

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

August 6, 2020 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 – July 9, 2020
 - B. Financial Report
 - C. Development Projects
 5. PUBLIC REMARKS
 6. NEW BUSINESS
 - A. MABA—gift card program
 - B. Pine Village—Redevelopment Fund Application
 7. OLD BUSINESS
 - A. Committee Reports
 - i. Business Promotion
 - ii. School District Engagement
 - B. Business needs survey
 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. Marketplace on the Green
 - C. MABA
 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. September 3, 2020, 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, July 9, 2020– Minutes -DRAFT

Members

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

Members

Absent: Kimberly Thompson

Others

Present: Economic Development Director Ken Lane, Planning Commissioner Peter Trezise and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Sims called the meeting to order at 7:31 am and Member Dunham 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 DUNHAM TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 10-0.

4. CONSENT AGENDA

- a. Minutes-May 29, 2020
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CONWAY TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 10-0.

5. PUBLIC REMARKS

None.

6. NEW BUSINESS

a. Small Business Relief Grant Program Update

Director Lane reviewed the 42 small business grant recipients. All grantees signed a contract and a W9. On June 3, 2020 the \$4,000 grant checks were mailed to the recipients. Director Lane had a chance to communicate with nearly all recipients and many non-recipients. He summarized the grant awardees and applications by business types and working capital. The summary showed the biggest percentage of grant awardees came from the restaurant sector and the majority of the grant dollars were spent on utilities, rent and operating expenses.

Director Lane reviewed a draft Meridian Township business needs survey. The purpose of the survey is to check in with the local Township businesses and see how they are doing and how the Township might be able to assist them through the pandemic. Suggested updates to the survey included: For the question, "Of the following, what would be the most helpful to your business:" add (please rank the following in order of preference from 1-6). For the question, "Describe any financial support programs you have successfully secured at the local, state or federal level:" add (CARES, PPP, etc). Director Lane stated he would make the updates to the survey, share it with the Township Board and plans to send it out to the Township businesses by the end of the month.

b. Account Signatory Resolution

The EDC reviewed an updated resolution removing former Director Chris Buck's name.

MOTION BY MEMBER LEDEBUHR TO APPROVE THE BANK RESOLUTION, AS ATTACHED. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 10-0.

7. OLD BUSINESS

a. Committee Reports

The business promotion committee worked together on the MABA awards last year and with the Communications Department on promoting local businesses. The EDC discussed the need to reengage the group. Member Thompson and Member Conway were members and Treasurer Deschaine and Manager Walsh expressed interest in getting involved. Director Lane will organize a meeting with the committee and include Communications Manager Yates and MABA.

The school district committee worked on the golf carts for Haslett and Okemos High Schools. Meetings were held with the superintendents last year. It was discussed that given the pandemic, the superintendents might be overwhelmed and possibly it would be a good idea to reach out to Brian Harrod, Okemos High School teacher involved in entrepreneurship. Director Lane will craft an email to follow up from last year and ask how the EDC might be able to support the schools.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland discussed the following items:

- Haslett Marathon Brownfield Plan has been approved

- An amendment on vegetation plan has been approved. This will require all vegetation to be less than 8 inches high within 75 feet of a sidewalk.
 - Discussion of diversity, equity and inclusion plan
 - Discussion of non-discrimination and fair employment practices policy
- b. Township Manager
- The firefighter investigation report has been posted on the Township website
 - Marketplace on the Green is 5-6 weeks from opening
 - Road work is underway on Lake Lansing, Jolly Road, and Central Park Drive. In addition, the Township has 26 miles of local road work underway.
 - The outdoor service pods are working well at the Municipal Building
 - We are awaiting bids for the demolition of the buildings in Downtown Okemos
 - The owner of Walnut Hills now has an order to take down the buildings on his property.
 - The Large Dog Park at Central Park will be opening in a couple weeks
 - 33 applications have been submitted for the Human Resources Director position
 - Reminder to please complete the Census 2020
- c. Planning Commission
 Planning Commissioner Peter Trezise provided a summary of recent Planning Commission activities.
- d. Chair
 Chair Sims thanked Manager Walsh for his quick resolution to the firefighter issue.
- e. Staff
 Director Lane reported that LEAP will restart the small grant program with \$5.5 million for the tri-county area. The grants will focus on small businesses with less than 50 employees. Businesses that received funding in the first round will not be eligible this time to receive funds again. Grants will be \$10,000 or \$20,000 and 200-300 grants will be awarded through the July 15-August 5, 2020 grant period. The funding is expected to go out by the end of September. Director Lane also reviewed the current development projects.

9. COMMUNITY REPORTS

- a. Meridian Mall
 Member Dunham reported High Caliber Karting is adding 25,000 square feet. The bankruptcies and closures at the Mall include A & W, GNC, and JC Penney.
- b. Marketplace on the Green
 Member Ledebuhr stated that a grant was received from the Realtors Association for adirondack chair kits. Volunteers from the Association will be assembling the chairs for the Marketplace on the Green.
- c. MABA
 MABA will be having their monthly zoom meeting tomorrow.

10. OPEN DISCUSSION/BOARD COMMENTS

Manager Walsh thanked Member Ledebuhr for all of his hard work, over the past many years, on the Farmers' Market.

8. PUBLIC REMARKS

None.

9. NEXT MEETING DATE

- August 6, 2020 at 7:30am

10. ADJOURNMENT

Hearing no objection, Chair Sims adjourned the meeting at 8:11am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Jun-20

Independent Bank

Total EDC Funds	\$29,390.56
MARC Funds	<u>\$7,071.32</u>
TOTAL	<u><u>\$36,461.88</u></u>

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>	
6/1/2020	Donation	\$ 40,000.00	Donations from marketplace on the green
6/1/2020	Donation	\$ 118,000.00	Donations for the Business grant program
6/30/2020	Interest	\$ 8.58	

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>	
06/03/20	1001	\$ 4,000.00	A Vita Nova	* Not cashed yet
06/03/20	1002	\$ 4,000.00	Akagi Sushi	
06/03/20	1003	\$ 4,000.00	Art & Etiquette	
06/03/20	1004	\$ 4,000.00	Asian Buffet	
06/03/20	1005	\$ 4,000.00	Blue Gill Grill	
06/03/20	1006	\$ 4,000.00	Bread Bites	
06/03/20	1007	\$ 4,000.00	Buddies Pub & Grill	
06/03/20	1008	\$ 4,000.00	Carousel Consignments	
06/03/20	1009	\$ 4,000.00	Center for yoga	
06/03/20	1010	\$ 4,000.00	Chapelure	
06/03/20	1011	\$ 4,000.00	Children's enrichment	
06/03/20	1012	\$ 4,000.00	Classic travel	
06/03/20	1013	\$ 4,000.00	Cocos off the rack	
06/03/20	1014	\$ 4,000.00	Eye level okemos	
06/03/20	1015	\$ 4,000.00	Fernandos	
06/03/20	1016	\$ 4,000.00	Frames Unlimited	
06/03/20	1017	\$ 4,000.00	Hannah Koney Island	
06/03/20	1018	\$ 4,000.00	Haslett Hot Yoga	
06/03/20	1019	\$ 4,000.00	Henry's Place	
06/03/20	1020	\$ 4,000.00	High Caliber Karting	
06/03/20	1021	\$ 4,000.00	Indian Hills Golf Course	
06/03/20	1022	\$ 4,000.00	Lotus Beauty Lounge	
06/03/20	1023	\$ 4,000.00	Lotus Voice	
06/03/20	1024	\$ 4,000.00	Mayfair Bar	
06/03/20	1025	\$ 4,000.00	Mirs Rugs	
06/03/20	1026	\$ 4,000.00	Nokomis cultural center	* Not cashed yet
06/03/20	1027	\$ 4,000.00	Petite Beauty Boutigue	
06/03/20	1028	\$ 4,000.00	Psychiatric Associate	
06/03/20	1029	\$ 4,000.00	Russell Builders	
06/03/20	1030	\$ 4,000.00	Salon 7 spa	
06/03/20	1031	\$ 4,000.00	Spagnuolos	
06/03/20	1032	\$ 4,000.00	Spartan Dance	
06/03/20	1033	\$ 4,000.00	State of Fitness	
06/03/20	1034	\$ 4,000.00	Taste of Thai	
06/03/20	1035	\$ 4,000.00	Tenaglia DDS	
06/03/20	1036	\$ 4,000.00	That's great Frozen	
06/03/20	1037	\$ 4,000.00	The Good Life	
06/03/20	1038	\$ 4,000.00	Tinker Lab	
06/03/20	1039	\$ 4,000.00	Tshirt goods	
06/03/20	1040	\$ 4,000.00	Uptown sun company	
06/03/20	1041	\$ 4,000.00	Vietnamese Noodle	
06/03/20	1042	\$ 4,000.00	Watershed Tavern	
	Total	<u>168,000.00</u>		

Total	<u><u>\$36,461.88</u></u>
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GL NUMBER	DESCRIPTION	BALANCE 07/31/2019	2020 AMENDED BUDGET	END BALANCE 07/31/2020
Fund 950 - ECONOMIC DEVELOPMENT CORPORATION				
Assets				
Function: Unclassified				
Dept 000.000				
950-000.000-001.000	CASH	30,875.05		29,390.56
950-000.000-001.005	CASH-MARC	7,071.32		7,071.32
Total Dept 000.000		<u>37,946.37</u>		<u>36,461.88</u>
Total - Function Unclassified		<u>37,946.37</u>		<u>36,461.88</u>
TOTAL ASSETS		<u>37,946.37</u>		<u>36,461.88</u>



To: Meridian EDC Board Members
From: Ken Lane, Economic Development Director
Date: July 31, 2020
Re: Meridian Redevelopment Fund Application—Pine Village of Meridian

Hudson Senior Living, LLC, on behalf of the Pine Village of Meridian Township development (“Pine Village”), has submitted an application for grant funding from the Meridian Redevelopment Fund (“MRF”). Pine Village is a proposed independent senior living apartment community located in the Haslett Village Square shopping center. The current balance of the MRF is \$532,000. As specified in the attached application, Pine Village is requesting a \$500,000 grant from the MRF.

As Economic Development Director, I have reviewed the application and determined that it is complete and eligible for consideration by the Meridian EDC. Prior to receipt of the attached application, I had several discussions with the applicants and relayed the following opinions and information: (1) the MRF is intended to foster economic development in both downtown Haslett and downtown Okemos, so a modest funding request is likely to be better received; and (2) use of the MRF is limited to public components of a development, including public infrastructure improvements, public pathways or pocket parks, and other place-making amenities (public pavilions, bike racks, benches, etc).

Under the MRF program, the Meridian EDC reviews submitted applications and decides to approve or deny funding requests. The Meridian EDC may reach a decision on an application over the course of multiple meetings. If the Meridian EDC votes to approve a funding request, that approval recommendation will be provided to the Township Board for its consideration.

Based on an approval recommendation from the Meridian EDC, the Township Board will assess the public purpose of a project and, if approved, hold a public hearing to consider an MRF application. The Township Board will ultimately decide to approve or deny a funding request. The Township Board may reach a decision on an MRF application over the course of multiple meetings.

Representatives of Pine Village plan to attend the Meridian EDC’s August 6 meeting to present the application and respond to questions.

Attachments:

1. Meridian Redevelopment Fund Application—Pine Village of Meridian

Meridian Redevelopment Fund (MRF) Application

Pine Village of Meridian
Haslett Village Square

Section 1:

Company Name: Hudson Senior Living, LLC
Primary Contact: Mike Parks
Title: Member

Address: 280 W. Maple Rd. Birmingham, MI 48009
Office Phone: 248-540-9300
Mobile Phone: 248-514-6535
E-Mail: mparks@cypresspartners.biz

Corporate Form: LLC
Corporate Officers & Titles: Mike Parks, Managing Member

Company Description (who are you and what do you do?):

Hudson Senior Living in an affiliate of Cypress Partners; a real estate investment and development group located in Birmingham, Michigan. We specialize in acquisition, investment, and development of all real estate types.

Section 2:

Describe the project in its entirety (location, extent, character, etc.) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

Pine Village of Meridian Township is a proposed independent senior living apartment community. The site is located on just over nine (9.6) acres of property on the south side of Haslett Road just west of Marsh Road. The project aims to kickstart the overall redevelopment of the former Haslett Village Square commercial area. The western most building of the village will be demolished and replaced with the new state-of-the-art four (4) story mixed-use senior living building.

The brick & cement board siding structure has been designed to include three (3) distinctive sections that use various other design elements to give each a unique appearance. The senior apartment community will include a total of 132 residences. Residence styles include 1-bedroom, 1-bedroom with a Den, 2-bedroom and 2-bedroom with 2-bathrooms. The building will also include amenity space for residents on all

floors. These spaces include a full-service dining room with commercial kitchen, fitness studio, library, resident floor lounges and grand parlor.

The first-floor section of the building facing east will include approximately 8,862 sq. ft. of commercial space with individual storefronts open to the public. A cafe & market will be an anchor tenant in the north east corner of the development. Other possible tenants include a salon, art studio, restaurant, professional office space, bank, etc.

The development is also including several components around the property that will benefit the community at large. These amenities include pickle ball courts, bike racks, art installations, CATA stop upgrades, extension of the interurban pathway (both paved and natural trails), electric car charging station, outdoor gathering spaces with seating and sidewalk planters. The location of the outdoor gathering space, public art and pickle ball courts is along the interurban pathway in the form of a park for the community.

Market studies have shown that demand for senior living in Meridian Township is unmet. Pine Village will offer active seniors a unique option with its location to services, paths, entertainment and urban feel. It will allow seniors an option of maintenance free living while staying in the community they've called home. This in turn allows new families to move into the surrounding neighborhoods to establish their home and raise their children.

We are requesting a Grant in the amount of \$500,000 to aid in the funding of the following public site upgrades and amenity space:

- Utility (water, gas & electric) upgrades to accommodate increased density and commercial uses
- Pocket Park located along interurban pathway that includes art installations, pickle ball courts, outdoor seating and gathering spaces
- Extension of interurban pathway system utilizing both concrete and woodchip paths
- Uniformed decorative lighting, bike racks, planters, wayfinding signage and other accessories to be used by sub sequential development in the future
- Enlarged sidewalk to accommodate for increased pedestrian activity
- Upgraded CATA stop along Haslett Road
- Upgraded building façade to convey three distinctive buildings through varying materials

As stated, we hope that Pine Village is the catalyst for the rejuvenation of the Marsh/Haslett corner for years to come and are excited to watch the remainder of the property transform into other complimentary uses for the community. Our goal is to be a community partner and offer a unmatched experience and gathering place for not only the seniors that will call our building home but for the entire Meridian community.

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding or financing sources for this project:

Hudson Senior Living will be the owner of the project. The members of Hudson Senior Living combined with equity from our investment partners will be the source of equity. Debt will be provided by a bank or Insurance Company. The current estimated cost of the project is \$12-13 million.

When do you plan to commence and complete work?

We plan for work on the project to commence in fall of 2020 and will be completed in the winter of 2021/2022.

Will your end product create jobs? How many, part-time or full-time? Wage range?

Yes, the project will create both part-time & full-time positions. Jobs created will be approximately thirty-five (35) full-time positions and ten (10) part-time positions. The wage range for job positions created is approximately \$125,000/year salary to \$15 an hour.

Please provide the names and municipalities of any projects you've completed within the past five years:

Cordia at Grand Traverse Commons	Traverse City, Michigan
Lakeshore Senior Living	St. Clair Shores, Michigan
Union on Fifth Avenue	Pittsburgh, Pennsylvania

List three professional references of people who understand or are involved in your current or past projects:

Name: Mr. Randy Deruiter
Organization: Cunningham Limp
Phone: 248-762-5118
E-Mail: rderuiter@clc.build

Name: Mr. Mark Cohn
Organization: Seyburn Kahn
Phone: 248-353-7620
E-Mail: mcohn@seyburn.com

Name: Mr. Doug Shelley
Organization: South Street Funds
Phone: 973-538-2138
E-Mail: dshelley@southstreetfunds.com

Section 3:

Project Plan Requirements:

The location of existing streets and other public facilities within the project:

There are no existing streets or public facilities within the project. There is a portion of the abandoned Raby Road that runs on the south of the property which will be incorporated into the interurban pathway system and connected to the building located along Haslett Road.

The location, character, and extent of the categories of public and private land uses both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

The current property is being used for commercial use as a strip center. The current strip center building and surrounding parking will be demolished and replaced with a mixed-use building. The large former grocery building, and parking lot located east of the site will also be demolished. The new uses will include commercial retail on the first floor with senior living residences above. The southern acreage of the property previously undeveloped will continue to be wetlands and include a newly designed pocket park along the interurban trail that includes community amenities described above in a previous question.

The legal description of the project real estate:

See Attached Legal Description

Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

The existing commercial retail strip center (approximately 20,000 sq. ft.) will be demolished.

Describe the repairs or alterations, and an estimate of the time required for completion:

The entire project from start to finish will be approximately sixteen (16) months.

Describe any construction stages planned and the estimated time of completion of each stage:

The project will be built in one (1) phase.

Describe any parts of the project to be left as open space and the use contemplated for the space:

Property to the south will be used for a pocket park while preserving the current wetlands. The interurban path will connect to this pocket park that includes pickle ball courts, bike racks, art installations, outdoor seating, etc.

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities:

The project was recently approved and rezoned to MUPUD. Utilities on site will be enhanced and relocated to accommodate the new building footprint. The Haslett Road curb cut and approach will be relocated a few feet to the east. Sidewalks into the site will be widened along the entrance road.

List any persons who will manage or be associated with the management of the project for at least one year:

Michael Parks
Jeff Buck
Jack Parks

Will the project be leased or sold at completion?

The project will be owned by Hudson Senior Living upon completion.

Will there be any sale or lease of municipal property?

No, this site does not require the sale or lease of municipal property.

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than the applicant):

Hudson Senior Living LLC

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

There will be a total of 132 residences in the newly constructed building. We anticipate having approximately 150 residents living in the building. The current commercial strip center is roughly half empty. The current commercial tenants will need to relocate. There are no residential units currently on the site.

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

Not Applicable. No families or individuals will be displaced as a result of the project.

Please add any additional information that will help the EDC or Township Board evaluate your request:

Pine Village of Meridian Township will be a state-of-the-art project mixed-use senior living residence building in the heart of Haslett. The building will provide many new opportunities to the active adult/senior community of Meridian Township. Pine Village is more than a senior living building and will offer events, fine dining, lectures, community fairs, meeting space and more. Our community will be a leader for the active senior and a partner for educational and recreational activities and events for Meridian Township.

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 et seq.

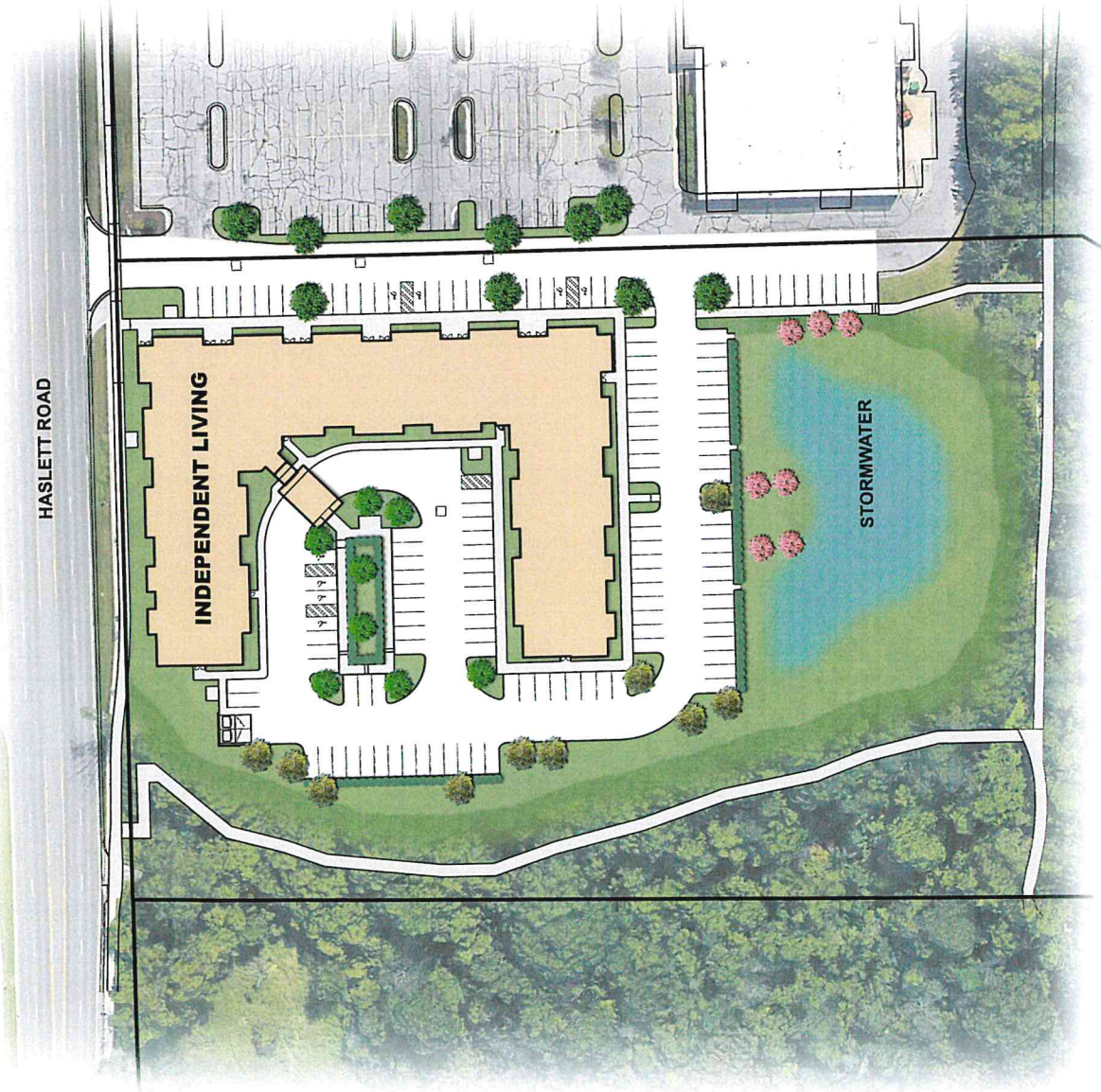
My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.


Applicant Signature

July 30, 2020
Date

Jeffrey Buck
Applicant Printed Name





Pine Village of Meridian

Haslett, Michigan

April, 2020

Cypress Partners, LLC

282 Woodbine Road
Bloomington, MI 48302
T 248.868.8888
www.cypresspartners.com



PEA, Inc.

1717 Meridian Way, Ste 118
Bloomington, MI 48302
T 313.246.4333
F 313.246.4373
www.peainc.com





Meridian Township Business Needs Survey

Meridian Township Business Needs Survey

The Meridian Township Economic Development Department is requesting information from the Township business community to measure the impact of the COVID-19 crisis, to identify areas of need, and to assist economic restart and recovery efforts.

The information provided in response to this survey will be used by the Township's Economic Development Department to determine if funding or relief programs exist that may serve the needs of the Township business community.

All information collected in this survey will remain confidential. No individual business information will be released in anyway. The information is being gathered to guide Meridian Township in providing assistance to its local business community.

Business Name and Address: _____

Business Type:

- Construction / Development _____
- Child Care / Family Services _____
- Restaurant / Dining _____
- Retail _____
- Fitness / Gyms _____
- Health Care _____
- Housing / Hospitality _____
- Business Services _____
- Manufacturer _____
- Non-profit _____
- Wholesaler / Distributor _____
- Personal Care / Grooming _____
- Educational Services _____
- Sole Proprietor _____

Contact Name: _____

Email Address: _____

Phone Number: _____

Number of employees (full and part-time) on March 1, 2020: _____

Number of employees (full and part-time) today (date of survey submission): _____

Anticipated number of employees on January 1, 2021: _____

Status of current business operations:

Operating as usual: _____
Closed to public/internal operations only: _____
Takeout/delivery/online services: _____
Closed entirely: _____

How long do you anticipate being able to remain in business if the status of your business operations remains unchanged?

What costs/expenses has your business incurred due to the COVID-19 crisis?

What other effects has the COVID-19 crisis had on you, your employees or your business?

Please rank the following items in the order that would be the most helpful to your business (1-4, with 1 being the most helpful):

Interest free loan: _____
Grant funding: _____
Rent assistance: _____
Assistance for laid off employees: _____

Describe any financial support programs you have successfully secured at the local, state or federal level:

What suggestions do you have for Meridian Township as we aim to support our business community?



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