

1. CALL MEETING TO ORDER
 2. ROLL CALL: (Pursuant to SB 1108 and locally declared state of emergency, members of a public body must state they are participating and provide the physical location (county, municipality and State) from which they are participating remotely.
 3. 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.
 4. APPROVAL OF AGENDA
 5. CONSENT AGENDA
 - A. Minutes –Meeting April 1, 2021
 - B. Financial Report
 - C. Development Projects
 6. PUBLIC REMARKS
 7. PRESENTATIONS:
 - A. Launch Trampoline Park
 - B. Marketplace on the Green Director LuAnn Maisner
 8. OLD BUSINESS
 - A. Approval of payment for Meridian EDC Business Awards
 9. NEW BUSINESS
 - A. MABA Golf Outing Sponsorship
 - B. LEAP Art Grant Proposal
 10. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 11. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 12. OPEN DISCUSSION/BOARD COMMENTS
 13. PUBLIC REMARKS
 14. NEXT MEETING DATE
 - A. July 8, 2021, 7:30am
 15. ADJOURNMENT
-



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, May 6, 2021– Minutes -DRAFT

Members

Present: Joel Conn, Treasurer Phil Deschaine, Tom Conway, Township Manager Frank Walsh, Kimberly Thompson, Henry Kwok, Adam Carlson, and Brenda Chapman

Members

Absent: Trustee Kathy Ann Sundland, Shawn Dunham, and David Ledebuhr

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Community Planning & Development Director Mark Kieselbach, Eric Helzer, President, Advanced Redevelopment Solutions, and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order at 7:30 am and 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

Discussion of adding Authorized Bank Signatories Resolution to the agenda under New Business.

MOTION BY MEMBER CHAPMAN TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 7-0.

4. CONSENT AGENDA

- a. Minutes-April 1, 2021
- b. Financial Report
- c. Development Projects

MOTION BY MANAGER WALSH TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 7-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. MABA/EDC Business Awards Update
Director Clark mentioned that the awards will be presented tomorrow. Established Business of the Year is High Caliber Karting and New Business of the Year is Cheezy D's Deli and Dogs. MABA will also be giving the businesses a window decal in recognition of their achievement.
- b. Village of Okemos Update-Reimbursement Agreement
Director Clark reviewed the request. It includes reimbursement of \$8,586 for utility pole stabilization-Consumers Energy and \$855 reimbursement for Advanced Redevelopment Solutions. For a total of \$9,441 reimbursement. There was discussion around the concern that there was a quote for the Consumers Energy work rather than a receipt. Eric Helzer stated the \$8,586 has been paid to Consumers Energy and that is just the way utilities process the payments. He stated he would forward Director Clark proof of payment after the meeting.

MOTION BY MEMBER CONN TO MAKE A PAYMENT TO TRU NORTH DEVELOPMENT TEAM IN THE AMOUNT OF \$9,441 FROM THE MERIDIAN REDEVELOPMENT FUND AFTER PROOF OF PAYMENT IS RECEIVED. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 7-0.

7. NEW BUSINESS

- a. Authorized Bank Signatories Resolution
Discussion to update the current signatories to reflect the current Chair Kimberly Thompson, Vice-Chair Brenda Chapman and Treasurer Phil Deschaine.

MOTION BY MANAGER WALSH TO ADOPT THE RESOLUTION OF THE CHARTER TOWNSHIP OF MERIDIAN TO OPEN/CHANGE SIGNATORIES ON THE EDC ACCOUNT, AS PRESENTED. SUPPORTED BY MEMBER CONWAY. MOTION APPROVED 7-0.

8. TOWNSHIP REPORTS

- a. Township Board and Township Manager
Treasurer Deschaine reported the following:
 - The Board is adopting a rezoning for car dealerships from C-2 to C-3 and including a special use permit.
 - Accepting the LEAP Public Art Grant for the Marketplace on the Green.
 - The Board is working on Powell Road paving and Final Plat for Silverstone Estates.
 - Resolution celebrating Asian American Pacific Islander Month.
 - Police promotion ceremony tomorrow.
- b. Township Manager
Manager Walsh reported the following:
 - Police investigation regarding a retail fraud arrest is complete clearing the officers of any wrong doing.
 - 17.9 miles of local road work will be completed this year.

- Rezoning on Jolly Road at the current Midwest Power site for a Sparrow Urgent Care. Currently, recommended denial due to additional acreage in the residential area. Sparrow is working with the neighbors on a revised plan.
- US Census results show Michigan ranks 49th in the nation.
- Joe's on Jolly is a restaurant development. Working with the Ingham County Drain Commissioner on issues on the property to keep that development project moving forward.
- New Community Planning & Development Director Tim Schmitt will begin on May 17th. He currently is the Director for the City of Howell.
- Mark's sendoff will be on May 25th at the Central Park Pavilion from 3:00-4:30pm.
- Police will be doing aggressive traffic monitoring on Mt. Hope near the cemetery.
- Looking for a new Assessor. The current agreement with the City of East Lansing has been dissolved. East Lansing is looking to use Director Lee full time for the City.
- The Township will receive \$4.23 million in stimulus funds for COVID relief. A committee will be formed in the future to discuss the best use of those funds.

c. Planning Commission

Director Kieselbach, on behalf of Commissioner Trezise, gave a report on the current Planning Commission activities.

d. Chair

None.

e. Staff

Director Clark reported the following:

- Buddy's Pizza is working on a retention pond at the old Burger King site.
- Williams Volkswagen has begun work at their new location on Jolly Road.
- Pine Village in Haslett has submitted small amendments to their site plans.
- Haslett Marathon demolition is underway.
- Investigating flooding complaints from the Copper Creek development.
- Hosting development talks for the community. Haslett talk will be on May 12th and the Okemos talk on May 26th.
- The DDA is planning a celebration on October 9th.
- The community survey draft will be before the Township Board on May 18th.
- Klingman's has opened.

9. COMMUNITY REPORTS

a. Meridian Mall

Director Clark mentioned that there is a new selfie location at the Mall.

b. MABA

Director Clark reported that MABA has a new corporate membership. They will begin meeting in person at Lake Lansing Park and are presenting the business awards this week.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

10. PUBLIC REMARKS

None.

11. NEXT MEETING DATE

- June 3, 2021 at 7:30am

12. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting.

A.7

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Apr-21

Independent Bank **Total EDC Funds** **\$45,477.62**

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
4/30/2021	Interest	1.87

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
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Total	<u><u>\$45,479.49</u></u>
Total in Bank	\$ 45,479.49
Difference	\$0.00



INDEPENDENT

BANK

PO Box 279 | Belding, MI 48809 | IndependentBank.com

Last statement: March 31, 2021
This statement: April 30, 2021
Total days in statement period: 30

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XXXXXX2419
(0)

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS
PAYABLE
5151 MARSH RD
OKEMOS MI 48864

1-8034



08034

Direct inquiries to:
800.355.0641

Independent Bank
2119 Hamilton RD
Okemos MI 48864

INTRODUCING ONE WALLET, INDEPENDENT BANK'S NEW AND ENHANCED ONLINE AND MOBILE BANKING PLATFORM, LAUNCHING ON MONDAY, MAY 24! WITH ONE WALLET, YOU CAN BANK WHEN, WHERE, AND HOW YOU WANT-JUST ANOTHER WAY WE ARE HELPING YOU TO BE INDEPENDENT. TO BRING YOU THESE NEW ENHANCEMENTS, OUR CURRENT ONLINE AND MOBILE BANKING WILL BE UNAVAILABLE AS OF FRIDAY, MAY 21, AT 5 PM (ET). MEMBER FDIC.

Businessflex Checking

Account number	XXXXXX2419	Beginning balance	\$45,477.62
Low balance	\$45,477.62	Total additions	1.87
Average balance	\$45,477.62	Total subtractions	.00
		Ending balance	\$45,479.49

CREDITS

Date	Description	Additions
04-30	Interest	1.87

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	45,477.62	04-30	45,479.49		

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	30
Average balance for APY	\$45,477.62
Interest earned	\$1.87



08034



INDEPENDENT
BANK

PO Box 279 | Belding, MI 48809 | IndependentBank.com

Account Analysis
March 2021

Account Number	1182419
Settlement Period Ends	March 2021
Statement Date	April 13, 2021
	Page 1 of 2

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS
PAYABLE
5151 MARSH RD
OKEMOS MI 48864

1-67



00067

For Questions Regarding Your Statement, Contact:
STEVE HALLEAD
(616) 447-3948

FOR QUESTIONS REGARDING YOUR STATEMENT PLEASE CALL 800.530.3719.

1 (193) D 1182419

Balance Summary

Average Ledger Balance	\$45,475.63
Less Average Float	\$0.00
Average Collected Balance	\$45,475.63
Average Negative Collected Balance	\$0.00
Average Positive Collected Balance	\$45,475.63
Collected Balance	\$45,475.63
Less Federal Reserve Requirement at 10.000000% of Collected Balance	\$4,547.56
Investable Balance	\$40,928.07
Investable Balance	\$40,928.07
Less Balance Required for Services	\$0.00
Excess/(Deficit) Balance	\$40,928.07

Results Summary

Analyzed Results

Earnings Credit at 0.000000% of Balance	\$0.00
Less Total Analyzed Fees	\$0.00
Total Analyzed Results	\$0.00



00067

Account Analysis

March 2021

Account Number	1182419
Settlement Period Ends	March 2021
Statement Date	April 13, 2021
	Page 2 of 2

CHARTER TOWNSHIP OF MERIDIAN

Service Detail

Service Description	Volume	Unit Price	Total Fee	Balance Required
Deposit Services				
Businessflex	1		\$0.00	
Total Analyzed Fees			\$0.00	\$0.00
Total Fee Based Fees			\$0.00	
Total Waived Fees			\$0.00	

\$0.00 in Investable Balances Offset \$1.00 of Total Fees for all Analysis Based Services.

Historical Summary

Month	Average Ledger Balance	Average Collected Balance	Investable Balance	Excess/ Deficit Balance	Earnings Credit Amount	Analysis Based Fees	Fee Based Fees	Service Charges Due
April	46,450	46,450	41,805	41,805	0	0	0	0
May	46,452	46,452	41,806	41,806	0	0	0	0
June	94,054	88,787	79,908	79,908	0	9	0	0
July	41,236	41,236	37,113	37,113	0	0	0	0
August	36,722	36,722	33,050	33,050	0	0	0	0
September	36,465	36,465	32,819	32,819	0	0	0	0
October	36,467	36,467	32,820	32,820	0	0	0	0
November	43,802	43,468	39,121	39,121	0	1	0	0
December	46,470	46,470	41,823	41,823	0	0	0	0
January	45,827	45,827	41,244	41,244	0	0	0	0
February	45,474	45,474	40,927	40,927	0	0	0	0
March	45,476	45,476	40,928	40,928	0	0	0	0
Average	47,074	46,608	41,947	41,947	0	1	0	

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 950 ECONOMIC DEVELOPMENT CORPORATION							
Assets							
Department 000.000							
01/2021			950-000.000-001.000 CASH		BEG. BALANCE		45,477.62
04/30/2021	GJ	JE	RCRD INTEREST EARNED - APRIL	61989	1.87		45,479.49
04/30/2021			950-000.000-001.000	END BALANCE	1.87	0.00	45,479.49
TOTAL FOR DEPARTMENT 000.000					1.87	0.00	
TOTAL Assets					1.87		45,479.49
TOTAL FOR FUND 950 ECONOMIC DEVELOPMENT CORPORATION					1.87		45,479.49



Economic Development Updates 2021

New Businesses Opening/Relocating

- Klingmans Furniture-1705 Newman Road (former Toys R Us)
- Memorial Healthcare of Owosso 3544 Meridian Crossing
- Let's Say Cheese –Meridian Mall Selfie Museum
- Total Spectrum East Lansing 2248 Mt. Hope Road
- Studio C!
- Williams Audi Volkswagen Jolly Road (late June-Mid July)

Under Construction

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Commercial/Residential Development
- Sierra Ridge final plat extension approved
- Silverstone Estates—residential development Powell Road with Special Assessment District for the road final platting approved
- Copper Creek-residential development Haslett Road phasing and infrastructure began in March
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion working on sign permitting
- High Caliber Karting expansion at Meridian Mall –Summer
- Joe's on Jolly (restaurant and fitness training center)-2360 Jolly Road waiting for additional approvals from County Drain office

Approved/Not Commenced

- Woda Cooper submitted site plan approved
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)- approval for SUP extended for another year
- Pine Village 1673 Haslett Road Commercial /Residential development approved
Meridian Township Brownfield Plan – site plan submitted May 17th
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund- First round of Reimbursement payments through EGLE Brownfield and Meridian Redevelopment Fund
- Buddy's Pizza--2010 Grand River (former Burger King) site plan submitted –Demo, Detention pond approved.

Closings/Postponements



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: February 4, 2021

Re: Approval of Payment Meridian EDC Business Awards

The EDC annually collaborates with the Meridian Area Business Association (MABA) to award local businesses and members of MABA with awards for their outstanding leadership, volunteerism and entrepreneurial spirit. The attached is the invoice for the New and Established business trophies that were presented. This year we suggested that the businesses receive a window decal to promote Meridian EDC and MABA more than just once annually. We suggest that we bring the previous awarded business owners to the presentation this following year to create more business to business networking opportunities among winners.

Total cost of trophies: \$362

Total cost of window decal: \$20

Attachments: Signarama Invoice
Window Decal Sketch
A Dean Watkins East, Inc.

DATE/TIME/PROOF		JOB/PROJECT	CUSTOMER INFO
Current Date:	Company:	Name:	Name: Phone: Fax: E-mail:
Current Time:	Comments:	PROOF#	
File Name:			
Directory Name: Y:\a\proj\CUSTOMER TREE			

DESCRIPTION
JOB DESCRIPTION, MATERIALS, ETC.



THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL. TO ASSURE SAFETY AND QUALITY OUR PRODUCTS IS LISTED © COPYRIGHT 2014, SIGNARAMA, INC.

Please check layout (artwork, spelling, dimensions) and fax/scan back with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. SIGNARAMA is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. The proof is for listed items only. Any changes or deletions by the customer not shown or charged here in will be billed separately. **50% DEPOSIT DUE AT TIME OF ORDER** (full amount if under \$250), balance due upon time of installation or pick up. **I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____**



I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:
CUSTOMER APPROVAL SIGNED BY : _____
PRINT : _____ **DATE:** _____

INVOICE

A Dean Watkins Company East
 2395 Jolly Road #170
 Okemos, MI 48864

Phone: 517.349.7700
 Email: adeanwatkins@aol.com

PO/Ref #:
 Job #: 10260
 Date: Apr 6, 2021

Bill To:
 Meridian Area Business Association (MABA)
 PO Box 234
 Okemos, MI 48864

Ship To:
 A Dean Watkins East, Inc
 2395 Jolly Rd Ste 170
 Okemos, MI 48864

Salesperson Robert Watkins	Ship Via	Est. Ship Date	Payment Terms
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Qty	Item #	Description	Unit Price	Ext. Price
2	AWS8753	10" Biagio Award (Established and New Business of the Year) Imprint: Etch	\$82.00	\$164.00
1	AWS8752	8" Biagio Award (President's Award) Imprint: Etch	\$72.00	\$72.00
1	AWS8741	6" Salerno Award (MABA Member of the Year) Imprint: Etch	\$62.00	\$62.00
4	PS	Personalization Charges	\$10.00	\$40.00
2	SU	Set-Up Charges for 6" & 8" Awards	\$40.00	\$80.00
2	SU	Set-Up Charges for 10" Awards	\$80.00	\$160.00

Subtotal	\$578.00
Shipping	\$40.06
Tax (6%)	\$37.08
Total	\$655.14



15851 S. US-27, Suite 24
 Building 20
 Lansing, MI 48906
 (517) 489-4314

ESTIMATE

EST-1902

Where Mid-Michigan goes for signs
 www.signarama-lansingeast.com

Payment Terms: Payment Upon Completion

Created Date: 5/7/2021

DESCRIPTION: Exterior Clings - Award

Bill To: MABA - Meridian Area Business Association
 PO Box 234
 Okemos, MI 48805
 US

Pickup At: Signarama
 15851 S. US-27, Suite 24
 Building 20
 Lansing, MI 48906
 US

Requested By: Jennifer Bennett
 Email: jebennett@michigan.com
 Work Phone: (517) 618-1930

Salesperson: Sarah Sanders
 Email: info@signarama-lansingeast.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Exterior Award Clings	2	\$10.00	\$20.00

Subtotal:	\$20.00
Taxes:	\$0.18
Grand Total:	\$20.18

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. The client is only allowed 2 revisions per order. These changes by the client after proof and quote approval may result in a change to the price of the produced signs. Any changes after the allowed 2 revisions will result in an up-charge per time changed. ALL estimates are valid for 20 Days. And maybe subject to change after.

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from client about the project. For time required to complete the installation. Actual cost may change once project elements are finalized. The client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs. Client is responsible for electric to be brought out to the sign.

Signature: _____ **Date:** _____



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: June 3, 2021

Re: MABA Annual Golf Outing

Each year the Meridian Area Business Association (MABA) hosts social events to gain financial support for the MABA Philanthropic Grant Program. MABA comprised of 100+ local and area small business owners come for days of social engagement, support and networking. In 2020 MABA supported local businesses that without it, would have needed to shut their doors. Sponsorship for the June 11, 2021 MABA Annual Golf Outing is \$50 a hole. The request is for the Meridian EDC to again sponsor a hole and promote the mission of the EDC with Meridian business owners.

MABA Golf Outing Details

<https://maba29.wildapricot.org/MABA-Golf-Outing>

When: Friday, June 11, 2021 Where: Meridian Sun Golf Club
-Safe Social Distancing 18 holes of fun & networking!

Agenda:

- 7:45 a.m. Open Networking
- 8:00 - 9:00 a.m. MABA Member Meeting
- 9:30 a.m. Shotgun

Costs:

- \$50 per person - Includes cart, greens fees & lunch.
- Hole Sponsorships are available for \$50 per hole.

Golf – \$50.00 (Includes: 18 holes of golf, cart, greens fees, and lunch)

Golf w/ Hole Sponsorship – \$100.00 (Includes: 18 holes of golf, cart, greens fees, lunch, and one Hole Sponsorship w/ sign)

Hole Sponsorship – \$50.00 (Includes: Signage on the tee box and recognition in the clubhouse)

Team Registration – \$200.00

Team with Hole Sponsorship – \$250.00 (\$200 for Team (\$50pp), \$50 Hole Sponsorship)



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: June 3, 2021

Re: LEAP Art Grant

Meridian Township was selected as one of the two communities in the tri county area for the \$10,000 LEAP Art grant. Our hope is to provide an interactive piece at Marketplace on the Green that highlights our culture. Our first round of RFPs presented us with only one bidder. The entry did not embody what we hoped to have enhance the space at Marketplace on the Green. After discussion with nearby community leaders in the East Lansing Arts Council, Delta Township Economic Development team and others we are encouraged to try a new tactic for a local artist. We ask the Meridian Economic Development Corporation for \$5,000 to support the selection of the artist through RFQ, creation and implementation piece. We believe a larger fund is needed to encourage more participants of merit. We have until October 31, 2021, to be complete with reports to LEAP.