



Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, October 5, 2023– Minutes -DRAFT

Members

Present: Treasurer Phil Deschaine, Chair Kim Thompson, Dave Ledebuhr, Shawn Dunham, Manager Frank L. Walsh, Brenda Chapman, and Adam Carlson

Members

Absent: Trustee Kathy Sundland

Others

Present: Economic Development Director Amber Clark, Planning Commissioner Milton Scales, Marketing & Public Relations Specialist Rachel Stohlin, and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

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

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

4. CONSENT AGENDA

- a. Minutes-Meeting September 7, 2023
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER DUNHAM TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 6-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. EDC Board Training Items

Director Clark reminded the EDC to please send her the documentation that you read and reviewed the training items. This is a requirement for the MEDC RRC recertification. Annual training will be required for all development Boards.

b. Village of Okemos RAP Grant and Project Update

Director Clark gave an update on the project. There has been no official word from the State yet on the \$5 million grant request. There is a meeting scheduled for next Friday with the State regarding the grant. Michigan Department of Environment, Great Lakes, and Energy (EGLE) had a recent conversation with the developer and the developer stated they still have plans to build the project and for that reason, they are not interested in filling the hole. If the project does not move forward, EGLE will grass the site.

7. NEW BUSINESS

a. Corridor Improvement Authority (CIA) Tax Increment Financing (TIF) Discussion

Director Clark presented the draft CIA TIF Plan to the Township Board last Tuesday. The Board set a public hearing on Thursday, November 9th. In the meantime, Director Clark will be meeting with the taxing authorities including the Airport Authority, CATA, Ingham County and Lansing Community College. The capture will include non-big box parcels in the CIA. The funds generated from the Plan would support infrastructure improvements needed at the Meridian Mall and Rapid Flash Beacon (RFB) lights for the pedestrian crossings on Grand River Avenue. Member Ledebuhr asked that we review page 8 of the draft Plan where it states “formally Meridian Mall.”

8. TOWNSHIP REPORTS

a. Township Board

Treasurer Deschaine reported the following:

- 2024 Budget approved
- Corridor Improvement Authority (CIA) TIF financing discussion
- Set a study session for 11/2 to discuss a Senior/Community Center
- Upcoming discussion on recreational marijuana ordinance

b. Township Manager

- Happy 3rd work anniversary to Amber!
- Appointed new Chief of Police Rick Grillo and new Lieutenant Curt Squires
- Township Fund Balance has grown to \$13M
- In the last 10 years, Township has eliminated debt from \$45M to \$24M
- 2024 Budget includes 2 new firefighter/paramedics
- Trick or Treat is set for October 31st at 6:00pm-8:00pm
- LuAnn’s retirement party will be on 12/21/23
- Posting for the Parks & Recreation Director tomorrow
- Meeting with CATA to discuss eliminating the additional Redi-Ride millage
- Board holding listening sessions to enhance communications with residents
- The bridge on the MSU to Lake Lansing Pathway has been installed
- 11th annual teambuilding event on October 11th
- RFP out for Senior/Community Center RFP
- Board discussing paid parental leave

- c. Planning Commission
Commissioner Scales stated there was a large crowd at the last Planning Commission meeting. Residents came out to oppose a proposed zoning amendment for a townhouse rental community at Park Lake Road and Grand River Avenue. The Planning Commission is likely to vote no on the project. In addition, they are finishing up the Master Plan Update.
- d. Chair
Chair Thompson reported she and Director Clark met with the Communications Team to discuss development of promotional materials for the EDC and local businesses.
- e. Staff
Director Clark stated that the Communications Team will begin interviewing the MABA Member Spotlight business. The Township applied for a Community Development Block Grant through Michigan State Housing Development Authority (MSHDA) to support affordable housing. 2755 Grand River Avenue and Consumers Credit Union are under construction. At the last Township Board meeting, there was discussion around the accessory dwelling ordinance as it relates to our Redevelopment Ready Communities (RRC) recertification.

9. COMMUNITY REPORTS

- a. Meridian Mall
 - New Mattress Shop coming
 - Shinn's Taekwondo is open
 - Jerk chicken is coming to the Food Court
 - Braids and Wigs coming
 - Indoor golf concept store coming
- b. MABA
Director Clark mentioned that the next MABA meeting is October 13th at 9:15am at MSUFCU at Mt. Hope and Farm Lane. It is also the deadline to register for the Business Expo.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- November 2, 2023 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

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