



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, November 2, 2020 – Minutes

Members

Present: Susan Fulk, Renee Korrey, Jim Raynak, Scott Weaver, Bill Cawood, and Tom Stanko

Members

Absent: Jim Spanos, Peter Campbell, Will Randle, Supervisor Ron Styka

Staff

Present: Community Planning & Development Director Mark Kieselbach, Neighborhoods & Economic Development Director Amber Clark, and Township Manager Frank L. Walsh

Others

Present: Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Fulk called the meeting to order at 7:30am and read the mission statement.

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER CAWOOD TO APPROVE THE AGENDA. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 6-0.

3. APPROVAL OF MEETING MINUTES OF OCTOBER 5, 2020

MOTION BY MEMBER RAYNAK TO APPROVE THE MINUTES. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 6-0.

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

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

6. AUTHORIZATION OF PAYMENTS

Director Clark stated the October Consumers Energy bill is \$107.66.

MOTION BY MEMBER CAWOOD TO AUTHORIZE THE OCTOBER PAYMENT TO CONSUMERS ENERGY IN THE AMOUNT OF \$107.66. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 6-0.

7. OLD BUSINESS

a. Village of Okemos Progress Report

i. MRF Public Hearing and Township Board Discussion

Director Clark reported that the application for the Meridian Redevelopment Fund was approved by the Economic Development Corporation (EDC) and the Township Board for the Village of Okemos project. The approval of just over \$85,000 will be reimbursable to the developer upon demolition.

b. Copy of Authorized Consumers Energy Bill September 2020

A copy of the bill in the amount of \$107.20 was included because it was missed in last month's packet.

8. NEW BUSINESS

a. Downtown Development Authority Debit Card-Authorization for Payments

Director Clark stated she has received a debit card for the DDA. It would reduce administration time if we used it to pay the routine monthly bills. Chair Fulk mentioned she thought it would be a great way to proceed.

MOTION BY MEMBER KORREY TO USE THE DDA DEBIT CARD TO PAY ROUTINE MONTHLY BILLS WITH COPIES OF THE BILLS SHARED WITH THE DDA. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 5-1.

b. Downtown Okemos-Eastside Businesses Survey Update

Director Clark reported she plans on the business surveys to go out on Thursday along with a press release and information on social media. The surveys will give us a check on how our local businesses are doing. Local businesses will have 30 days to complete the electronic survey. Director Clark will share the survey results with the DDA. Director Korrey suggested the DDA may want to consider discussion, at a future meeting, on a long term plan for helping businesses through 2021.

c. WLNS Advertisings Promo Package-Business Outreach

Director Clark reported that she and Communications Manager Yates met with WLNS to discuss an advertising package for local businesses. There would be three businesses on a 30 second commercial along with promotion for the Township. The commercial would be seen 90 times. Each business would be able to participate at a discounted rate of \$100 and the Township Economic Development Corporation and the Communication Commission would cover the remainder \$275 per business. Director Clark shared a sample commercial and stated we were hoping to get 20-40 businesses to participate. The DDA did express interest in the program and will pursue it in the first quarter of 2021.

9. REPORTS

A. Township Board

Manager Walsh reported the following:

- A Township family is expected to close on the Walnut Hills property in the next week.
- The 2020 local road plan is complete. The 2021 local road plan will be discussed at the first Township Board meeting in December.
- The Board annual goal setting meeting will be on Monday, November 23rd.
- The Marketplace on the Green opened.

- The South Fire Station has a new solar panel on its roof. In addition, one will be installed on the restroom at the Marketplace on the Green. Also, the Board has dedicated \$300,000 to solar projects for 2021.
- The Township diversity, equity, and inclusion program is beginning with internal surveys.
- The former Value Tire on Jolly Road will become a restaurant named Joe's on Jolly.

B. Planning Commission

Director Kieselbach provided a summary of recent Planning Commission activities.

C. Chair Report

None.

D. Staff Report

Director Clark reported that she plans to have the reimbursement agreement complete by the end of the month for the Village of Okemos project. She also reviewed the current development projects.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- a. December 7, 2020, 7:30am

13. ADJOURNMENT

The meeting adjourned without objection.

Meridian Twp DDA
Financial Statements
November 30, 2011

BALANCE SHEET

ASSETS

Cash		\$30,014.37
Taxes Receivable		218.02
	TOTAL ASSETS	30,232.39

LIABILITIES

Accounts Payable		119.86
LT Note Payable		160,000.00
	TOTAL LIABILITIES	160,119.86

FUND BALANCE

Beginning Fund Balance		36,676.73
2011 YTD Income		-166,564.20
	TOTAL FUND BALANCE	-129,887.47
	TOTAL LIABILITIES & FUND BALANCE	\$30,232.39

INCOME STATEMENT

REVENUES

Tax Capture		\$33,323.87
Grants		51,200.00
DDA Downtown Events		2,870.00
Other		250.00
	TOTAL REVENUE	87,643.87

EXPENDITURES

Personnel Costs		4,591.52
Professional Consultant/Contractual Services		13,444.00
Community Projects		13,296.95
Communications		0.00
Conferences		0.00
Special Events		3,879.02
Interest on Loan		5,741.00
AARA Grant Expenditures		50,000.00
Construction/Improvements		163,255.58
	TOTAL EXPENDITURES	254,208.07
	2011 Net Income	-\$166,564.20



Questions:
Visit: ConsumersEnergy.com
Call us: **800-805-0490**

Amount Due: \$126.65
Please pay by: December 08, 2020



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

▶ **Thank You** - We received your last payment of **\$107.66** on **November 02, 2020**

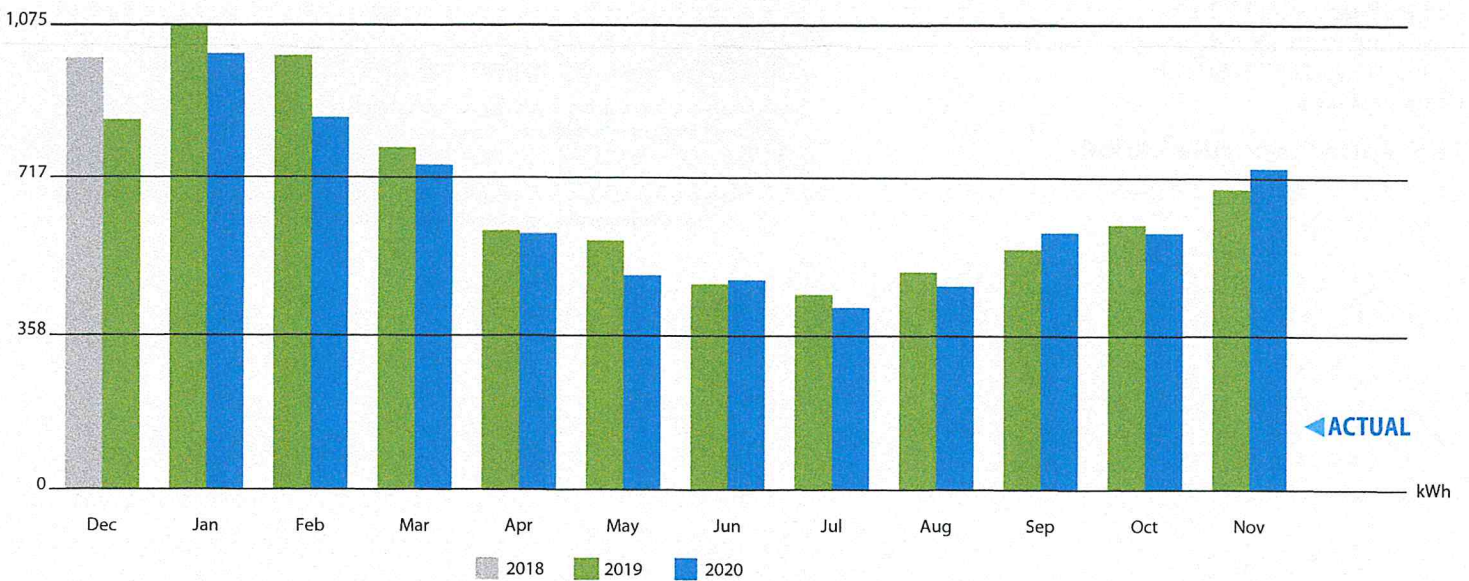
▶ **Service Address:**
2167 Hamilton Rd
Okemos MI 48864-1643



November Energy Bill

Service dates: **October 15, 2020 - November 15, 2020 (32 days)**

Total Electric Use (kWh - kilowatt-hour)



November Electric Use

740 kWh
November 2019 use: 692 kWh



Cost per day:
\$3.96



kWh per day:
23



Prior 12 months electric use:
7,847 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. We are 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.



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: \$126.65
Please pay by: December 08, 2020
▶ **Enclosed:**

I 100056032681 000000126656 0000 2056 8 000000000000 H



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: 10/15/2020 - 11/15/2020
Days Billed: 32
Portion: 14 11/20

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read date is on or around 12/15/2020

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 10-15
Ending Read Date: 11-15
Beginning Read: 28094
Ending Read: 28834 (Actual)
Usage: 740 kWh

Total Metered Energy Use: 740 kWh

November Energy Bill

Invoice: 201896460605

Account Summary

Last Month's Account Balance	\$107.66
Payment on November 02, 2020	\$107.66-
Balance Forward	\$0.00

Payments applied after Nov 16, 2020 are not included.

Electric Charges

Energy	740@ 0.095527	\$70.69
Cap. Tax Reform Credit	740@ 0.000446-	\$0.33-
PSCR	740@ 0.005880-	\$4.35-
System Access		\$27.94
Distribution	740@ 0.042472	\$31.43
Dist. Tax Reform Credit	740@ 0.000848-	\$0.63-
Power Plant Securitization	740@ 0.001342	\$0.99
Low-Income Assist Fund		\$0.91

Total Electric \$126.65

Total Energy Charges \$126.65

Amount Due: \$126.65
by December 08, 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 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.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

Ways to pay your energy bill:



Auto-pay
Checking or savings

Auto-pay
Discover® MasterCard®
or Visa®
(Eligibility varies)



eLockbox
via ACH

Secure electronic
payment with
emailed remittance



Same-day payment
ConsumersEnergy.com

Discover® MasterCard®
Visa® or eCheck



Same-day payment
866-329-9593

Discover® MasterCard®
Visa® or eCheck



By mail
Check, money order

Consumers Energy
Payment Center
P.O. Box 740309
Cincinnati, OH 45274-0309



In person
Cash, check, card
or money order

Varies by authorized
payment location
Fee may apply

For more information, visit ConsumersEnergy.com/waystopay

\$126.65

Payment Total

Confirmation Number:

#1270227894

Payment Breakdown

Account Number:

#100056032681

Total Payment:

\$126.65

Balance After Payment:

\$0.00

Charged To:



***2615

Process Date:

Dec 03, 2020