



Charter Township of Meridian  
Downtown Development Authority (DDA)  
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864  
Monday, August 2, 2021 – Minutes

**Members**

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

**Members**

**Absent:** Supervisor Ron Styka and Peter Campbell

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Township Manager Frank L. Walsh and Executive Assistant Michelle Prinz

**Others**

**Present:** Carmine Avantini, President CIB Planning, Eric Heltzer, Advanced Redevelopment Solutions, Township Trustee Patricia Herring Jackson, Township Trustee Dan Opsommer, and Township Treasurer Phil Deschaine

1. CALL MEETING TO ORDER

Chair Korrey called the meeting to order at 7:33am and read the mission statement.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER CAWOOD TO APPROVE THE AGENDA. SUPPORTED BY MEMBER RAYNAK.  
MOTION APPROVED 8-0.**

3. APPROVAL OF MEETING MINUTES OF JULY 12, 2021

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

4. FINANCIAL REPORT

A. Monthly Financials

Director Clark reported that she is working on a termination of the DDA loan agreement that needs to be signed by the Township and the DDA. The monthly financials have been placed on file.

5. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill June 2021

**MOTION BY MEMBER FULK TO APPROVE THE PAYMENTS OF THE JUNE 2021 CONSUMERS ENERGY BILL IN THE AMOUNT OF \$97.10. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 8-0.**

6. OLD BUSINESS

A. Village of Okemos Development 7.6.21 MUPUD Amendment Update

Community Planning & Development Director Tim Schmitt submitted a letter of partial approval for the Village of Okemos, LLC request to amend the Mixed Use Planned Unit Development. The highlights of the letter includes:

- Partial approval was provided to the developer except the loss of buildings on Okemos Road and the loss of nonresidential on Hamilton Road.
- Approval to have phased development for the residential units on Ardmore Avenue.
- Partial approval does include removal of the surface parking deck.

There was discussion regarding the planned 334 parking spaces, where they will be located and the potential lease of spaces from Douglas J. Director Clark will get clarification on the parking from Director Schmitt.

7. DDA BOARD STUDY SESSION DISCUSSION ITEMS

A. Understanding Tax Increment Financing

The DDA viewed a video highlighting the Mainstreet Michigan Program to revitalize downtown Boyne City, MI.

B. Review of Adopted TIF Plan

Carmine Avantini reviewed the adopted TIF Plan and the eligible activities which the DDA can spend tax increment revenue for enhancing, improving or redeveloping the District.

C. Michigan "Mainstreet" Model for Downtown Revitalization

Director Clark mentioned the DDA is not ready for the Mainstreet Model yet, but she wishes the DDA can work towards that model over the next few years.

D. DDA Incentives for Attraction and Rentention

Eric Heltzer discussed the potential of TIF funds that would be generated via the Village of Okemos project. This would be \$8,196,811. Discussion was had regarding the priority of burying the power lines on the project. Discussions with Consumers Energy will be resuming in 3-4 weeks. A turn lane is to be added at Okemos and Hamilton.

Manager Walsh discussed the focus should be on the \$4,000,000 funding gap on the project. He proposed the Township General Fund could give the Township Redevelopment Fund \$2,000,000 that could be used for the project and paid back to the redevelopment fund through the TIF. In addition, \$2,000,000 of the funds the Township will receive through the American Rescue Plan could be used on infrastructure for the project. Mr. Helzer will work on the final gap dollars needed for the project by the end of this week.

Director Clark stated the DDA needs to discuss what building improvements/programs will be available for all DDA members. She will call a special meeting this month to have further discussion.

8. PUBLIC REMARKS

None.

9. NEXT MEETING DATE

a. September 13, 2021, 7:30am

10. ADJOURNMENT

The meeting was adjourned at 10:26am without objection.