



Charter Township of Meridian  
Downtown Development Authority (DDA)  
Central Fire Station, 5000 Okemos Road, Okemos, MI 48864  
Monday, September 11, 2023 – Minutes

**Members**

**Present:** Peter Campbell, Supervisor Jackson, Don Romain, Tom Stanko, Renee Korrey and Angela Wright

**Members**

**Absent:** Bill Cawood and Jim Spanos

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Township Manager Walsh, Township Treasurer Phil Deschaine and Executive Assistant Michelle Prinz

**Others**

**Present:** None.

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY SUPERVISOR JACKSON. MOTION APPROVED 6-0.**

3. APPROVAL MEETING MINUTES OF AUGUST 7, 2023

Chair Stanko stated that Supervisor Jackson was present at the August 7, 2023 meeting and the minutes should reflect that.

**MOTION BY MEMBER KORREY TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 6-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark stated there is no report for this month due to a delay in mail. She is working to get the statements electronically to eliminate this for the future.

B. Development Project List

Director Clark reviewed the current projects.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill August 2023

**MOTION BY MEMBER WRIGHT TO APPROVE THE PAYMENT OF THE AUGUST 2023 CONSUMERS ENERGY BILL OF \$28.81. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 6-0.**

7. OLD BUSINESS

A. Village of Okemos Development Project Update

Director Clark gave an update on the project. She applied for a grant through the Community Projects Fund (CPF), a federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Representative Slotkin secured the project to potentially gain support at the federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 M. If this prohibits the project from moving forward, the money would go back to the federal government.

The project also has a grant and loan from Michigan Department of Environment, Great Lakes, and Energy (EGLE) for site contamination and clean up. They have given several extensions on the \$1 million loan and \$1.3 million grant for environmental cleanup activities. Currently, there is a deadline of November 1<sup>st</sup> on these dollars. We will be talking with them over the next couple of weeks regarding the status prior to the November deadline. If the project does not proceed, EGLE does have funds for restoration work to be done to the site.

There was discussion regarding the lack of money to bury the High Voltage Distribution (HVD) lines. Another option for far less cost may be to raise the lines. In that case, emergency vehicles would need to access off of Hamilton Road instead of Okemos Road. However, on the site plan, there is a boulevard on Hamilton Road that would need to be removed to allow for emergency vehicles to have access.

B. Match on Main Application Schedule

Director Clark mentioned in November the State will make an announcement about the 2024 open application window. Director Clark will work with Communications to promote the Match on Main application parameters to the DDA businesses. Submitted applications will come back to the DDA for approval. The DDA has budgeted for four possible grants allocating up to \$10,000 in 2024. Selection of applications will be in March 2024. Each grant must be \$2,500 or more to qualify for eligibility.

8. NEW BUSINESS

A. DDA 2021 MTT Payback to Ingham County

In 2022, Walgreens won a tax appeal. The total reduction was \$421,063. Since 50% of Walgreens is in the DDA, this equates to a reduction in the DDA by \$175,050.

**MOTION BY MEMBER KORREY TO APPROVE PAYMENT TO INGHAM COUNTY FOR THE ADJUSTMENT IN TAXABLE VALUE IN 2021 OF WALGREENS COMPANY LOCATED AT 2131 GRAND RIVER AVENUE IN MERIDIAN TOWNSHIP. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 6-0.**

B. DDA Sign Locations Discussion and Purchase

Director Clark presented a couple of new locations for a new DDA sign since it cannot go in the location of the old sign in the median. There was agreement that the area north of Ferguson Park would be the best location because it is owned by the Township and there is access to electricity. There was discussion around if a new sign is needed and the cost of the sign.

**MOTION BY MEMBER ROMAIN TO ADOPT THE SITE ALONG OKEMOS ROAD, ALREADY OWNED BY MERIDIAN TOWNSHIP FOR A NEW DDA SIGN, DESIGN MP-2, NOT TO EXCEED \$2,000. AUTHORIZE STAFF TO START PAPERWORK TO FACILITATE PROJECT. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 5-1.**

9. REPORTS

A. Township Board

Supervisor Jackson reported on the following:

- Reviewing the 2024 Proposed Budget
- Master Plan Update is available for comment
- Local Road Projects are underway

B. Township Manager

Manager Walsh reported on the following:

- Lights and flowers will be coming for the new Township signs
- Township Board approved a brush cleanup from the storm
- New Chief of Police Rick Grillo's promotional ceremony today
- Township Board is holding six listening sessions this fall
- Two additional firefighter/paramedics are in the 2024 Budget
- Other items in the 2024 Budget include: a solar project, Ipads for Police Officers, new K9 for Police, new fire truck, \$400,000 for improvements to the Central Park Pavilion, and new electric mower
- Senior/Community Center is being discussed with the elimination of the existing Center at Okemos Schools. The Township received \$5M of funding from the State of Michigan for this project.
- LuAnn Maisner, Parks & Recreation Director will be retiring at the end of the year
- Working on the Lake Lansing to MSU Pathway

C. Planning Commission

None.

D. Chair Report

None.

E. Staff Report

Director Clark mentioned the final payment for the Match on Main Project for Douglas J will be coming shortly. The Façade Improvement application will be promoted to the community soon.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

a. October 2, 2023, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

13. ADJOURNMENT

The meeting was adjourned at 8:50am without objection.