



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, March 7, 2022 – Minutes

Members

Present: Tom Stanko, Sue Fulk, Renee Korrey, Bill Cawood, Don Romain serving for Scott Weaver, and Supervisor Patricia Herring Jackson Supervisor

Members

Absent: Scott Weaver, Jim Raynak, Peter Campbell and Jim Spanos

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, and Township Manger Frank Walsh

Others

Present: Treasurer Phil Deschaine

1. CALL MEETING TO ORDER

Chair Stanko called the meeting to order at 7:37 am and read the mission statement.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER CAWOOD TO APPROVE THE AGENDA. SUPPORTED BY DON ROMAIN.
MOTION APPROVED 6-0.**

3. APPROVAL MEETING MINUTES OF DECEMBER 6, 2021

**MOTION BY MEMBER FULK TO APPROVE THE MINUTES. SUPPORTED BY RENEE KORREY.
MOTION APPROVED 6-0.**

4. PUBLIC REMARKS

Members of the public are present and elected not to comment

5. FINANCIAL REPORT

A. Monthly Financials

Director Clark reported that the bank statement for March is included, however a full review of the accounts from the finance department were not available in time for the creation of the packet. The financial report for February and March will be included in the April packet.

6. AUTHORIZATION OF PAYMENTS



A. Consumers Energy Bill December 2021

MOTION BY MEMBER FULK TO APPROVE THE PAYMENT OF THE DECEMBER 2021 CONSUMERS ENERGY BILL IN THE AMOUNT OF \$139.60. SUPPORTED BY MEMBER CAWOOD MOTION APPROVED 6-0.

7. PRESENTATION

A. Village of Okemos Development Project update

Eric Helzer of Advanced Redevelopment Solutions presented the current standing of the Village of Okemos project to date. In July of 2021 the developer was partially approved for a change of the Mixed Used Development Unit Plan that allows for a mixture of residential and non-residential components to be placed in Downtown. The developer has committed to constructing the project to include no more than 200 residential units with 32,000 sq. ft. of nonresidential space. This 32,000 sq. ft. is placed as the first floor commercial space along Hamilton Rd.

The two block development will produce two buildings that appear as mirror images of one another. The south block of Hamilton and Okemos Road will include a pedestrian pass thru area that will allow patrons that park in the rear of the buildings to walk to Hamilton Street from the parking area.

The development is estimated to be an \$85 million dollar project at completion. Meridian Township working with the developer will allow the use of the Brownfield Redevelopment fund to reimburse the developer about \$4.3 million in site contamination, clean up and removal at the project site. The duration of this plan is estimated at 15 years. The developer is in discussion with Ingham County and the Ingham County Road department for various approvals related to construction on the project site. Due to the existing contamination on the site, storm water and groundwater cannot be stored underneath the building. The VoO team is working through that approval with the respective County departments. To address the storm water retention requirements the developer is proposing a retention area as a natural feature and enhancement for water that must be stored before it may enter the Red Cedar River.

A total of 5 funding buckets are possible to support the development of the Village of Okemos project. This project is approved for a \$975,000 loan from the Michigan Department of Environment Great Lakes and Energy, a grant for about \$725,000 (some of this grant was used in the demolition of the buildings). The developer will request of MEDC the use of their gap financing program CRP for \$5 million dollars and possibly request of the MEDC use of the RAP financing program for another \$5 million.

Member's present asked questions related to the parking requirements on the site and available parking. Eric Helzer presented images of the newly designed buildings. A question was poised to the developer regarding if whether a reduction in the commercial space would support the overall proforma of the development. A question was poised related to the Meridian Redevelopment Fund and why there is a request for the funding to be submitted upfront instead of the use of the DDA TIF.

Eric Helzer responded to many questions related to funding, building composition and the mechanics moving forward to final approval

8. NEW BUSINESS

A. Support of Meridian Township Downtown Development Authority Businesses with Sign Campaign not to exceed \$5000



MOTION BY MEMBER CAWOOD TO SUPPORT MERIDIAN TOWNSHIP DDA BUSINESSES WITH A SIGN CAMPAIGN NOT TO EXCEED \$5000 SUPPORTED BY MEMBER FULK. MOTION APPROVED 6-0.

9. REPORTS

A. Township Board

Trustee Jackson reported on the following:

- Thanks to all for the support for her transition in the chair of the Township Board as the Supervisor of Meridian Township
- Discussion of ARP Funds and projects will happen at the board level- a future meeting will be set in April for the singular discussion

B. Township Manager

- Process to appoint Dan Opsommer as Assistant Township Manager
- Meridian Township has several development projects we are a tax base of about \$2B
- Okemos Bridge begins 2/14
- MDOT has updated our staff of the pending M-43 construction timeline and process

C. Planning Commission

- Chair Mark Blumer gave a review of current activities and items in front of the Planning Commission. Meridian Plumbing has an SUP to be reviewed and forwarded to the board. Bennet Woods Project is approaching a start date with plan submitted to staff.

D. Chair- no items

- E. Staff – Please be advised of the new Vet Clinic going in to 4737 Marsh Road building what was Second Time Around. This building is under internal renovation and should open in spring.

10. OPEN DISCUSSION/ BOARD COMMENTS – none

11. PUBLIC REMARKS- members present, residents of Tacoma hills expressed they had not heard the description of the project to the extent they heard in the meeting. They expressed certain newspapers do not have the information correct. The sentiment discussed is more should be proclaimed about the Village of Okemos development so people understand the reason behind what is happening and why.

12. NEXT MEETING DATE

APRIL 4 AT 7:30AM

13. ADJOURNMENT

8:57AM



- IT infrastructure report will be complete in 2-3 weeks
- 2022 Local Road Program has been announced
- 4 & 1 Work Program is continuing through the end of February
- Prime Meridian Magazine is coming out in March

B. Planning Commission

Commissioner Blumer reported the Planning Commission will be looking to revamp the sign ordinances.

C. Chair Report

None.

D. Staff Report

Director Clark shared that she received the Meridian Redevelopment Fund request from the Village of Okemos on 1/31. The request is 12% more than expected. The EDC will review the application this week. She will be asking the Supervisor to appoint two trustees to sit on the subcommittee to review the grant.

14. OPEN DISCUSSION/BOARD COMMENTS

Thanks to Derek Perry. The Township has been fortunate to have had him. Treasurer Deschaine thanked Chair Korrey for her leadership of the DDA and Chair Blumer for stepping up to chair the Planning Commission.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

- a. March 7, 2022, 7:30am

17. ADJOURNMENT

The meeting was adjourned at 8:44am without objection.