

1. CALL MEETING TO ORDER
 2. ROLL CALL
 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 December 2, 2021
 - B. Financial Report
 - C. Development Projects
 6. COMMUNICATIONS- Haslett Redevelopment
 7. PUBLIC REMARKS
 8. OLD BUSINESS
 - A. Meridian Township 2022 Goals & Economic Development Goals
 - B. MABA Board Joint Meeting February 2022
 9. NEW BUSINESS
 - A. 2022 EDC Goals
 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. February 3, 2022, 7:30am
 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
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, December 2, 2021- Minutes -DRAFT

Members

Present: Manager Frank Walsh, Dave Ledebuhr, Adam Carlson, Joel Conn, Trustee Kathy Sundland, Tom Conway

Members

Absent: Chair Kim Thompson, Vice Chair Brenda Chapman, Treasurer Phil Deschaine, Henry Kwok

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Manager Frank Walsh called the meeting to order at 7:35 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

MOTION BY MEMBER LEDEBUHR TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 6-0.

4. CONSENT AGENDA

- a. Minutes-November 4, 2021
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CONWAY TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 6-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Shop Small 2021 Initiative

At the November 4, 2021 Meridian EDC meeting, the EDC voted to approved support of a shop local initiative not to exceed \$2,500 with the caveat that the Meridian Area Business Association would participate. MABA has elected to participate with the Township to launch a shop local small business support program during the holidays. They are working to recruit another business to participate.

7. NEW BUSINESS

a. 2022 Calendar Dates

**MOTION BY MEMBER CARLSON TO APPROVE THE 2022 MEETING SCHEDULE.
SUPPORTED BY MEMBER CONN. MOTION PASSES 6-0.**

b. Joint Meeting with Meridian Area Business Association

There was discussion regarding hosting an annual meeting with MABA. The EDC was in support of such a meeting.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- New art was recently installed at Marketplace on the Green through a \$10,000 LEAP Grant
- New retention and recruitment program will begin in January with 8 Fridays off, 3-3.5% wage increases and include a \$1,000 payment to employees in December 2022 who were employed in September 2021
- Approved the 2021 Small Business Resolution
- Review of Township 2021 goals and setting of 2022 goals is coming up
- Discussing the use of the ARP funds with the public

b. Township Manager

Manager Walsh shared the Township 2021 accomplishments and the draft 2022 goals. Highlighted accomplishments for 2021 included the following: paying off retirement debt, providing great customer service through COVID, paramedic and police recruiting, and progress on the Daniels Drain. Important items for 2022 include the following: Okemos Bridge Project, updating the Master Plan, installation of the 4th solar project, installation of the 11th warning siren, and the MSU to Lake Lansing Pathway.

c. Planning Commission

None.

d. Chair

None.

e. Staff

Director Clark discussed the following development projects:

- Haslett Marathon construction underway
- Buddy's Pizza and Joe's on Jolly exterior construction underway
- Woda Cooper affordable housing underway
- Sparrow is under construction

- Construction for Pine Village in Haslett is expected to begin in spring
- Village of Okemos construction still has many steps to meet its June construction goal

9. COMMUNITY REPORTS

a. Meridian Mall

Member Ledebuhr discussed a meeting that was held with the Mall leadership and the Township team. CBL is now out of bankruptcy and planning for its future vision.

b. MABA

None.

10. OPEN DISCUSSION/BOARD COMMENTS

Thank you to Joel Conn for his service to the EDC as his term comes to an end.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- January 6, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Manager Walsh adjourned the meeting at 8:45am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Nov-21

Independent Bank

Total EDC Funds

\$50,970.95

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
11/30/2021	Interest	4.19

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
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Total

\$50,975.14

Total in Bank

\$ 50,975.14

Difference

\$0.00



230 W Main St
Ionia, MI 48846

Statement Ending 11/30/2021

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXX2419

>001270 6140686 0001 093443 10Z

01002685
NSP 672
CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

- Okemos
- 800 355 0641
- IndependentBank.com



Welcome to your new Independent Bank account statement! We hope you enjoy this more user-friendly and enhanced view of your accounts and transactions.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXX2419	\$50,975.14

BusinessFlex TM-XXXXXXX2419

Account Summary

Date	Description	Amount
11/01/2021	Beginning Balance	\$50,970.95
	1 Credit(s) This Period	\$4.19
	0 Debit(s) This Period	\$0.00
11/30/2021	Ending Balance	\$50,975.14

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.10%
Interest Days	30
Interest Earned	\$4.19
Interest Paid This Period	\$4.19
Interest Paid Year-to-Date	\$23.14
Average Ledger Balance	\$50,970.95

Other Credits

Date	Description	Amount
11/30/2021	Credit Interest	\$4.19

Daily Balances

Date	Amount	Date	Amount
11/01/2021	\$50,970.95	11/30/2021	\$50,975.14

Interest Rate Changes

Interest Rate As Of Date	Interest Rate
11/01/2021	0.1000%



Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 244 ECONOMIC DEVELOPMENT FUND							
Assets							
Department 000.000							
11/01/2021			244-000.000-001.000 CASH		BEG. BALANCE		50,970.95
11/30/2021	GJ	JE	RCRD INTEREST EDC - NOV	64218	4.19		50,975.14
11/30/2021			244-000.000-001.000	END BALANCE	4.19	0.00	50,975.14
TOTAL FOR DEPARTMENT 000.000					4.19	0.00	
TOTAL Assets					4.19		50,975.14
TOTAL FOR FUND 244 ECONOMIC DEVELOPMENT FUND					4.19		50,975.14
GRAND TOTALS:					4.19		50,975.14

Amber Clark
Neighborhoods & Economic
Development Director
Meridian Township
Economic Development and Projects
January 2022

New Businesses Opening/Relocating

- Meet Sweet Bakery & Tea 1754 Central Park Drive
- Meridian Mall Openings:
 - The Gaming Cantina, Sleeze, Herbal Life, Legendz, Taste the Flavor, Okemos Print Shop

Under Construction

- Haslett Marathon 1619 Haslett Road
- Fedewa Condos Chief Okemos Circle
- Copper Creek Haslett Road
- Joe's on Jolly 2360 Jolly Road
- Veterinarian Clinic 4737 Marsh Road
- Buddy's Pizza 2010 Grand River Ave
- Sparrow 24 Hr Emergency Rm 2446 Jolly Road
- Silverstone Estates Powell Road
- Woodward Way Sirhal Drive

Approved/Not Commenced

- New* Car Wash 2703 E Grand River Ave
- New* Consumers Credit Union 2775 E Grand River
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Pine Village 1673 Haslett Road Commercial /Residential development *Approved Meridian Township Brownfield Plan –*
- Village of Okemos 4661 Okemos Road Commercial/Residential development *Approved EGLE Brownfield, Meridian Redevelopment Fund*

Ribbon Cuttings:

My Eye Candy Boutique – TBD
Meet Sweet Bakery & Tea - TBD
Veterinarian Clinic “Evergreen” Clinic – TBD
Nothing Bundt Cakes- TBD

Other Township Happenings:

- Zoning Board of appeals approves parking variance for Trader Joe’s retailer
- New facility will open an operation in Meridian Mall- catering to entertainment for families and bringing back their business to Meridian Township.

Closings:

- Cheezy D’s Deli and Dogs, on the bright side Dustie’s Café will be the new owner and we welcome the addition!

3730 Burkley Rd. Williamston MI 48895

December 3rd, 2021

Economic Development Corporation Chair
5151 Marsh Rd. Okemos MI 48864



Dear Kimberly Thompson:

For many years now the Haslett Community has seen countless closures of stores that once used to be popular, focusing on the Village Square area. Now full of empty lots most people have to go outside of town to find activities for families and friends. As many adults have expressed, the town once used to be full of activities but has recently died down. With the many closed and empty building not only myself, but the community expressed many ideas for what could be put in place.

A space for outsiders to come see our town along with locals would be beneficial to bring more awareness and money back into Haslett. By redoing the Village Square and putting in a multipurpose area for everyone would be new and exciting. On the Facebook Community Page many families have expressed putting in an area for entertainment such as bowling or mini golf followed by a restaurant. An area like this would also help many people looking for employment closer to home. Regardless that we have similar spaces in East Lansing and Okemos it would be much more beneficial for the town to have an area of their own like this. Ideas of apartments have sparked here and there but with the Central Park apartments down the road along with Nemoke Trails the space could be put to better use.

While everyone has seen the new convenience store replaced by the old gas station off of Haslett and Marsh road, it is exciting for everyone to watch as progress is made. The community is thankful for all the steps already taken. Continuing the progress would bring even more joy and I am sure many would be willing to do activities to raise money as well.

I am writing this letter in hopes of a new perspective to show how an area for families and people in the town would bring a better light to our area. A place to go in the evenings with friends and family to grab a bite and experience a fun night with new adventures in our town would be phenomenal. Many in our community would be willing to help and serve in any way possible and I am hopeful to achieve this new goal for our town.

Sincerely,

A handwritten signature in blue ink that reads "Grace Recker". The signature is fluid and cursive.

Grace Recker



2022

GOALS ACTION PLAN

A. INFRASTRUCTURE ENHANCEMENTS

Work with Ingham County to facilitate a successful replacement of the Okemos Road Bridge. Place an emphasis on traffic control in the adjacent neighborhoods.

Complete year three of the Meridian Township Local Road Improvement Plan. Our PASER rating at the end of 2022 shall be a minimum of 5.50.

Work jointly with the Michigan Department of Transportation to minimize the impacts of the Okemos Road/Grand River Avenue Enhancement Project.

Determine the financial feasibility of implementing of a Railroad Quiet Zone in the northern portion of the Township.

Continue to work with Ingham County officials to determine the most effective process to enhance the community's Broadband.

B. DIVERSITY, EQUITY AND INCLUSION

Continue to work with Michigan State University, and the Michigan Department of Civil Rights, to foster a workplace that adheres to the highest standards of diversity, equity and inclusion.

Update the Township's 2015 Personnel Handbook with an emphasis on building equity for all.

Continue to offer DEI training opportunities across the organization on a regular basis.

C. ECONOMIC DEVELOPMENT

Continue our efforts to bring vitality to the Village of Okemos with the assistance of the Meridian Redevelopment Fund, Brownfield Redevelopment Authority and Downtown Development Authority Tax Increment Financing Authority. Continue our efforts to revitalize downtown Haslett with the Pine Village development. Assistance available shall include the Brownfield Redevelopment Authority and the Meridian Redevelopment Authority.

Work cooperatively with the Michigan Economic Development Corporation (MEDC) and the Meridian Township Economic Development Corporation (EDC) to recertify our Redevelopment Ready Community (RRC) status.

Work in partnership with CBL Properties to forge a plan to accommodate a Meridian Mall Commercial Planned Unit Development.

D. COMMUNITY PLANNING

With the support of the Planning Commission, Township Board and residents, formulate a process to update the Township's 2017 Master Plan supporting green infrastructure.

In a cooperative manner with our Parks Commission, and the Department of Natural Resources, develop a 2022-2026 Parks and Recreation Master Plan.

Develop a policy, criteria and procedure for expanding public art.

Create a structure to broaden our affordable housing opportunities.

E. ENVIRONMENTAL SUSTAINABILITY

With the support of the Environmental Commission, develop a site and implementation for the Township's fourth solar project with a goal of 100% solar energy by 2035.

Work with the Environmental Commission to create a successful Wetland Campaign and Green Projects Initiative.

Create consistent enforcement of our wetland ordinance.

Continue to place a significant emphasis on community recycling events and improvements to Meridian's Recycling Center.

F. FACILITIES, PARKS AND GROUNDS

In cooperation with our Information Technology (IT) consultant, use our budgeted resources to bring substantial enhancements to our township's IT infrastructure.

Construct Phase I and II of the MSU to Lake Lansing Regional Pathway.

Demolish house on Okemos Road in preparation of building support facilities for the MSU-Lake Lansing Trail.

Improve capacity and safety by expanding parking at North Meridian Road Park and Central Park South

To improve water quality at Central Park South pond, install two Floating Natural Purification Islands planted with live vegetation.

G. PUBLIC SAFETY

Continue our commitment to implementing bold recruiting methods to maintain a police force of 41 and firefighter/paramedic of 34.

Purchase a new 2023 Pumper to replace Engine 93 built in 1999

Review and update our accreditation through the Michigan Association of Police Chiefs.

H. TOWNSHIP FINANCES

Continue our 2017 pledge to voters by investing an additional \$1,500,000 into MERS to help reduce our underfunded pension liability.

Implement a thorough process for the distribution of the \$4,500,000 American Rescue Plan (ARP) funds.

I. COMMUNITY ENGAGEMENT

Promote new features and build awareness for added functionality of the newly refreshed Township website. Encourage additional use of the Township's online services.

Strengthen and reinvigorate community support of the Township's brand through a multitude of platforms: Prime Meridian Magazine, new Township signage, digital channels and additional print materials.

Enhance the Town Hall Room audio and visual equipment to improve meeting room capabilities and better serve multimedia usage.

Foster an effective education plan regarding the Community Services Millage.

J. RETENTION, RECRUITMENT AND WELL-BEING

Focus on implementing the 2022 Township Retention and Recruitment Program.

Develop creative ways to focus on and improve the team's well-being.

In an effort to foster teamwork, continue to offer programs and events such as team picnics, holiday parties and Lugnuts games.



2022 Economic Development Goals Action Plan

- 1.) Provide quality leadership, support and management of the redevelopment of the Haslett and Okemos PICA's. Assist with implementation of the Meridian Redevelopment Fund, Brownfield TIF and DDA TIF for vertical construction.**
 - A. Manage and monitor meetings for application approvals to the Brownfield Redevelopment Authority, Downtown Redevelopment Authority and Meridian Economic Development Corporation
 - B. Seek alternative funding support mechanisms to strengthen the Meridian Redevelopment Fund

- 2.) Manage the recertification of Meridian Township's Redevelopment Ready status with the Michigan Economic Development Corporation. Assist with the implementation of the required policy or procedural changes.**
 - A. Assist with review and update of the Masterplan in advance of 2023
 - B. Update the Economic Development Strategy
 - C. Develop a Public Participation Plan for redevelopment sites
 - D. Develop a Public Incentives Policy to guide economic incentives
 - E. Develop a Community Brand/Marketing Plan

- 3.) Begin introductory conversations with property owners of Carriage Hills regarding redevelopment.**
 - A. Engage discussion with property owners and stakeholders of Carriage Hills
 - B. Engage neighboring residential neighborhoods in possible visioning meetings
 - C. Present vision to Planning Commission in advance of 2023 Masterplan update in an effort to include proposed vision for development

- 4.) Work cooperatively with the several Meridian Township Boards and Commissions, CBL Property Management team, Meridian Mall property owners and the Ingham County Drain office to implement development goals, in support of redevelopment of the Meridian Mall.**
 - A. Engage Meridian Mall property stakeholders and Ingham County Drain office in general site discussions regarding redevelopment.
 - B. Engage conversations with Community Planning Department and Planning Commission on zoning designations fit for future development
 - C. Seek funding mechanisms to financially support infrastructure, broadband or other public improvements at the site

- 5.) Support the small business owners negatively impacted by the reconstruction of Grand River M-43 in 2022-2023.**
 - A. Identify ways to promote business operations during the 18 month construction project
 - B. Seek funding mechanisms to financially support negative impacts due to construction, manage the funding through the Corridor Improvement Authority



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: January 6, 2022
RE: Joint MABA Meeting

Summary

At the last Meridian Area Business Association board meeting, MABA unanimously agreed to two annual meetings per year to be held with the Meridian EDC board members to collaborate on township events and engagement aimed directly at the small business community. The recommendation is to hold the first meeting within the first 90 days of the New Year and hold the last meeting before 90 days of the end of the year.

Our first MABA board meeting should occur at our February or March meetings (contingent on the MABA board members schedule). The last meeting should be held in September or October to ensure the remaining quarter's business activities are planned in advance of the holiday season.

Your concurrence is appreciated.



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: January 6, 2022
RE: Meridian Economic Development Corporation Goals 2022

Summary

Annually Meridian Township Board and the Management team members create a list of the top goals and actions that will be priority for the year. Included in the packet is the approved 2022 Township goals adopted by the Township Board at the December 14, 2021 Township board meeting. To appropriately plan the activities of the Economic Development Corporation, the following goals are proposed to support the overall general activities of the Township and the EDC's mission.

The Mission of the EDC- is to 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.

The following proposed goals align with the Township's goals and Economic Development Department goals in pursuit of our priorities:

- 1. Provide quality leadership and management of the redevelopment of the Haslett and Okemos PICA's as a desirable place to do business, shop and live.**
 - A. Support redevelopment infill projects within the PICA districts (Potential Intensity Change Areas) with assistance to application to the eligible funding incentives like the DDA TIF and assistance with the Meridian Redevelopment Fund.
- 2. Actively pursue the recertification status as a Redevelopment Ready Community**
 - A. Working alongside the Economic and Community Planning departments, meet the requirements of the Michigan Economic Development Corporation for various tasks
 - B. Support the review and implementation of a new Economic Development Strategy
 - C. Assist with the creation of a Public Incentives Policy to guide selection of economic incentives
 - D. Review the current Economic Development Strategy and propose updates to that proposed plan.
- 3. Support the small business community in the DDA through the Okemos Bridge and M-43 Grand River reconstruction project.**
 - A. Identify ways to promote business operations in the district during construction
 - B. Seek funding mechanisms to financial mitigate negative impacts to businesses due to construction.



Budgetary Considerations

- C. Promotion and support of the Match on Main or other small business grants could be an immediate budgetary item in 2022.