

1. CALL MEETING TO ORDER
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 AGENDA
4. CONSENT AGENDA
 - A. Minutes- Meeting May 5, 2022 Correction
 - B. Minutes –Meeting July 7, 2022
 - C. Financial Report
 - D. Development Projects
5. PUBLIC REMARKS
6. OLD BUSINESS
7. NEW BUSINESS
 - A. Introduction of shop local “Road Block” program
 - B. Potential Intensity Change Area Designations
 - C. MRF Fund Support Resolution
8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC REMARKS
12. NEXT MEETING DATE
 - A. September 1, 2022, 7:30am
13. 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, May 5, 2022– Minutes -DRAFT

Members

Present: Chair Kim Thompson, Vice Chair Brenda Chapman, Dave Ledebuhr, Adam Carlson, Shawn Dunham, Trustee Kathy Sundland, Treasurer Phil Deschaine, Henry Kwok, and Township Manager Walsh

Members

Absent: Tom Conway

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, Planning Commissioner Peter Trezise, Supervisor Patricia Herring Jackson, MABA President Nate Kirk, and MABA Vice President Chaz Carrillo

1. CALL MEETING TO ORDER

Chair Kim 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

MOTION BY MEMBER DUNHAM TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 9-0.

4. CONSENT AGENDA

- a. Minutes-Meeting April 7, 2022
- b. Financial Report
- c. Development Projects
- d. MABA Awardees

MOTION BY MEMBER LEDEBUHR TO APPROVE THE CONSENT AGENDA. SUPPORTED BY VICE CHAIR CHAPMAN. MOTION PASSES 9-0.

5. PUBLIC REMARKS

None.

6. PRESENTATION

- a. MABA President Nate Kirk gave an overview of the Meridian Area Business Association (MABA). MABA currently has 60-70 members and meets on the second Friday of the month at 9:00am at MSUFCU. The Association is a great networking opportunity for local businesses to pass referrals.

7. OLD BUSINESS

- a. Community Engagement-Branded Bags, etc.
Chair Thompson discussed the idea of community activities. Discussion of how the activity will impact economic development. Chair Thompson will provide ideas for activities as they come.

MOTION BY MEMBER CARLSON TO AMEND THE AGENDA TO ADD FLAGS OVER MERIDIAN 2022 SPONSORSHIP. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 9-0.

8. NEW BUSINESS

- a. Flags over Meridian 2022 Sponsorship
Director Clark brought the revised invoice from the Kiwanis Club to sponsor the flags.

MOTION BY MEMBER LEDEBUHR TO SUPPORT THE SPONSORSHIP OF 20 UNITED STATES OF AMERICA FLAGS WITH KIWANIS OF HASLETT- OKEMOS FOR A TOTAL OF \$800. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 9-0.

- b. Joint Small Business Endeavors with MABA 2022

Vice President of MABA Chaz Corrillo suggested that the EDC and MABA continue to collaborate within existing committees to honor Small Business Week, hold an Annual Joint Meeting, Shop Small Shop Local Saturday, and the MABA Golf Outing.

- c. MABA Golf Sponsorship

Discussion regarding supporting the MABA Golf Outing. The proceeds of the golf outing support the MABA Philanthropic Grant Program. This year's event will be held on Friday, June 10th at Meridian Sun Golf Club.

MOTION BY MEMBER LEDEBUHR TO APPROVE A \$50 GOLF HOLE SPONSORSHIP TO THE 2022 MABA GOLF OUTING. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 9-0.

9. TOWNSHIP REPORTS

- a. Township Board

Trustee Sundland reported the following:

- Discussing the use of the American Rescue Plan (ARP) funds to projects including local roads, IT, broadband, pathways, and fire cots
- Village of Okemos request from the Meridian Redevelopment Fund
- Haslett Village Square redevelopment project is moving along
- The assessment roll for the Daniels Drain project was approved

b. Township Manager

- Local road bids are approximately 20% over budget. We are planning to use ARP funding to help close the gap.
- Contracted with Brightline Technologies to fix our IT infrastructure
- Increased Police compensation
- Working on creating a Community Rehabilitation Act (CRA) for the \$60 million project at Haslett Village Square
- New Finance Director will start in a couple weeks
- New community signs will be coming to the Board for approval
- Event is planned for Juneteenth at the Marketplace on the Green
- Celebrate Meridian will be held on June 25th
- Working on a Stimulus Inflationary Payment (SIP) for all employees

c. Planning Commission

Commissioner Trezise reported the Planning Commission has seen the Haslett Village Square Project consisting of 300 dwelling units and 21,000 square feet of commercial space. They are favorable to the plan. The Commission has been reviewing an expansion at Bickford for a memory care unit.

d. Chair

None.

e. Staff

Director Clark discussed the following:

- Sign campaign is complete with 11 signs for \$700 to help during the road construction
- Met with local municipalities to collaborate on a calendar for Juneteenth
- An updated market study would be helpful for the Master Plan
- Macy's grand re-opening will be held on May 28th at 9:30am

10. COMMUNITY REPORTS

a. Meridian Mall

Member Dunham mentioned the new Imachinations costume shop has opened. B12 had a successful opening. Attendance at the Mall has increased over pre-pandemic levels. Lil Emil's in the Mall has closed.

b. MABA

President Nate Kirk thanked the EDC for inviting MABA to the meeting. There will be a social networking event on May 19th from 4:00pm-6:00pm at the Blue Gill Grill.

11. OPEN DISCUSSION/BOARD COMMENTS

Treasurer Deschaine thanks CBL for paying lost property taxes from a Mall food court business. The business ended up paying their property taxes and the Township was able to reimburse CBL.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- June 2, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:35am.



Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, July 7 2022- Minutes -DRAFT

Members

Present: Chair Kim Thompson, Vice Chair Brenda Chapman, Dave Ledebuhr, Adam Carlson, Shawn Dunham, Tom Conway and Treasurer Phil Deschaine,

Members

Absent: Henry Kwok, Trisha Bird, Trustee Kathy Sundland, Manager Frank Walsh

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Assistant Township Manager Dan Opsommer, and Planning Commissioner Peter Trezise

1. CALL MEETING TO ORDER

Chair Kim 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

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

4. CONSENT AGENDA

- a. Minutes-Meeting May 5, 2022
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER VICE CHAIR CHAPMAN TO APPROVE THE CONSENT AGENDA. SUPPORTED BY DIRECTOR LEDEBUHR. MOTION PASSES 6-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Village of Okemos Update

Director Clark shared the most current update on the status of the Village of Okemos project. The Revitalization and Placemaking grant launched a new opportunity in financing for the project. The cost to construct a two block redevelopment continues to rise. The developer along with Township staff applied for the available \$5 Million dollar grant in support of the project. MEDC is the organization that will review and approve any applicants. The funding is federally tied to COVID-19 and the grant application should highlight how the project will provide COVID-19 resiliency to the community.

Chair Chapman asked if we are in the budge season with the Township when we help the developer pursue additional funds from the Meridian Redevelopment Fund. Director Clark stated she had the same discussion with the development team and strongly advised them to pursue requests from the available TIF from the creation of the project. Meridian Township staff and community members worked hard to create the DDA TIF program to allow for developers to be reimbursed over time.

Director Ledebuhr asked if the new developers of Haslett are not requesting funding and if the Village of Okemos is expected to receive \$1.25M for infrastructure, how much is left in the fund account.

Director Clark told the EDC that the MRF is at about \$725,000. The EDC could make a formal recommendation to the Township Board and management team to allow the Meridian Mall as a PICA to gain access to redevelopment funding. Thompson discussed the idea of community activities. Discussion of how the activity will impact economic development. Chair Thompson will provide ideas for activities as they come.

Director Ledebuhr requests the Chair place PICA designation at Meridian Mall on the next agenda for discussion. Chair Thompson agreed discussion of next PICA designation should be on the next meeting agenda.

Director Clark informed the EDC that a recommendation to approve the MRF to be used at the Meridian Mall will come forward at the next meeting.

7. NEW BUSINESS

- a. Sponsorship for 2022 Freedom Fest- Juneteenth Community Celebration Reimbursement Payment- Frank Walsh

Due to the lack of quorum at the June 2022 EDC meeting the discussion of support of the Meridian Township Juneteenth Celebration was put on hold. At that time during the open discussion due to the lack of quorum Manager Walsh offered to pay the supporting sponsorship amount of \$2500 to be reimbursed later. Director Conway made a motion to note that Manager Walsh has offered to cover the cost of the sponsorship for the EDC and to be approved for reimbursement the next available meeting. Without quorum there was no ability to have the motion seconded. Director Conway requested staff to make note of the discussion as to allow for a continuance to have a motion and approval at the EDC's next meeting date.

The July 2022 EDC meeting had quorum and the motion was made to bring the reimbursement for the sponsorship of Juneteenth back on the table. Director Conway

stated that he made the motion last meeting. Members of the EDC requested the motion to be made again to ensure Robert's Rules of order were complied with.

The sponsorship for the Meridian EDC to support the Juneteenth celebration held the week of June 13, 2022 was paid for by Manager Walsh with a desire of the Meridian EDC upon quorum to reimburse the payment back to Manager Walsh. A check in the amount of \$2500 was submitted from the EDC Independent Bank account to Manager Walsh check #1054

MOTION BY MEMBER CONWAY MOVE TO APPROVE THE REIMBURSEMENT FOR THE JUNETEENTH COMMUNITY CELEBRATION SPONSORSHIP FROM THE MERIDIAN EDC TO TOWNSHIP MANAGER FRANK WALSH FOR \$2500. SUPPORTED BY CHAIR THOMPSON MOTION PASSES 6-0.

b. Economic Development Strategy Update

Director Clark relayed that the Economic Development Strategy should be updated about every three years. Our last update was 2018 and in 2021 the EDC took up discussion however determined an updated strategy should occur after the market cools from the COVID-19 pandemic. Now we are seeing an uptick in development as the cost of construction supply stabilizes. In preparation of the Masterplan update and public participation plan we could use the updated strategy and data to make informed land use decisions.

MOTION BY MEMBER DUNHAM TO AUTHORIZE STAFF TO BEGIN THE ECONOMIC DEVELOPMENT STRATEGY UPDATE. SUPPORTED BY MEMBER LEDEBUHR MOTION PASSES 6-0.

8. TOWNSHIP REPORTS

a. Township Board

Treasurer Deschaine reported the following:

- Discussing the use of the American Rescue Plan (ARP) funds to projects including local roads, IT, broadband, pathways, and fire cots
- The assessment roll for the Daniels Drain project was approved
- Tax bills and notices have gone out for Summer tax bills. The new notifications should say whether it is a tax bill or notice. We are accepting payments of tax bills now until the tax deadline.

b. Township Assistant Manager

- Local road bids are approximately 20% over budget. We are planning to use ARP funding to help close the gap.
- Contracted with Brightline Technologies to fix our IT infrastructure
- Increased Police compensation
- The County Commission approved their support of the establishment of Meridian Township's first CRA. The Commission submitted a resolution of support. CRA is established.
- New Finance Director will start in a couple weeks
- New community signs will be coming to the Board for approval
- Working on the budget now that we have a fulltime Finance Director
- Next round of ARP funding to come to the Township

- c. Planning Commission
Commissioner Trezise reported the Planning Commission has seen the Haslett Village Square Project consisting of 300 dwelling units and 21,000 square feet of commercial space. The Township board will have their MUPUD to review and finalize at this point. The Planning Commission reviewed the Brickford Senior Facility expansion and approved that. Now PC is reviewing the current Township Sign Ordinance and has elected to exempt the Township whenever the Township is procuring a sign to be established due to the nature of Township signs being public announcements not advertisements.
- d. Chair
None.
- e. Staff
Director Clark discussed the following:
 - Pine Village American Home Meridian demolition has begun this week. Should be taken down and cleared by the end of the month
 - ICRD will shut down northbound traffic for about one day to set the beams for the bridge. This will only be a short while and as soon as the beams are set they will open the northbound traffic again
 - RRC Status and selection of a new site for MEDC will have to be selected by year end. We desire to maintain our RRC status in order to remain competitive for development
 - An updated market study would be helpful for the Master Plan

9. COMMUNITY REPORTS

- a. Meridian Mall
Member Dunham mentioned the mall now reached 2018 traffic numbers in the past weeks. Several key items support the new visitors including “Reborn Kicks” a new small business owner in Meridian Mall. Large car show drew in over 400 cars and was a great draw during the Summer time Marketplace on the Green Farmer’s Market. 3000 visitors a week and now the Wednesday music in the parks are increasing traffic as well.
- b. MABA
Friday July 8th at 9:15 am the MABA members meet for their monthly meeting. MSUFCU is their current location.

10. OPEN DISCUSSION/BOARD COMMENTS

Vice Chair Chapman discussed that the MRF request from the Village of Okemos team initially requested \$3.3M in support of infrastructure improvements. As an EDC body we voted in support of discussion of future use of the MRF. Vice Chair Chapman asked was is the status of the MRF? Are we going to consider more funding to the VoO project?

Director Clark has discussed the future request of the MRF with Township leadership and the Developer. There is a remaining gap in the funding for the Village of Okemos project. If the developer is awarded the MEDC’s Revitalization and Placemaking grant of \$5 M, they will also need the \$5 Grant/loan from MEDC for CRP. That will leave about \$1M as a gap in funding for public

streets and utilities. The developer has been directed to seek that funding from the DDA TIF as that is why the Township made significant changes to our TIF plan.

Vice Chair Chapman wants to know what is our plan moving forward with the MRF funding.

Director Ledebuhr requested to the Chair to place the Meridian Mall as a PICA designation on the table for discussion at the August meeting. If the Meridian Mall becomes a PICA How do we use the MRF funds in support of the necessary site updates?

Director Clark proposed that the EDC adopt a resolution and submit a letter to the Township Board requesting funding to stay in the MRF or to request additional funds for development. It is also the advice of Director Clark to create a stronger policy for the use of the MRF to ensure that developers are utilizing the best incentives in the best way. Director Clark will have that item on the agenda next month.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- August 4, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 9:58am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Jun-22

Independent Bank

Total EDC Funds

\$47,888.05

TRANSACTION ACTIVITY - Deposits

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
06/03/22	Frank Walsh - Donation Juneteenth	2,500.00
06/06/22	Lotus Beauty Lounge - Donation Juneteenth	100.00
06/09/22	Kebs, Inc - Donation Juneteenth	500.00
06/10/22	Klingmans Furniture -Donation Juneteenth	500.00
06/10/22	Joyce Draganchuk - Donation Juneteenth	100.00
6/30/2022	Interest	4.29

CHECKS WRITTEN Since Last Bank Statement

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
06/09/22	1053	\$ 1,500.00	Catering Mccurtis - Juneteenth Event

Total

\$50,092.34

Total in Bank

\$ 50,092.34

Difference

\$0.00



230 W Main St
Ionia, MI 48846

Statement Ending 06/30/2022

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXX2419

>001161 2580182 0001 93443 10Z

00418761
P306

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



Find your kind of freedom. With the Freedom Loan from Independent Bank, you could receive great rates on a personal loan for a car, boat, RV, vacation, and more. This special runs from May 1 – August 15, 2022, and you can learn more and apply online by visiting IndependentBank.com, or stopping by your local banking office.

Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXXX2419	\$50,092.34

BusinessFlex TM-XXXXXXXX2419

Account Summary

Date	Description	Amount
06/01/2022	Beginning Balance	\$49,133.87
	5 Credit(s) This Period	\$3,704.29
	4 Debit(s) This Period	\$2,745.82
06/30/2022	Ending Balance	\$50,092.34

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.10%
Interest Days	30
Interest Earned	\$4.29
Interest Paid This Period	\$4.29
Interest Paid Year-to-Date	\$14.69
Average Ledger Balance	\$50,456.24

Other Credits

Date	Description	Amount
06/03/2022	Deposit	\$2,500.00
06/06/2022	Deposit	\$100.00
06/09/2022	Deposit	\$500.00
06/10/2022	Deposit	\$600.00
06/30/2022	Credit Interest	\$4.29

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1050	06/08/2022	\$800.00	1052	06/10/2022	\$50.00
1051	06/02/2022	\$395.82	1053	06/14/2022	\$1,500.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
06/01/2022	\$49,133.87	06/06/2022	\$51,338.05	06/10/2022	\$51,588.05
06/02/2022	\$48,738.05	06/08/2022	\$50,538.05	06/14/2022	\$50,088.05
06/03/2022	\$51,238.05	06/09/2022	\$51,038.05	06/30/2022	\$50,092.34



Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 244 ECONOMIC DEVELOPMENT FUND							
06/01/2022			244-000.000-001.000 CASH			BEG. BALANCE	47,888.05
06/03/2022	CR	RCPT	JUNETEENTH	163271	100.00		47,988.05
06/06/2022	GJ	JE	JUNETEENTH SPONSOR - WALSH	66360	2,500.00		50,488.05
06/07/2022	CR	RCPT	JUNTEENTH	163729	500.00		50,988.05
06/09/2022	CR	RCPT	JUNETEENTH	163982	100.00		51,088.05
06/09/2022	CR	RCPT	JUNETEENTH	163983	500.00		51,588.05
06/09/2022	GJ	JE	CX 1053 - CATERING -MCCURTIS - JUNET	66422		1,500.00	50,088.05
06/30/2022	GJ	JE	RCRD INTEREST EDC - JUNE	66843	4.29		50,092.34
06/30/2022			244-000.000-001.000	END BALANCE	3,704.29	1,500.00	50,092.34
TOTAL FOR FUND 244 ECONOMIC DEVELOPMENT FUND					3,704.29	1,500.00	50,092.34

New Businesses Opening/Relocating

- King Pho Restaurant -4749 Central Park Drive Okemos (previously Kingston's Kitchen)
- Topher's Paw Co. - 4660 Marsh Road Suite 3

Under Construction

- American Homes Meridian 1673 Haslett Road (previously called Pine Village)
- Haslett Marathon 1619 Haslett Road
- Copper Creek Haslett Road
- Joe's on Jolly 2360 Jolly Road
- Sparrow 24 Hr Emergency Rm 2446 Jolly Road
- Silverstone Estates Powell Road
- Woodward Way Sirhal Drive units are addressed
- Trader Joes- Construction waiting on steel materials
- Hypershine Car Wash 2703 E Grand River

Approved/Not Commenced

- Newton Ponte Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Giguere Homes Nest Loft Farms Six New Single Family Homes
- Haslett Village Concept 2.0 1655 & 1621 Haslett Road
Approved MUPUD 290 units, Brownfield and Commercial Rehabilitation Exemption

Ribbon Cuttings:

Joes on Jolly –August Opening

Haslett Marathon - August opening

Fifth Third Bank 4815 Okemos Rd –August 9th Ribbon Cutting

Other Township Happenings:

- August 2nd Election Day
- National Night Out
- MABA Member Meeting August 12th at 9:15 MSUFCU Farm Lane





SAVED

BY ZADE



A group of approximately 15 people, including men, women, and children, are gathered on a concrete walkway in front of a white building. A woman in a red dress on the left is presenting a certificate. A man in a purple shirt is cutting a yellow ribbon with large scissors. The building has a green circular sign above the entrance that reads "EVERGREEN VETERINARY CLINIC" with a logo of a dog and a cat above the text. The scene is outdoors with flowers and a garden bed in the foreground.

EVERGREEN
VETERINARY CLINIC













Dawn St

GIVE EM A
BRAKE
SAFELY

NO STOPPING
STANDING
OR PARKING

NO ENTRY

Approaching Rapids Soon!
CAR WASH





To: Meridian Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: August 4, 2022
RE: Shop Local “Road Block” Gift Card Discount Program

Summary

Meridian Township businesses have suffered 2 years of the COVID-19 pandemic, shut down, restrictions and supplementary loss of revenue. The State’s new infrastructure plans have increased the available funding for road improvements. Now we are facing 18 month road improvement construction timelines with Okemos Road and Grand River Ave shut down in many cases. These two tributaries are the main commercial common areas of our Township. Now businesses face yet another restriction to foot traffic and patronage.

The Meridian Area Business Association is a location association of small business owners and representatives who come together in support of the development of Meridian. This group alongside the Meridian Economic Development Corporation focus on support of the industries, development, business owners and entrepreneurs that call Meridian home. At the May 5, 2022 meeting these entities agreed on collaborative support of shop local annual events in support of the small businesses.

Introducing “Road Block” a shop local discounted gift card program much like “grub grab” that sold out in 2020. The EDC alongside MABA could support up to \$3000 each, in funding for 15 businesses to receive \$500 in gift card purchases. Patrons will receive an additional \$10 on the card, proceeds go back to the business and help keep doors open. A spreadsheet with plausible businesses and budgets are attached. MABA would match the support for the total number of businesses engaged to equal 15. We hope to host a shop local initiative like this in the future and this went over very well the last time this was proposed.

Motion: Move to approve support of the 2022 Road Block gift card program up to \$3750 as a match with the Meridian Area Business Association.

FIFTEEN BUSINESS ON THE ROAD BLOCK

Pets Supplies Plus	\$500.00	\$400.00	\$350.00	\$300.00
Nothing Bundt Cakes	\$500.00	\$400.00	\$350.00	\$300.00
Panera Bread	\$500.00	\$400.00	\$350.00	\$300.00
Chiptole	\$500.00	\$400.00	\$350.00	\$300.00
Aspen Dental	\$500.00	\$400.00	\$350.00	\$300.00
Jimmy Johns	\$500.00	\$400.00	\$350.00	\$300.00
School of Rock	\$500.00	\$400.00	\$350.00	\$300.00
Breadsmith	\$500.00	\$400.00	\$350.00	\$300.00
Frozen Sugar Berry	\$500.00	\$400.00	\$350.00	\$300.00
Art Unlimited	\$500.00	\$400.00	\$350.00	\$300.00
Mid-Michigan Martial Arts Academy	\$500.00	\$400.00	\$350.00	\$300.00
Okemos Marathon	\$500.00	\$400.00	\$350.00	\$300.00
Playmakers	\$500.00	\$400.00	\$350.00	\$300.00
Lotte Market	\$500.00	\$400.00	\$350.00	\$300.00
Chik Fil A	\$500.00	\$400.00	\$350.00	\$300.00
	\$7,500.00	\$6,000.00	\$5,250.00	\$4,500.00
Meridian EDC	\$3,750.00	\$3,000.00	\$2,625.00	\$2,250.00
MABA	\$3,750.00	\$3,000.00	\$2,625.00	\$2,250.00

TEN BUSINESSES ON THE ROAD BLOCK

Pets Supplies Plus	\$500.00	\$400.00	\$350.00	\$300.00
Nothing Bundt Cakes	\$500.00	\$400.00	\$350.00	\$300.00
Panera Bread	\$500.00	\$400.00	\$350.00	\$300.00
Chiptole	\$500.00	\$400.00	\$350.00	\$300.00
Aspen Dental	\$500.00	\$400.00	\$350.00	\$300.00
Jimmy Johns	\$500.00	\$400.00	\$350.00	\$300.00
School of Rock	\$500.00	\$400.00	\$350.00	\$300.00
Breadsmith	\$500.00	\$400.00	\$350.00	\$300.00
Frozen Sugar Berry	\$500.00	\$400.00	\$350.00	\$300.00
Art Unlimited	\$500.00	\$400.00	\$350.00	\$300.00
	\$5,000.00	\$4,000.00	\$3,500.00	\$3,000.00
Meridian EDC	\$2,500.00	\$2,000.00	\$1,750.00	\$1,500.00
MABA	\$2,500.00	\$2,000.00	\$1,750.00	\$1,500.00

FIFTEEN BUSINESS ON THE ROAD BLOCK

	Buy \$40 get 10 free	Buy \$30 get \$10 free
Pets Supplies Plus	10 \$50 Gift Cards	10 \$40 Gift Cards
Nothing Bundt Cakes	10 \$50 Gift Cards	10 \$40 Gift Cards
Panera Bread	10 \$50 Gift Cards	10 \$40 Gift Cards
Chiptole	10 \$50 Gift Cards	10 \$40 Gift Cards
Aspen Dental	10 \$50 Gift Cards	10 \$40 Gift Cards
Jimmy Johns	10 \$50 Gift Cards	10 \$40 Gift Cards
School of Rock	10 \$50 Gift Cards	10 \$40 Gift Cards
Breadsmith	10 \$50 Gift Cards	10 \$40 Gift Cards
Frozen Sugar Berry	10 \$50 Gift Cards	10 \$40 Gift Cards
Art Unlimited	10 \$50 Gift Cards	10 \$40 Gift Cards
Mid-Michigan Martial Arts Academy	10 \$50 Gift Cards	10 \$40 Gift Cards
Okemos Marathon	10 \$50 Gift Cards	10 \$40 Gift Cards
Playmakers	10 \$50 Gift Cards	10 \$40 Gift Cards
Lotte Market	10 \$50 Gift Cards	10 \$40 Gift Cards
Chik Fil A	10 \$50 Gift Cards	10 \$40 Gift Cards
Total to each business	\$500 to each Business	\$ 400 to each Business

TEN BUSINESSES ON THE ROAD BLOCK

Pets Supplies Plus	10 \$50 Gift Cards	10 \$40 Gift Cards
Nothing Bundt Cakes	10 \$50 Gift Cards	10 \$40 Gift Cards
Panera Bread	10 \$50 Gift Cards	10 \$40 Gift Cards
Chiptole	10 \$50 Gift Cards	10 \$40 Gift Cards
Aspen Dental	10 \$50 Gift Cards	10 \$40 Gift Cards
Jimmy Johns	10 \$50 Gift Cards	10 \$40 Gift Cards
School of Rock	10 \$50 Gift Cards	10 \$40 Gift Cards
Breadsmith	10 \$50 Gift Cards	10 \$40 Gift Cards
Frozen Sugar Berry	10 \$50 Gift Cards	10 \$40 Gift Cards
Total to each business	\$500 to each business	\$400 to each business



To: Meridian Economic Development Corporation Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: August 4, 2022

RE: Potential Intensity Change Area Designations – Recommendation of Meridian Mall as PICA

Summary

July 5, 2022, the American Homes Meridian project began demolition of the 1673 Haslett Road building that previously housed, Hungry Howie's, Mr. R's Driving School, and other small professional offices. This 10-acre redevelopment was approved in 2019 for a mixed residential/commercial development. On July 26th, the Township board approved the second project on the "Haslett Village Square" site 1655/1621 Haslett Road to SP Holding for a 19.5-acre redevelopment. With Haslett Marathon Saroki's Chicken & Pizza, ready to open the Township can celebrate that Haslett Village is thriving! The EDC is recommending the Township review the PICA designations and include the Meridian Mall in the Downtown Okemos PICA.

History

The Township Board 2018 adopted by resolution the Meridian Redevelopment Fund. The MRF is fashioned to offer either grants, low interest or no interest loans, to incentivize developers, business owners, or land owners to redevelop in these districts. The Township named the districts the Potential Intensity Change Areas or PICA's. These PICAs are areas of distress and dilapidation due to changing economy, consumer trends, marketability, population, and other key factors. The premise of the PICA creation is to call attention to these areas and with layered incentives, partner with a developer(s) to create thriving commercial common districts. The current PICAs are; Downtown Okemos and Downtown Haslett. In the 2018 Masterplan, the Township also adopted Carriage Hills as a third PICA, identifying that district as another location in Meridian that has a high potential for change and is underutilized. As the 28 acres commonly referred to in Haslett Village Square now have two approved redevelopment projects. We can turn our attention to other sites in our community to redevelop.

The Downtown Development Authority was created in 2006 after citizens and property owners of the district requested the Township's assistance to bring back businesses to the four corners of Okemos and Hamilton road. The Township has had several different property owners, developers, proposals, agreements, and visions for the district. Recently the Township Board approved a project that has several financial gaps due to the market, the location of the building, building size, age of infrastructure, site contamination, and local authority approvals. The community desires a strong thriving downtown.

The Meridian Mall rests north of the Downtown district in the Township. The Mall is a 1,000,000 sq. ft. property on 60 + acres of impervious surface in the center of the community. CBL, Meridian Township staff, and the Ingham County Drain office met in 2021 to discuss the vision of the mall. The Ingham County Drain office has expressed concern with the level of impervious surface and will require the mall to design the site with 2022 standards for stormwater management. This will be an exorbitant cost for construction to CBL. The management of stormwater is a critical public



improvement as this should solve the annual flooding issues of the Ottawa Hills neighborhood. CBL began work to restructure their financing, find new anchor operators, and alternate their business model to remain open and functioning. Still, the Meridian Mall needs to redevelop to thrive. The inclusion of High Caliber Karting & Entertainment, Launch Trampoline Park, and GymKind show how CBL is converting spaces to fitness, entertainment, sports, etc., and less retail. Commercial Shopping Malls in 2019 were projected to close by 20%, pre- COVID-19. The vacancy rate across all retail hit 4.9% at the end of 2021. As consumer trends continue to change to online conveniences, large shopping centers must alter. The proposal for consideration today is to work with the Planning Commission and Township Board to include the Meridian Mall in the Downtown Okemos PICA. This will give the Mall access to additional funding to make the necessary site improvements to welcome a new anchor operator. Meridian saw about a 1% population increase per year during the last decade. Housing and its affordability will remain a key component in attracting young graduates, new families, and professionals to our community. CBL is proposing a large redevelopment of the property and welcoming new uses to the site. In the end, the Township will have a highly utilized community mall.

EDC Board Considerations

Meridian Township is a Prime Community, a great place to live, and voted #1 small town in Michigan. 43,000+ residents and we struggle to house all of our community in affordable spaces. We have beautiful parks, trails, and accessible water. We can enhance those areas by ensuring we focus our attention on infill redevelopment sites and work with developers to enhance those features. CBL has indicated they have interest from large national retailers and need support from the Township to make the site suitable for redevelopment. Today we consider the addition of the Meridian Mall in the Downtown Okemos PICA.



To: Board Members
From: Chris Buck, Economic Development Director
Date: August 21, 2018
Re: Meridian Redevelopment Fund

In the fall of 2017 the Township Board approved in its 2018 budget to use the proceeds from the sale of the MARC/Fire Station property in Downtown Okemos as the corpus for a redevelopment fund. The idea was presented as a way for the Township to offer either grants, low interest or no-interest loans to incentivize developers, business owners or land owners to redevelop either Downtown Okemos or Haslett as outlined in the 2017 Master Plan.

Staff has worked closely with the Economic Development Corporation (EDC) and the Township attorney to ensure the documents presented tonight capture the spirit of the mission – to drive transformational redevelopment of downtown Okemos and Haslett.

Motion for Township Board consideration:

MOVE TO ADOPT THE RESOLUTION TO ESTABLISH THE MERIDIAN REDEVELOPMENT FUND AND THE PROJECT DISTRICT BOUNDARIES.

Attachments:

1. Resolution to Adopt the Meridian Redevelopment Fund
2. Okemos Project District Map
3. Haslett Project District Map
4. Redevelopment Fund Public Statement and Application Process
5. Redevelopment Fund Application

RESOLUTION TO ADOPT THE MERIDIAN TOWNSHIP REDEVELOPMENT FUND

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the ____ day of _____, 2018, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Charter Township of Meridian adopted a 2017 Master Plan identifying Downtown Okemos and Downtown Haslett as priority redevelopment sites identified as Potential Intensity Change Areas; and

WHEREAS, the Charter Township of Meridian approved in its 2018 budget the use of approximately \$570,000 from the sale of Township property, commonly referred to as the MARC and Fire Station, as the corpus of a Redevelopment Fund designed to spur redevelopment projects within these two districts as outlined in the Master Plan; and

WHEREAS, the Township Board instructed the Economic Development Director to create the terms and processes of such a fund with the help of the Township attorney and the Economic Development Corporation of the Charter Township of Meridian (the "EDC") and present drafts of the necessary documents to the Township Board for approval; and

WHEREAS, the EDC operates within the Township to alleviate and prevent conditions of unemployment and to assist and retain local industrial and commercial enterprises to strengthen and revitalize the Township economy, among other purposes, as provided by Act 338 of 1974 (the "Act"); and

WHEREAS, the EDC seeks to undertake, promote, or assist various projects within the Township under the Act; and

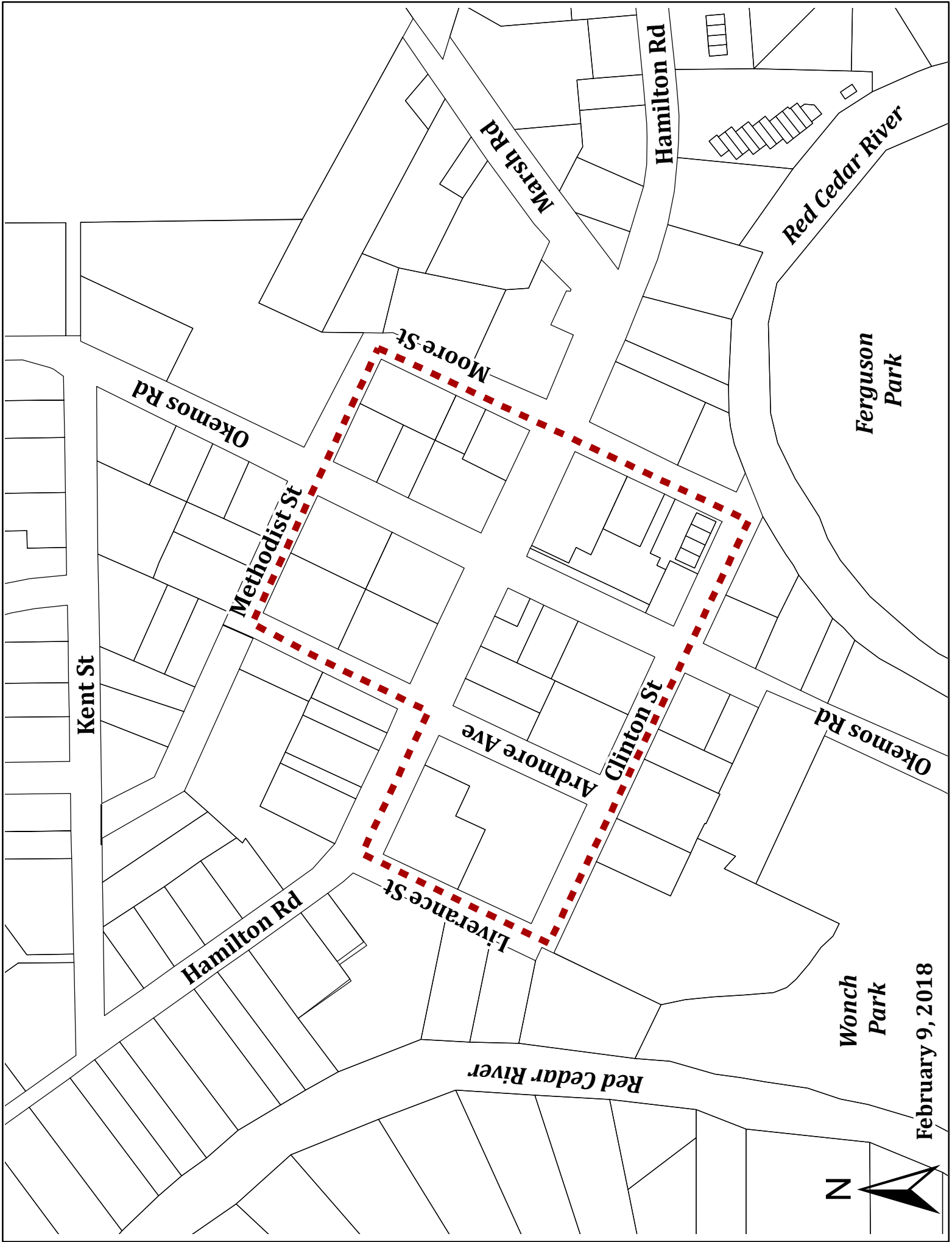
WHEREAS, the Act requires the Township to establish the project district boundaries; and

WHEREAS, the Act requires the Township to determine the necessity of establishing a project citizens district council.

NOW THEREFORE BE IT RESOLVED the Township Board of the Charter Township of Meridian, Ingham County, Michigan, hereby establishes the project district boundaries as those areas depicted on **Attachments A and B**, commonly known as Downtown Okemos and Downtown Haslett.

BE IT FURTHER RESOLVED that the Township Board determines that a project citizens district council is not necessary, provided, however; that the Township Board may subsequently determine such a council is necessary upon submission of a project area or project plan.

BE IT FURTHER RESOLVED that the Township Board hereby approves and adopts the Meridian Redevelopment fund in its entirety as depicted in Attachments C and D and instructs the Economic Development Director to announce the availability of the funds immediately.



Kent St

Okemos Rd

Methodist St

Moore St

Marsh Rd

Hamilton Rd

Clinton St

Ardmore Ave

Liverance St

Hamilton Rd

Red Cedar River

Ferguson Park

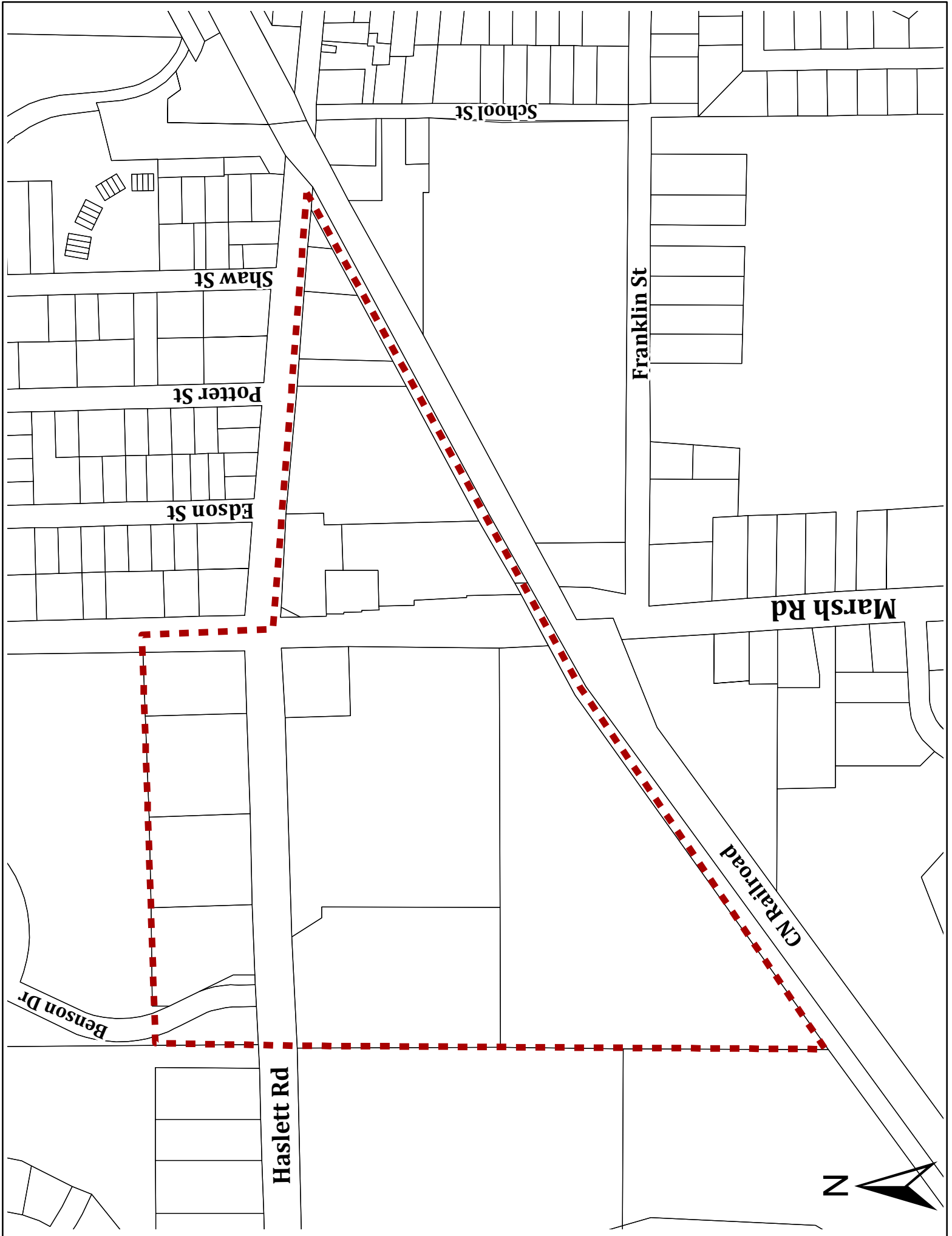
Okemos Rd

Wonch Park

Red Cedar River



February 9, 2018



School St

Shaw St

Potter St

Edson St

Franklin St

Marsh Rd

CN Railroad

Benson Dr

Haslett Rd





CHARTER TOWNSHIP OF MERIDIAN
MERIDIAN REDEVELOPMENT FUND (MRF)
APPLICATION PROCESS SUMMARY

Thank you for your interest in the Meridian Redevelopment Fund (MRF). The Township Board and the Economic Development Corporation (EDC) have determined specific areas for redevelopment and has allotted funds to assist developers, land owners and business owners to improve the aesthetic, functionality and economic viability of their properties.

Before you apply, we encourage you to become acquainted with the program objectives and requirements outlined in this packet.

Each funding application is individually evaluated. Approval for funding will be determined by, in order; Township staff, the EDC, and the Township Board. Each will consider the financial needs of the applicant, the degree of public benefit to be derived from the project being funded, and any other criteria required by [Act 338 of 1974](#).

Intent:

The primary intent of the MRF is to further the economic development goals and objectives of the Township and the EDC as set forth in its [2017 Master Plan](#). The funds are to be used as an economic development tool to retain, expand or attract development in downtown Okemos (Okemos & Hamilton Roads) and downtown Haslett (Haslett & Marsh Roads) – see included maps for geographic details.

Applications may be submitted for consideration at any time and will be considered on a first-come, first-served basis. The MRF program is of indeterminable duration and the Township or EDC may elect to cease funding new projects at any time or when funds are depleted.

Eligible Uses:

Projects must be located within the within the geographic boundaries as outlined in Exhibits A & B.

Funds may be used for a variety of project phases, including but not limited to: infrastructure improvement (roads, sidewalks or utility improvements), wayfinding, pocket parks or other place-making amenities (pavilions, amphitheaters, bike racks, awnings, benches) and other commercial uses permitted under Act 338 of 1974.

Funding Terms and Conditions:

Funding may be delivered either by grant or loan at the Board's sole discretion based on the merits of the project. Grants will likely be in the form of reimbursement for approved and completed project expenses. Loan terms, interest rates and repayment schedule will be made clear in the Townships correspondence when a project is approved for funding. Funding documents will clarify the need for collateral, if any, and will require the Township be named in first position for repayment in the event of default or bankruptcy. The Township may also recommend other funding mechanisms it has information about or access to. Unless otherwise defined in the funding documents, once funding is approved and subsequent paperwork has been consummated, it is expected that the applicant will start the project soon after and outline the expected completion date. Performance of the applicant will be closely monitored.

If you have any questions, please contact the Economic Development Director, Chris Buck at 517.853.4568, or by e-mail at buck@meridian.mi.us. The application, with the attached forms and supporting documents can be e-mailed, or mailed to:

Meridian Township Redevelopment Fund
c/o Economic Development Director
5151 Marsh Road
Okemos, MI 48864

Step 1. Create a development plan with renderings that describe the project, purpose of the request, why it is needed and important to the community, and the nature of the enterprise. The development plan should include all elements of the project plan as defined under [MCL 125.1608](#).

Step 2. Submit a completed application, including supporting materials and renderings, to the Economic Development Director (EDD). The EDD will review your application for completeness.

Step 3. Staff will determine eligibility and feasibility of the project. The EDD may also work with the applicant to clarify any ambiguity.

Step 4. If the application meets the criteria as determined by the EDD, the project will be placed on an upcoming meeting agenda of the Meridian Township Economic Development Corporation (EDC). The EDC meets on a monthly basis.

Step 5. With the assistance of the EDD, the applicant will present the project funding request to the EDC Board at the scheduled meeting. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project. The EDC Board will then make a decision about your application.

Step 6. If the EDC votes to proceed with the funding request, the EDD will add the project to an upcoming Township Board meeting agenda, where the EDD, the EDC Board Chair and/or the applicant will present the project and funding request. The Township Board typically meets twice per month. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the State Act. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

Step 7. If the funding request is approved, Township attorneys and staff will prepare the appropriate loan or grant documents. Applicants will receive a commitment letter summarizing the conditions of the funding agreement, including the required use of the funds, whether the funds are a grant or loan, and repayment terms, where applicable.

Step 8. The grant or loan closing will occur and the project can begin.

My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.

Applicant Signature

Date

Applicant Printed Name

RESOLUTION TO ADOPT THE MERIDIAN TOWNSHIP REDEVELOPMENT FUND

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of August, 2018, at 6:00 p.m. local time.

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Sundland

ABSENT: Trustee Opsommer

The following resolution was offered by Treasurer Brixie and supported by Trustee Deschaine.

WHEREAS, the Charter Township of Meridian adopted a 2017 Master Plan identifying Downtown Okemos and Downtown Haslett as priority redevelopment sites identified as Potential Intensity Change Areas; and

WHEREAS, the Charter Township of Meridian approved in its 2018 budget the use of approximately \$570,000 from the sale of Township property, commonly referred to as the MARC and Fire Station, as the corpus of a Redevelopment Fund designed to spur redevelopment projects within these two districts as outlined in the Master Plan; and

WHEREAS, the Township Board instructed the Economic Development Director to create the terms and processes of such a fund with the help of the Township attorney and the Economic Development Corporation of the Charter Township of Meridian (the "EDC") and present drafts of the necessary documents to the Township Board for approval; and

WHEREAS, the EDC operates within the Township to alleviate and prevent conditions of unemployment and to assist and retain local industrial and commercial enterprises to strengthen and revitalize the Township economy, among other purposes, as provided by Act 338 of 1974 (the "Act"); and

WHEREAS, the EDC seeks to undertake, promote, or assist various projects within the Township under the Act; and

WHEREAS, the Act requires the Township to establish the project district boundaries; and

WHEREAS, the Act requires the Township to determine the necessity of establishing a project citizens district council.

NOW THEREFORE BE IT RESOLVED the Township Board of the Charter Township of Meridian, Ingham County, Michigan, hereby establishes the project district boundaries as those areas depicted on **Attachments A and B**, commonly known as Downtown Okemos and Downtown Haslett.

BE IT FURTHER RESOLVED that the Township Board determines that a project citizens district council is not necessary, provided, however; that the Township Board may subsequently determine such a council is necessary upon submission of a project area or project plan.

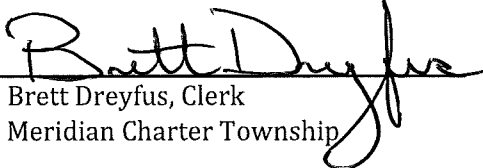
BE IT FURTHER RESOLVED that the Township Board hereby approves and adopts the Meridian Redevelopment fund in its entirety as depicted in Attachments C and D and instructs the Economic Development Director to announce the availability of the funds immediately.

ADOPTED: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Jackson, Deschaine, Sundland

NAYS: Clerk Dreyfus

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 21st day of August, 2018.


Brett Dreyfus, Clerk
Meridian Charter Township



To: Meridian Economic Development Corporation Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: August 4, 2022

RE: Resolution to Support Meridian Redevelopment Fund Perpetuity

At the July 7, 2022 EDC meeting members of the EDC expressed interest in a resolution to be submitted to the Township Board requesting the Meridian Redevelopment Fund to be created in perpetuity for the use of incentivizing development in distressed areas of the community. The resolution also requests that an annual review of the PICA's is completed to continue the partnership of Redevelopment Township wide. Annual review of existing sites, designated PICA's and districts will meet the requirements as set in the Redevelopment Ready Communities program offered through MEDC as well as ensure updated development information and data is used to make land use decisions. Attached is draft of that resolution for the members of the EDC to adopt and submit.



MERIDIAN TOWNSHIP REDEVELOPMENT FUND RESOLUTION OF PERPETUATION

At a regular meeting of the Economic Development Corporation of the Charter Township of Meridian, Ingham County, Michigan, held at the Nelson Room of Meridian Township Public Safety Building, 5151 Marsh Road, in said Township on the day of _____, 2022, at 7:30 a.m. local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Charter Township of Meridian adopted a 2017 Master Plan identifying Downtown Okemos, Downtown Haslett and Carriage Hills as priority redevelopment sites identified as Potential Intensity Change Areas; and

WHEREAS, the Charter Township of Meridian approved in its 2018 budget the use of approximately \$570,000 from the sale of Township property, commonly referred to as the MARC and Fire Station, as the corpus of a Redevelopment Fund designed to spur redevelopment projects within two PICA districts, "Haslett and Okemos" as outlined in the Meridian Redevelopment Fund Policy; and

WHEREAS, the Township Board instructed the Economic Development Director to create the terms and processes of such a fund with the help of the Township attorney and the Economic Development Corporation of the Charter Township of Meridian (the "EDC") and present drafts of the necessary documents to the Township Board for approval; and

WHEREAS, the EDC operates within the Township to alleviate and prevent conditions of unemployment and to assist and retain local industrial and commercial enterprises to strengthen and revitalize the Township economy, among other purposes, as provided by Act 338 of 1974 (the "Act"); and

WHEREAS, the EDC asserts the Meridian Mall is a vital commercial property in Meridian Township and is in need of financial support to redevelop the site into a thriving common commercial district; and

WHEREAS, the Meridian Mall property owners have interested development parties that desire to bring national commercial retailers to the Township, revitalize the Meridian Mall as mixed commercial use site, update the stormwater management systems to adequately store and move water offsite without flooding neighboring residential subdivisions; and

WHEREAS, the EDC seeks to undertake, promote, or assist various projects within the Township under the PA 338. The EDC believes the Meridian Redevelopment fund should remain available in perpetuity as an incentive to development to distressed areas of Meridian Township; and

WHEREAS, the Act requires the Township Board to establish the project district boundaries through an adopted resolution; and

WHEREAS, the EDC requests the Township Board to review the Meridian Redevelopment Fund policy, update the designated PICA districts, and continue to be and active partner in public private partnerships to continue the redevelopment of the community; and

NOW THEREFORE BE IT RESOLVED the Economic Development Corporation of the Charter



Township of Meridian, Ingham County, Michigan, hereby requests the perpetuity of the Meridian Redevelopment Fund for the use of redevelopment in Meridian Township, of the designated PICA's as approved by the Township board and the Masterplan.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting chair of the Economic Development Corporation Body, of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the forgoing is a true and complete copy of a resolution adopted at a regular meeting of the Economic Development Board, on the _____ day of August, 2022.

Chair Kimberly Thompson