



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
October 5, 2020 7:30 am
Virtual Zoom Meeting
Municipal Building-Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. INTRODUCTION-Amber Clark, Neighborhoods & Economic Development Director
3. 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.
4. APPROVAL OF AGENDA
5. MINUTES – August 3, 2020
6. PUBLIC REMARKS
7. FINANCIAL REPORT
8. AUTHORIZATION OF PAYMENTS
9. OLD BUSINESS
 - A. Village of Okemos Progress Report
10. NEW BUSINESS
 - A. Downtown Okemos-Eastside Businesses
11. REPORTS
 - A. Township Board
 - B. Planning Commission
 - C. Chair
 - D. Staff
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
 - A. November 2, 2020 at 7:30am-Town Hall Room, 5151 Marsh Road, Okemos
15. 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, August 3, 2020 – Minutes

Members

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

Members

Absent: Jim Spanos

Staff

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

Others

Present: Trustee Patricia Herring Jackson and Planning Commissioner Peter Trezise

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 RAYNAK.
MOTION APPROVED 9-0.**

3. APPROVAL OF MEETING MINUTES OF JULY 13, 2020

**MOTION BY MEMBER CAWOOD TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RAYNAK.
MOTION APPROVED 9-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

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

6. AUTHORIZATION OF PAYMENTS

a. Reviewed the July 2020 Consumers Energy bill totaling \$82.20.

MOTION BY SUPERVISOR STYKA TO APPROVE PAYMENT OF THE CONSUMERS ENERGY BILL OF \$82.20. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 9-0.

7. OLD BUSINESS

a. Village of Okemos Progress Report

Member Randle reported that a joint press release was sent out last Friday detailing the project status. He discussed that the project has changed slightly due to funding issues. The commercial space has been reduced 20% and the residential space has increased by 20%. The Village of Okemos is planning on submitting an application for use of the redevelopment fund for the demolition in the right of way. They have plans to begin the demolition in September and conclude in mid-December. There was discussion regarding the Meridian Redevelopment Fund. Director Lane reported the balance in the fund is \$532,000 to be used for public improvements. The application process would include an approval needed from the Economic Development Corporation along with Township Board approval.

Member Korrey inquired about how MDOT reductions may impact the Village of Okemos project. Director Lane reported that Deputy Manager Perry has not been informed about any changes from the Ingham County Road Department. Additionally, the project has federal dollars associated with it that should not be reduced.

b. Update on 2020 State Tax Commission Invoice

Director Lane reported the Township Treasurer's Office sent the checks out on July 22, 2020, so we are in compliance with the invoice from the State Tax Commission.

8. NEW BUSINESS

a. Downtown Okemos-Eastside Businesses

After discussions with eastside businesses, Director Lane mentioned they are struggling and that folks do not necessarily realize they are still open with so much focus on the empty buildings across the street. As a result, Director Lane suggested visiting those businesses and getting their input and sharing information. Member Korrey suggested the possibility of organizing some food trucks in the parking lot behind the eastside businesses with outdoor seating to attract folks to that area. She will work on organizing this for the period of a month or so.

9. TOWNSHIP BOARD REPORT

Supervisor Styka reported the following:

- The Township has put together a task force for diversity, equity and inclusion.
- Three millages are being considered for the November ballot: land preservation, police and fire.

Manager Walsh reported the following:

- Working with Walnut Hills to demolish the dangerous buildings on the property.
- The Marketplace on the Green will be opening in August.
- The 2021 budget process is underway.
- The election is tomorrow.
- A new Human Resources Director will be joining us next Monday.
- A new pavilion and restroom being constructed at the Harris Nature Center.
- A new restroom and footbridge being constructed near the Historical Village.
- The large dog park will be constructed in Central Park
- The final report regarding the firefighters posts on Facebook is posted on the Township website.
- Local road work is underway.

10. PLANNING COMMISSION REPORT

Planning Commissioner Trezise 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; however, they do have hope to possibly resurrect the site in a few months. 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 which will include 402 total grants. 125 grants will be awarded to businesses with 9-50 employees, 200 grants for businesses with 9 or fewer employees, and 77 grants for nonprofits. Director Lane will serve on the review committee for these grants, but will not review grants of businesses in Meridian Township.

Director Lane reviewed other current development projects including construction in progress at Aspen Dental building at Grand River and Okemos, Anna's House hopes to open in the fall, the Elevation and Klingerman's. Also, Cheezy D's Deli and Dogs opened in the old Cone Zone building in Haslett.

13. OPEN DISCUSSION/BOARD COMMENTS

None.

14. PUBLIC REMARKS

None.

15. NEXT MEETING DATE

a. September 14, 2020, 7:30am

16. ADJOURNMENT

The meeting adjourned without objection at 8:23 am.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 09/30/2020 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$40,241.63
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$40,981.63
 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 12/31/19	(\$90,640.03)
2020 YTD Net Income	\$7,121.66
TOTAL FUND BALANCE	(\$83,518.37)
TOTAL LIABILITIES & FUND BALANCE	\$40,981.63

INCOME STATEMENT

	<u>August</u>	<u>September</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$4.02	\$0.00	\$6,355.65
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	\$5.17
TOTAL REVENUE	\$4.02	\$0.00	\$6,360.82
 EXPENDITURES			
Operating Costs	\$91.49	\$107.20	\$913.16
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)
TOTAL EXPENDITURES	\$91.49	\$107.20	(\$760.84)
2020 Net Income	(\$87.47)	(\$107.20)	\$7,121.66

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	Cash	40,241.63
	Investments	0.00
	Accounts Receivable	740.00
	Other Assets	0.00
	Due From Other Funds	0.00
	Total Assets	<u>40,981.63</u>
*** Liabilities ***		
	Accounts Payable	0.00
	Liabilities-ST	0.00
	Liabilities-LT (over 1 year)	124,500.00
	Due To Other Funds	0.00
	Total Liabilities	<u>124,500.00</u>
*** Fund Balance ***		
	Unassigned	(90,640.03)
	Total Fund Balance	<u>(90,640.03)</u>
	Beginning Fund Balance	(90,640.03)
	Net of Revenues VS Expenditures	7,121.66
	Ending Fund Balance	(83,518.37)
	Total Liabilities And Fund Balance	<u>40,981.63</u>

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP
 PERIOD ENDING 09/30/2020

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	YTD BALANCE 09/30/2020	ACTIVITY FOR MONTH 09/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	30,200.00	6,355.65	0.00	23,844.35	21.05
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	0.00	(5.17)	100.00
Total Dept 000.000		42,200.00	6,360.82	0.00	35,839.18	15.07
TOTAL REVENUES		42,200.00	6,360.82	0.00	35,839.18	15.07
Expenditures						
Dept 000.000						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	913.16	107.20	2,086.84	30.44
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	(760.84)	107.20	9,245.84	(8.97)
TOTAL EXPENDITURES		8,485.00	(760.84)	107.20	9,245.84	(8.97)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		42,200.00	6,360.82	0.00	35,839.18	15.07
TOTAL EXPENDITURES		8,485.00	(760.84)	107.20	9,245.84	8.97
NET OF REVENUES & EXPENDITURES		33,715.00	7,121.66	(107.20)	26,593.34	21.12

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 08/31/2020 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS

Cash		\$40,348.83
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$740.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$41,088.83

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 12/31/19		(\$90,640.03)
2020 YTD Net Income		\$7,228.86
TOTAL FUND BALANCE		(\$83,411.17)
TOTAL LIABILITIES & FUND BALANCE		\$41,088.83

INCOME STATEMENT

REVENUES

July
August
Year to Date

Tax Capture	\$46.13	\$4.02	\$6,355.65
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	\$5.17	\$0.00	\$5.17
TOTAL REVENUE	\$51.30	\$4.02	\$6,360.82

EXPENDITURES

Operating Costs	\$82.20	\$91.49	\$805.96
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)
TOTAL EXPENDITURES	\$82.20	\$91.49	(\$868.04)
2020 Net Income	(\$30.90)	(\$87.47)	\$7,228.86

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
	Cash	40,348.83
	Investments	0.00
	Accounts Receivable	740.00
	Other Assets	0.00
	Due From Other Funds	0.00
	Total Assets	<u>41,088.83</u>
*** Liabilities ***		
	Accounts Payable	0.00
	Liabilities-ST	0.00
	Liabilities-LT (over 1 year)	124,500.00
	Due To Other Funds	0.00
	Total Liabilities	<u>124,500.00</u>
*** Fund Balance ***		
	Unassigned	(90,640.03)
	Total Fund Balance	<u>(90,640.03)</u>
	Beginning Fund Balance	(90,640.03)
	Net of Revenues VS Expenditures	7,228.86
	Ending Fund Balance	(83,411.17)
	Total Liabilities And Fund Balance	<u>41,088.83</u>

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP
 PERIOD ENDING 08/31/2020

GL NUMBER	DESCRIPTION	2020 AMENDED BUDGET	YTD BALANCE 08/31/2020	ACTIVITY FOR MONTH 08/31/2020	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	30,200.00	6,355.65	4.02	23,844.35	21.05
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	0.00	(5.17)	100.00
Total Dept 000.000		<u>42,200.00</u>	<u>6,360.82</u>	<u>4.02</u>	<u>35,839.18</u>	<u>15.07</u>
TOTAL REVENUES		<u>42,200.00</u>	<u>6,360.82</u>	<u>4.02</u>	<u>35,839.18</u>	<u>15.07</u>
Expenditures						
Dept 000.000						
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	805.96	91.49	2,194.04	26.87
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		<u>8,485.00</u>	<u>(868.04)</u>	<u>91.49</u>	<u>9,353.04</u>	<u>(10.23)</u>
TOTAL EXPENDITURES		<u>8,485.00</u>	<u>(868.04)</u>	<u>91.49</u>	<u>9,353.04</u>	<u>(10.23)</u>
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		<u>42,200.00</u>	<u>6,360.82</u>	<u>4.02</u>	<u>35,839.18</u>	<u>15.07</u>
TOTAL EXPENDITURES		<u>8,485.00</u>	<u>(868.04)</u>	<u>91.49</u>	<u>9,353.04</u>	<u>10.23</u>
NET OF REVENUES & EXPENDITURES		<u>33,715.00</u>	<u>7,228.86</u>	<u>(87.47)</u>	<u>26,486.14</u>	<u>21.44</u>



CHARTER TOWNSHIP OF MERIDIAN

Development Project Update
September 2020

Opening

- Chipotle-2085 West Grand River
- McCreary's Healthy Homes and Cars—1477 Haslett Road—car detailing service

Under Construction

- Aspen Dental/Verizon/Ivy Rehab (former Leo's Lodge)-2085 West Grand River
- 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
- 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
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc- medical marihuana provisioning center at 2119 Haslett Rd.
- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church—4734 Okemos Road—interior remodeling

Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Newton Park Apartments, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- 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
- Haslett Marathon-1619 Haslett Road—new building construction/approved Brownfield Plan
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- 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
- Buddy's Pizzeria—2010 Grand River—new store location (former Burger King)
- Williams Volkswagen of Okemos—2186 Jolly Road—expansion—site plan review
- Green Peak Innovations—medical marihuana provisioning center—east side Northwind Drive

Under Consideration/What's New

- High Caliber Karting—1982 West Grand River—expansion project/outdoor seating area

- Silverleaf PUD--plans submitted for residential development-Bennett Road

Closings/Postponements

- LaFontaine Dealership-NE corner of Powell Road and Grand River—construction/project stopped
- New York & Company—Meridian Mall store closing
- Menards—6365 Newton Road--new store location (former drive-in site on Saginaw)