). We are committed to the health and safety of our co-workers, customers and communities.



Need to talk to us? Visit [ConsumersEnergy.com](http://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: April  
Service dates: 03/16/2020 - 04/14/2020  
Days Billed: 30  
Portion: 14 04/20

## Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

## Meter Information

Your next scheduled meter read  
date is on or around 05/13/2020

### Electric Service:

Smart Meter  
Meter Number: 31278553  
POD Number: 0000004053513  
Beginning Read Date: 03-16  
Ending Read Date: 04-14  
Beginning Read: 24456  
Ending Read: 25045 (Actual)  
Usage: 589 kWh

Total Metered Energy Use: 589 kWh

## April Energy Bill

Invoice: 202786055038

### Account Summary

Last Month's Account Balance	\$271.30
Payment on March 24, 2020	\$271.30-
<b>Balance Forward</b>	<b>\$0.00</b>

Payments applied after Apr 15, 2020 are not included.

### Electric Charges

Energy	589@ 0.095527	\$56.27
Cap. Tax Reform Credit	589@ 0.000446-	\$0.26-
PSCR	589@ 0.003360-	\$1.98-
System Access		\$20.00
Distribution	589@ 0.042472	\$25.02
Dist. Tax Reform Credit	589@ 0.000848-	\$0.50-
Energy Efficiency		\$4.44
Power Plant Securitization	589@ 0.001213	\$0.71
Low-Income Assist Fund		\$0.92

**Total Electric** **\$104.62**

**Total Energy Charges** **\$104.62**

**Amount Due:** **\$104.62**  
**by May 07, 2020**

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](http://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](http://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](http://www.ConsumersEnergy.com/ratesbiz).



## CHARTER TOWNSHIP OF MERIDIAN

Development Project Update  
April 2020

### Commercial Use Under Construction

- LaFontaine FCA Dealership-NE corner of Powell Road and Grand River
- Aspen Dental/Chipotle (former Leo's Lodge)-2085 West Grand River
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- Anna's House-1753 West Grand River (former Pizza Hut)—remodeling permits issued
- Clarion Pointe—2736 East Grand River—remodeling permits—working with County drain office

### Residential Use Under Construction

- Elevation Phase 2—2362 Jolly Oak—five new residential buildings

### Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Fedewa Homes-1730 Chief Okemos-residential project
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc-SUP was approved for a medical marijuana provisioning center at 2119 Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park—new building)

### Under Consideration

- The Cured Leaf TC, Inc-SUP for medical marijuana provisioning center at 3520 Okemos Road (N of Jolly)
- Pine Village MUPUD—revised plans to Township Board for review in May. 146,734 sq ft senior apartment building, 3-4 stories, 133 dwelling units, first floor commercial/public
- Andev senior housing community—230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living
- Menards—6365 Newton Road--new store location (former drive-in site on Saginaw) wetland report in process
- Interior remodel (restaurant)-2360 Jolly Road-site plan review
- Red Cedar Manor-site plan review-Northwind Drive
- Silverleaf PUD-initial plans submitted for residential development-Bennett Road
- Williams Volkswagen of Okemos-site plan submitted-Jolly Road
- Haslett Marathon-Brownfield Plan pending
- Asian Market-interior remodel-Grand River Avenue
- Form-Based Code-Planning Commission

### MI Small Business Relief Program—grants/loans

- Grant program-three Township businesses selected: Art Unlimited, Embassy Transportation, and Red Haven. 1,875 applications in tri-county area for 60 grants