



## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority

August 3, 2020 7:30 am  
VIRTUAL ZOOM MEETING  
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 – July 13, 2020
5. PUBLIC REMARKS
6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy
8. OLD BUSINESS
  - A. Village of Okemos Progress Report
    - i. Road project—funding discussion
  - B. Update on 2020 State Tax Commission Invoice
9. NEW BUSINESS
  - A. Downtown Okemos—eastside businesses
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. September 14, 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, July 13, 2020 – Minutes

**Members**

**Present:** Susan Fulk, Peter Campbell, Will Randle, Renee Korrey, Jim Raynak, Scott Weaver, Bill Cawood, and Supervisor Ron Styka

**Members**

**Absent:** Jim Spanos and Tom Stanko

**Staff**

**Present:** Community Planning & Development Director Mark Kieselbach, Economic Development Director Ken Lane, Township Manager Frank L. Walsh

**Others**

**Present:** Trustee Patricia Herring Jackson and Treasurer Deschaine

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 RAYNAK. MOTION APPROVED 8-0.**

3. APPROVAL OF MEETING MINUTES OF JUNE 1, 2020

**MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

Staff provided a summary update on the June 2020 Financial Report. Report on file.

6. AUTHORIZATION OF PAYMENTS

a. Reviewed the June 2020 Consumers Energy bill totaling \$90.87.

**MOTION BY MEMBER CAWOOD TO APPROVE PAYMENT OF THE CONSUMERS ENERGY BILL OF \$90.87. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 8-0.**

7. OLD BUSINESS

a. Village of Okemos Progress Report

Director Lane reported that the Township is working with the developer on collecting bids for demolition of the buildings in block two. Those bids should be in by the end of July or beginning of August. Once those numbers are available, the Township and the developer will meet again.

Director Lane shared a letter that the Township Manager sent a letter to the Capital Council of Governments (CAPCOG) requesting additional funding to support the transportation infrastructure needs for the Downtown Okemos area.

b. DDA Annual Report

Director Lane reported the 2019 DDA Annual Report was approved by the Township Board on June 16, 2020. On June 18, 2020 it was sent to the State Treasury Department and the taxing jurisdictions.

8. NEW BUSINESS

a. Purchase of Flowers for DDA

Director Lane stated, as we were turning on the irrigation for the flowers this year, we realized there was no power to the irrigation. Bids were collected in the amounts of \$4,500 and \$6,995 to repair the electrical issue. There was consensus, that due to the additional costs, the flower project in the DDA will be bypassed this year.

b. DDA Budget

There was discussion regarding the 2021 budget preparations. In the past, the DDA budget has consisted of the electricity bills from Consumers Energy for roughly \$1,400, flowers \$2,000, and the interest payment of \$3,775 for a total budget of roughly \$7,175. There were no other items suggested for 2021.

c. 2020 STC Invoice

In May, the State Tax Commission met and approved the request to revise the assessment for King Custom Homes by \$135.98. As a result, the DDA must cut refund checks back to the taxing jurisdictions in the amounts of the following: Ingham County \$56.70, Meridian Township \$41.73, CATA \$15.03, CRAA \$3.49, and LCC \$19.03.

**MOTION BY SUPERVISOR STYKA TO AUTHORIZE THE DDA CHECKS TO BE CUT AND SENT TO THE TAXING JURISDICTIONS, AS PRESENTED. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 8-0.**

9. TOWNSHIP BOARD REPORT

Manager Walsh reported the following:

- The brownfield plan was approved for the Haslett Marathon.
- The Manager, Trustee Jackson and Supervisor Styka will have a meeting with MSU President Stanley today.
- The Haslett Pine Village project has been approved.
- The Board will be discussing the expiring Police, Fire and Land Preservation millages.
- An investigation of a December 2018 Police accident found the officer was at fault. The victim later passed away. A settlement was made in the amount of \$2 million from our insurance company to the victim's family.

- The 2021 budget process is underway.
- The final report regarding the firefighters posts on Facebook is posted on the Township website.
- The Marketplace on the Green will be opening in August.
- Local road work is underway.
- The outdoor service pods are working at the Municipal Building.
- Working with Walnut Hills to demolish the dangerous buildings on the property.
- Interviewing Human Resources Director candidates this week.
- The large dog park will be opening soon.
- Reminder to please complete your Census.
- Supervisor Styka mentioned the Board is working on a diversity, equity and inclusion plan.

10. PLANNING COMMISSION REPORT

Director Kieselbach provided a summary of recent Planning Commission activities.

11. CHAIR REPORT

None.

12. STAFF REPORT

Director Lane reported that LaFontaine dealership on the NE corner of Powell and Grand River has stopped its construction. We have received news that the JC Penney at the Meridian Mall will not be closing. The State of Michigan will be offering another business grant program. LEAP will administer the program for the tri-county area. They will have \$5.5 million to distribute to roughly 400 small businesses and nonprofits. They will focus on businesses with under 50 employees. The grant application period will run from July 15-August 5, 2020. Businesses that have already received grants will not be eligible. Director Lane reviewed other current development projects including construction in progress at High Caliber Karting, Anna's House and Klingman's Furniture. Also, Cheezy D's Deli and Dogs opened in the old Cone Zone building in Haslet.

13. OPEN DISCUSSION/BOARD COMMENTS

None.

14. PUBLIC REMARKS

None.

15. NEXT MEETING DATE

a. August 3, 2020, 7:30 am

16. ADJOURNMENT

The meeting adjourned without objection at 8:23 am.

**Meridian Twp DDA**  
**Preliminary Financial Statements**  
 Period Ending 07/31/2019 - UNAUDITED

**BALANCE SHEET**

Year to Date

**ASSETS**

Cash	\$40,436.30
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
<b>TOTAL ASSETS</b>	<b>\$41,176.30</b>

**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
<b>TOTAL LIABILITIES</b>	<b>\$124,500.00</b>

**FUND BALANCE**

Fund Balance 12/31/19	(\$90,640.03)
2019 YTD Net Income	\$7,316.33
<b>TOTAL FUND BALANCE</b>	<b>(\$83,323.70)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$41,176.30</b>

**INCOME STATEMENT**

**REVENUES**

	<u>June</u>	<u>July</u>	<u>Year to Date</u>
Tax Capture	\$234.59	\$46.13	\$6,351.63
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	\$5.17	\$5.17
<b>TOTAL REVENUE</b>	<b>\$234.59</b>	<b>\$51.30</b>	<b>\$6,356.80</b>

**EXPENDITURES**

Operating Costs	\$90.87	\$82.20	\$714.47
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>	<b>\$90.87</b>	<b>\$82.20</b>	<b>(\$959.53)</b>
<b>2019 Net Income</b>	<b>\$143.72</b>	<b>(\$30.90)</b>	<b>\$7,316.33</b>

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	RECEIVABLES-CUSTOMERS	740.00
	RECEIVABLES-TAXES	0.00
	Cash and Cash Equivalents	40,436.30
	Due From Other Funds	0.00
	Investments	0.00
	OTHER ASSETS	0.00
	<b>Total Assets</b>	<b>41,176.30</b>
*** Liabilities ***		
	Accounts Payable	0.00
	ACCRUED AND OTHER LIABILITIES	0.00
	Deferred Revenue	0.00
	Due to Other Funds	0.00
	Long Term Liabilities	124,500.00
	Unclassified	0.00
	UNEARNED REVENUE	0.00
	<b>Total Liabilities</b>	<b>124,500.00</b>
*** Fund Balance ***		
	UNASSIGNED FUND BALANCE	(90,640.03)
	<b>Total Fund Balance</b>	<b>(90,640.03)</b>
	<b>Beginning Fund Balance</b>	<b>(90,640.03)</b>
	<b>Net of Revenues VS Expenditures</b>	<b>7,316.33</b>
	<b>Ending Fund Balance</b>	<b>(83,323.70)</b>
	<b>Total Liabilities And Fund Balance</b>	<b>41,176.30</b>

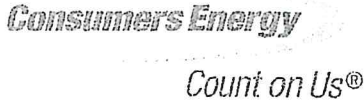
User: FAULKNER

DB: Meridian

PERIOD ENDING 07/31/2020

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	YTD BALANCE 07/31/2020	ACTIVITY FOR MONTH 07/31/2020	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	30,200.00	6,351.63	46.13	23,848.37	21.03
900-000.000-576.000	OTHER INTRGOVTL REVENUE	12,000.00	0.00	0.00	12,000.00	0.00
900-000.000-665.000	INTEREST	0.00	5.17	5.17	(5.17)	100.00
Total Dept 000.000		42,200.00	6,356.80	51.30	35,843.20	15.06
TOTAL REVENUES		42,200.00	6,356.80	51.30	35,843.20	15.06
Expenditures						
Dept 000.000						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	714.47	82.20	2,285.53	23.82
900-000.000-820.000	CONTRACTUAL SERVICES	1,000.00	(740.00)	0.00	1,740.00	(74.00)
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	(934.00)	0.00	5,419.00	(20.82)
Total Dept 000.000		8,485.00	(959.53)	82.20	9,444.53	(11.31)
TOTAL EXPENDITURES		8,485.00	(959.53)	82.20	9,444.53	(11.31)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		42,200.00	6,356.80	51.30	35,843.20	15.06
TOTAL EXPENDITURES		8,485.00	(959.53)	82.20	9,444.53	11.31
NET OF REVENUES & EXPENDITURES		33,715.00	7,316.33	(30.90)	26,398.67	21.70

Account: **1000 5603 2681**



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

Amount Due: **\$82.20**  
Please pay by: **August 06, 2020**



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

▶ **Thank You** - We received your last payment of \$90.87 on **June 24, 2020**

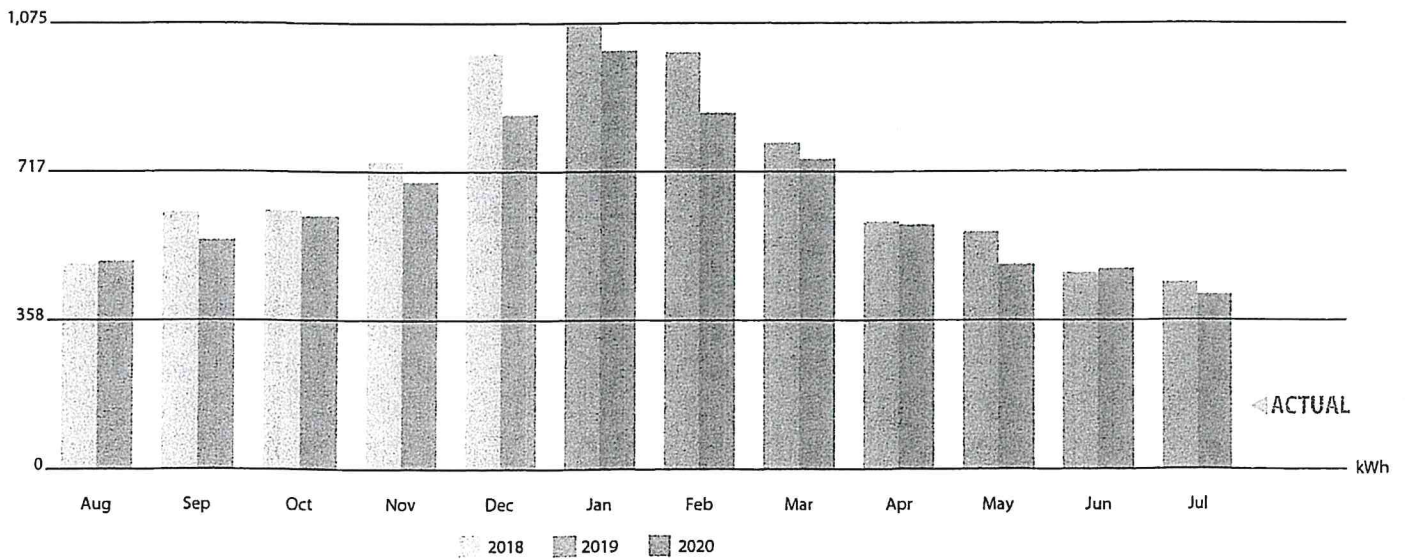
▶ **Service Address:**  
2167 Hamilton Rd  
Okemos MI 48864-1643



### July Energy Bill

Service dates: June 15, 2020 - July 14, 2020 (30 days)

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



#### July Electric Use

**421 kWh**  
July 2019 use: 449 kWh

Cost per day:

**\$2.74**

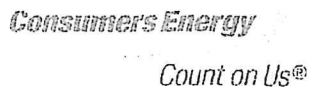
kWh per day:

**14**

Prior 12 months electric use:

**7,809 kWh**

STAY SAFE! Call 9-1-1 and 800-477-5650.  
We'll respond day or night.



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 customers.

See reverse side for more information

Account: **1000 5603 2681**

Amount Due: **\$82.20**  
Please pay by: **August 06, 2020**

Service Address:  
MERIDIAN CHARTER TOWNSHIP  
2167 Hamilton Rd

PAYMENT CENTER  
PO BOX 740000





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.

committed to the health and safety of our co-workers,  
customers and communities.

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.

**Consumers Energy**

*Count on Us®*

**You can pay your bill by mail, by phone or online**  
See reverse side for more information

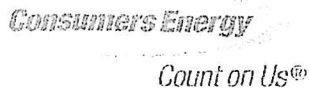
Account: **1000 5603 2681**

**Service Address:**  
MERIDIAN CHARTER TOWNSHIP  
2167 Hamilton Rd  
Okemos MI 48864-1643

**PAYMENT CENTER**  
PO BOX 740309  
CINCINNATI OH 45274-0309

Amount Due:	<b>\$82.20</b>
Please pay by:	<b>August 06, 2020</b>
Enclosed:	

I 100056032681 000000082206 0000 2056 4 000000000000 H



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: July  
Service dates: 06/15/2020 - 07/14/2020  
Days Billed: 30  
Portion: 14 07/20

### Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

### Meter Information

Your next scheduled meter read  
date is on or around 08/13/2020

### Electric Service:

Smart Meter  
Meter Number: 31278553  
POD Number: 0000004053513  
Beginning Read Date: 06-15  
Ending Read Date: 07-14  
Beginning Read: 26020  
Ending Read: 26441 (Actual)  
Usage: 421 kWh

Total Metered Energy Use: 421 kWh

### July Energy Bill

Invoice: 202519231861

### Account Summary

Last Month's Account Balance	\$90.87
Payment on June 24, 2020	<u>\$90.87-</u>
Balance Forward	\$0.00

Payments applied after Jul 15, 2020 are not included.

### Electric Charges

Energy	421@ 0.096504	\$40.63
Cap. Tax Reform Credit	421@ 0.000446-	\$0.19-
PSCR	421@ 0.003880-	\$1.63-
System Access		\$24.44
Distribution	421@ 0.042472	\$17.88
Dist. Tax Reform Credit	421@ 0.000848-	\$0.36-
Power Plant Securitization	421@ 0.001213	\$0.51
Low-Income Assist Fund		<u>\$0.92</u>

**Total Electric** \$82.20

**Total Energy Charges** \$82.20

**Amount Due:** \$82.20  
by August 06, 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).



A Prime Community

## CHARTER TOWNSHIP OF MERIDIAN

Development Project Update  
August 2020

### Now Open

- Continental Oceans Technology Corporation—2422 Jolly Road
- Cheezy D's Deli & Dogs—5951 Marsh Road
- Cannonball Pools—1739 West Grand River

### Under Construction

- Aspen Dental/Chipotle/Verizon/Ivy Rehab (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—significant renovation
- Joe's on Jolly (restaurant)-2360 Jolly Road-significant renovation of former tire store
- Elevation Phase 2—2362 Jolly Oak—five new residential buildings
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Mixed Use--site plan review-Northwind Drive
- Blondie's Barn—5640 Marsh Road—exterior remodel
- Klingmans Furniture—1705 Newman Road--new store location (former Toys R Us)
- Silverstone Estates-- 25 single family residential homes at Powell Road north of Grand River

### Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Newton Park Apartments, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc-SUP approved for medical marihuana 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)
- The Cured Leaf TC, Inc-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)
- Pine Village MUPUD—Haslett Village Square--senior housing community, 3-4 stories, 133 dwelling units, first floor commercial/public
- McCreary's Healthy Homes and Cars—1477 Haslett Road—car detailing service
- Haslett Marathon-1619 Haslett Road—new building construction/approved Brownfield Plan

### Under Consideration/What's New

- High Caliber Karting—1982 West Grand River—expansion project/outdoor seating area
- 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)
- Buddy's Pizzeria—2010 Grand River—new store location (former Burger King)

- Green Peak Innovations—medical marihuana provisioning center—east side Northwind Drive
- Silverleaf PUD--plans submitted for residential development-Bennett Road
- Williams Volkswagen of Okemos—2186 Jolly Road—expansion—site plan review
- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church—4734 Okemos Road—interior remodeling

Closings/Postponements

- LaFontaine Dealership-NE corner of Powell Road and Grand River—construction/project stopped
- New York & Company—Meridian Mall store closing