



## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
September 11, 2017 7:30 am  
Municipal Building-Town Hall Room  
5151 Marsh Rd. Okemos



1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. PUBLIC COMMENT
4. MINUTES-JUNE 26, 2017
5. AUTHORIZATION OF PAYMENTS
6. FINANCIAL REPORT
7. NEW BUSINESS
8. OLD BUSINESS
  - A. Daylilies along Okemos Road/Hamilton Road
9. STAFF REPORT
  - A. Development Projects Update
10. CHAIR REPORT
11. PUBLIC COMMENT
12. NEXT MEETING DATE
  - A. November 6, 2017, 7:30am
13. ADJOURNMENT

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“The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting an improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.”

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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  
Downtown Development Authority (DDA)  
5151 Marsh Road, Okemos, MI 48864  
Monday, June 26, 2017 – Minutes (Draft)

**Members**

**Present:** Sherry Fisher, Bill Cawood, Susan Fulk, Jim Spanos, Jim Raynak, Supervisor Ron Styka

**Members**

**Absent:** Scott Weaver, Renee Korrey

**Staff**

**Present:** Assistant Township Manager Derek Perry, Senior Planner Peter Menser, Executive Assistant Michelle Prinz

**Others**

**Present:** Dennis and Karen Rich

1. CALL MEETING TO ORDER

Chair Raynak called the meeting to order at 7:30 a.m.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER FULK TO APPROVE AGENDA. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 6-0.**

3. PUBLIC COMMENT

Residents of 40 years spoke about what can be accomplished for the Downtown area. Specifically, they inquired about what plans the DDA is working on for the old MARC building.

4. APPROVAL OF MEETING MINUTES OF MAY 1, 2017

**MOTION BY MEMBER CAWOOD TO APPROVE MINUTES. SUPPORTED BY MEMBER FISHER. MOTION APPROVED 6-0.**

5. AUTHORIZATION OF PAYMENTS

**MOTION BY MEMBER FULK TO AUTHORIZE PAYMENTS. SUPPORTED BY MEMBER FISHER. MOTION APPROVED 6-0.**

6. FINANCIAL REPORT

a. May 2017 Financial Report

Staff provided a summary update on the May 2017 Financial Report. Report on file.

- b. Discussion was had regarding moving the \$17,480.35 in the Cash-Celebrate line to the Cash line.

**MOTION BY MEMBER FULK TO MOVE THE CASH FROM THE CELEBRATE LINE TO THE REGULAR CASH LINE. SUPPORTED BY MEMBER SPANOS. MOTION APPROVED 6-0.**

7. NEW BUSINESS

- a. Daylilies along Okemos Road/Hamilton Road-the Township mowed the daylilies. Discussion was had on what would be the best plan moving forward. The group agreed to make a final decision at the next meeting.
- b. MARC Building-Discussion was had about "What can the Township do?" Staff suggested sending a letter from the DDA to Evergreen Properties with the property maintenance code infractions would be the best avenue. Also, including citizen and public comments.

**MOTION BY MEMBER FULK TO MOVE TO DRAFT A LETTER TO EVERGREEN PROPERTIES REGARDING THE OLD MARC PROPERTY MAINTENANCE AND GRASS CODE INFRACTIONS. SUPPORTED BY MEMBER FISHER. MOTION APPROVED 6-0.**

8. STAFF REPORT

- a. Ben Motil, Economic Development Coordinator resigned and moved back to the Greater St. Louis area.
- b. Chris Buck has been contracted by the Township through August 31<sup>st</sup> to work on economic development for Downtown Okemos and the Haslett Village Square areas.

9. CHAIR'S REPORT

- a. Celebrate Meridian is coming up this Saturday, July 1<sup>st</sup>.

10. PUBLIC COMMENT

None

11. ADJOURNMENT

The meeting adjourned without objection at 7:59 a.m.

Jim Raynak, Chairperson

### DDA Invoice Report

<b>Check #</b>	<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
1072	Redwood Landscaping	mow daylillies	\$280.80
1073	Consumers Energy	electricity (2 bills)	\$201.42
1074	Kiwanis Club of Haslett	flags	\$508.00
1075	Meridian Township	water bill	\$5.25
1076	Consumers Energy	electricity	\$98.11
		<b>TOTAL</b>	<b>\$1,093.58</b>

**Meridian Twp DDA**  
**Preliminary Financial Statements**  
 Period Ending 8/31/2017

**BALANCE SHEET**

Year to Date

**ASSETS**

Cash	\$45,705.38
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
<b>TOTAL ASSETS</b>	<u><u>\$45,705.38</u></u>

**LIABILITIES**

Accrued Interest Payable	\$1,496.00
Due to General Fund	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$149,500.00
<b>TOTAL LIABILITIES</b>	<u><u>\$150,996.00</u></u>

**FUND BALANCE**

Fund Balance 12/31/16	(\$122,795.98)
2017 YTD Net Income	\$17,505.36
<b>TOTAL FUND BALANCE</b>	<u><u>(\$105,290.62)</u></u>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u><u>\$45,705.38</u></u>

**INCOME STATEMENT**

**REVENUES**

	<u>July</u>	<u>Aug</u>	<u>Year to Date</u>
Tax Capture	\$708.40	\$0.00	\$10,340.95
PPT Reimbursement	\$0.00	\$0.00	\$10,889.08
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
<b>TOTAL REVENUE</b>	<u>\$708.40</u>	<u>\$0.00</u>	<u>\$21,230.03</u>

**EXPENDITURES**

Operating Costs	\$206.67	\$0.00	\$1,062.38
Professional Consultant/Contractual Services	\$788.80	\$0.00	\$2,662.29
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	\$0.00
<b>TOTAL EXPENDITURES</b>	<u>\$995.47</u>	<u>\$0.00</u>	<u>\$3,724.67</u>
<b>2017 Net Income</b>	<u><u>(\$287.07)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$17,505.36</u></u>



## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

August 8, 2017 – September 1, 2017

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### New Businesses

- Orange Theory, new gym at 4790 Hagadorn Road (Hannah Plaza)
- Saddleback BBQ, new restaurant at 1754 Central Park Drive
- Protégé Academy, new cosmetology school at 4960 Northwind Drive
- CA Concepts, new interior design studio at 5100 Marsh Road
- Sahasra, new restaurant at 4750 Hagadorn Road (Hannah Plaza)
- Sports By Sager, relocation of existing online retail business at 1800 Grand River Avenue
- Kingston Kitchen, new restaurant at 4749 Central Park Drive

### Projects under consideration

- Hannah Farms East - mixed use planned unit development (MUPUD) proposed at Eyde Parkway/Hannah Boulevard. The Planning Commission held a public hearing on the request at its December 19, 2016 meeting and recommended approval on March 27, 2017. The Township Board held a public hearing on May 2, 2017. Tentatively scheduled for further discussion at a Township Board meeting in October.

### Projects under construction

- Costco – 156,000 square foot Costco store and gas station at 5800 Park Lake Road (City of East Lansing).
- Great Lakes Interiors - 5,600 square foot building for office furniture retailer at 2076 Towner Road.
- Holiday Inn Express – 63,000 square foot hotel with 112 rooms at 2350 Jolly Oak Road. Slated to open in October 2017.
- Red Cedar Flats - 125,000 square foot, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive. Two buildings are completed, with a third building currently under construction.
- Elevation - mixed use project with 350+ residential units and 21,000 square feet of commercial space at Jolly Oak Road.
- Whitehills Lakes South #2 – initial site work underway for 21 single family lots at the northwest corner of Saginaw Highway/Lake Lansing Road.
- Georgetown #4 – initial site work underway for 22 single family lots at Tihart Road/Cornell Road.
- Sierra Ridge #3 – initial site work underway for 20 single family lots Lake Lansing Road/Newton Road.

### Projects approved/not yet commenced

- Portnoy and Tu dentist office – site plan approved for 4,332 square foot dental office at 2476 Jolly Road. Building permit application not yet received.
- Marriot Courtyard – building permit under review for 64,000 square foot, 4-story Marriot Courtyard hotel with 97 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.



# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

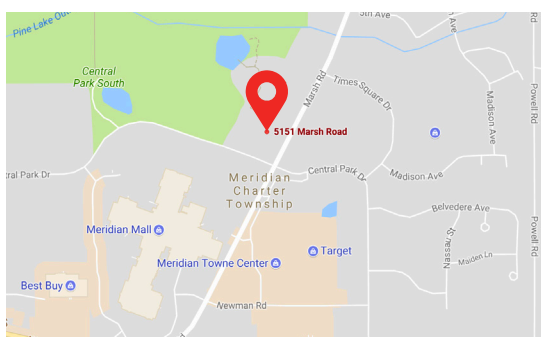


**IT'S YOUR AVENUE. HELP SHAPE IT!**



Meridian Township is finalizing the 2017 Master Plan, which represents the vision, values and goals of the future of the township. This plan helps guide policymaking decisions focusing on preserving and enhancing the best characteristics of Meridian Township.

**Share your input on how regulations can be shaped for future development along Grand River and in Downtown Okemos.**



Shaping The Avenue

@ShapingTheAve

shapingtheave

[shapingtheavenue.com](http://shapingtheavenue.com)

Join us for an informal and hands-on open house where you can provide feedback to building design mock-ups, share where you think sidewalks and crosswalks can be improved and express ways in which planners, designers and transit officials can shape the avenue.



**SEPTEMBER 14, 2017**  
**5-7 p.m.**

**Shaping Meridian**

*Meridian Township Municipal Building*

*Refreshments will be provided. Get there with CATA Routes 22, 23 or 48.*

*Requests for interpretation, accommodations for persons with disabilities and assistance with additional needs must be made 48 hours in advance of the meeting date. Please call 517-483-4141.*