

1. CALL MEETING TO ORDER
2. ROLL CALL
3. 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.
4. APPROVAL OF AGENDA
5. CONSENT AGENDA
 - A. Minutes –May 2, 2024 Meeting
 - B. Development Projects
 - C. Spotlight Update
6. COMMUNICATIONS
7. PUBLIC REMARKS
8. OLD BUSINESS
9. NEW BUSINESS
 - A. Annual Economic Development Training
 - B. Michigan Economic Development Association Membership
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC REMARKS
12. NEXT MEETING DATE
 - A. September 5, 2024 7:30am
13. ADJOURNMENT



Charter Township of Meridian
Meridian Economic Development Corporation
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, May 2, 2024– Minutes -DRAFT

Members

Present: Treasurer Phil Deschaine, Chair Kim Thompson, Shawn Dunham, Nate Ide, Dave Ledebuhr, Adam Carlson and Trustee Kathy Sundland

Members

Absent: None

Others

Present: Economic Development Director Amber Clark and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order and read the mission statement at 7:30 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. NEW MEMBER INTRODUCTION-Nate Ide

The EDC welcomed and introduced themselves to Nate Ide.

4. APPROVAL OF THE AGENDA

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

5. CONSENT AGENDA

- a. Minutes-Meeting March 7, 2024
- b. Monthly Financials-February & March 2024
- c. Development Projects

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

6. COMMUNICATIONS

None.

7. PUBLIC REMARKS

None.

8. OLD BUSINESS

None.

9. NEW BUSINESS

a. EDC Secretary Election

Chair Thompson shared that the former Township Manager served as Secretary and with his departure a new Secretary needs to be named to the EDC. Dave Ledebuhr volunteered to serve as Secretary.

MOTION BY MEMBER CARLSON TO APPROVE DAVE LEDEBUHR AS EDC BOARD SECRETARY FOR THE CHARTER TOWNSHIP OF MERIDIAN ECONOMIC DEVELOPMENT CORPORATION FROM NOW UNTIL THE FIRST MEETING OF THE EDC BODY IN WHICH ELECTIONS WILL BE HELD IN 2025. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 6-0.

b. Authorized Signers EDC Independent Bank Account

Chair Thompson stated that the former Township Manager will need to be removed and the Interim Township Manager Tim Schmitt added, as well as, the new EDC Secretary Dave Ledebuhr.

MOTION BY CHAIR THOMPSON TO APPROVE THE ATTACHED RESOLUTION AUTHORIZING THE CHAIR, VICE CHAIR, SECRETARY AND INTERIM MANAGER TIMOTHY SCHMITT AS AUTHORIZED SIGNERS TO SIGN CHECKS AND MAKE DEPOSITS TO THE EDC INDEPENDENT BANK ACCOUNT. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 6-0.

c. Juneteenth Over Lake Lansing Contribution

Director Clark shared that this year's event will take place on Saturday, June 15th from 1:00pm-7:00pm at Lake Lansing Park. She requested \$2,000 to support the event's sound equipment.

MOTION BY MEMBER DUNHAM TO APPROVE THE 2024 CONTRIBUTION TO THE JUNETEENTH OVER LAKE LANSING EVENT IN THE AMOUNT OF \$2,000. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 6-0.

10. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- Trader Joe's will be opening in mid-June
- Working on the Township Survey
- Community/Senior Center presentation at the next Board meeting
- A three story storage unit project on Grand River Avenue was approved by the Planning Commission and denied by the Township Board

- b. Township Manager
None.
- c. Planning Commission
None.
- d. Chair
Chair Thompson thanked new member Nate Ide for joining.
- e. Staff
Director Clark reported the following items:
 - Stillwater lease was not renewed. There is potential for a new operator.
 - Reviewing liquor license ordinances
 - A trailer is coming to Trader Joe's to begin interviews for staff
 - May 21st from 3:00pm-5:00pm will be the American House Meridian ribbon cutting
 - Village of Okemos Concept Plan will be on the next Township Board agenda for comment
 - FAQ's and the new Concept Plan for the Village of Okemos Project are on the website

11. COMMUNITY REPORTS

- a. Meridian Mall
Member Dunham reported the following updates:
 - Planet Fitness is expanding into the adjacent space
 - Schuler's Books is moving/expanding to the old Bed, Bath & Beyond space
 - Two new additions to the Food Court
 - The Carnival -May 3-12
 - Mother's Day Craft Show- May 11
 - Peach Truck- June 29
 - Meridian Motorfest-September 1
- b. MABA
Director Clark mentioned the next meeting will be next Friday. The Golf Outing will be the second Friday in June. MABA membership promotion-if you recruit three members, your membership fee is free.

12. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- June 6, 2024 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:09am.

Businesses New & Relocating									
Date of Approval	Start Year	Developer Name	Development Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4.16.2024	2024	Haslett Gallery	Herbana	New Recreational Marihuana Business	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
2022	2023	Consumers Credit Union	Consumers Credit Union	Recently Opened June 2024	2763 Grand River Ave East Lansing MI	New Commercial Development	1	Ingham County Drain Office	New Consumers Credit Union facility. A similar Business is sold and will close all Michigan Locations
	2024	Rite Aid	Rtie Aid	CLOSING	All Locations	----	1	Economic Development	New owner/operator in the Carriage Hills Lake
	2024	Ageel Daudi	Puff Puff Tobacco	New Business Opening/Relocating	3340 E Lk Lansing	New Commercial Development	1	Building Dept.	Interior remodel and update
	5.20.2024	Louis J Eyde Family	Michigan Fitness Foundation	New Businesses Opening/Relocating	2843 Eyded Parkway E Lansing	New Commercial Development	1	Building Dept.	New owner/operator in the Carriage Hills Lake
	2024	Ageel Daudi	Puff Puff Tobacco	New Business Opening/Relocating	3340 E Lk Lansing	New Commercial Development	1	Building Dept.	Business Closure
	2024	Big Lots	Big Lots	CLOSING	2020 Grand River Ave	----	1	Economic Development	
Under Construction									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd	Single Family Homes	7	Community Planning Dept.	7 single family homes built off Robins Way East of Hulett
12/28/2021	2018	Okemos Pointe	Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370	Building Dept.	Final stages of Elevation Apartments at Jolly Oak and
2/24/2022	2022	Newton LLC/DTN Mngmt	Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239	Community Planning Dept+ Building Dept	Mixed-Use residential development and mixture of
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Construction	Fresno Lane East Lansing MI	Single Family Homes	14 of 99	Community Planning Dept.	First phase of First approved in the early 2000's, final single family
2/28/2022	2024	Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Community Planning Dept.	First phase of 150 single family home development.
	2021	Meridian Township Public Works	MSU -Lake Lansing Trail/Pathway (Phase 2)	Under Construction	Township Trail- Lake Lansing North -	Public Park/Public Facility Improvement	1		Second phase of the continuation of the Lake

4.16.2024	2024	Haslett Gallery	Herbana	Under Construction	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
	2024	Crunch Fitness	Crunch Fitness	Under Construction	2655 Grand River Ave	New Commercial Development	1	Building Dept.	interior expansion of Crunch Fitness into suite where
Under Site Plan Review									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4/11/2022	2024	Radmoor Montessori	Radmoor Montessori	Under Site Plan Review	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1		Expansion of Radmoor Montessor School on
	2023	Giguere Homes	Hulett Road Estates	Under Site Plan Review	3560 Hulett Road Okemos MI	Single Family Homes	6	Community Planning Dept.	6 single family homes, one house will be rehabilitated
	2024	TIMN LLC	Pins & Pints	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1	Community Planning Dept.	Potential redevelopment of City Limits Bowling Alley.
2023	2024	Newman Equities II, LLC	Grand Reserve	Under Site Plan Review	Park Drive and Powell Road	Mixed Housing - Middle Housing	115	Community Planning Dept.	75 single family homes and 75 duplexes for rent off of
	2024	N/A	Tantay Cuisine	Under Bldg Plan Review	2398 Jolly Road Suite 200	New Commercial Development	1	Building Dept.	New business-waiting permit applications
7/26/2022	2024	SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI 2806	MUPUD Commercial + Residential	290		Redevelopment of the remaining 19 acres at Haslett
4/24/2023	2024	Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	Bennett Road Okemos MI	Building Expansion	1	Engineering Dept.	Expansion of the existing Schultz Veterinary
	2024	DVNK LLC	DVNK LLC	Under Site Plan Review	1419 Grand River Ave	Marihuana Dispensary	1	Township Board	SUP for a new Recreational Marihuana dispensary.
4.16.2024	2024	SANDDS	SANDDS	Under Site Plan Review	3520 Okemos Road	New Commercial Development	1	Planning Commission	SUP for a new Recreational Marihuana dispensary.
4.16.2024	2024	Okemos Local Investments	Okemos Local Investments	Under Site Plan Review	4360 Hagadorn Road	New Commercial Development	1		SUP for a new Recreational Marihuana dispensary.
	2024	Tarek Chawish	Chateau Coffee Co.	Under Site Plan Review	2361 W Grand River Ave	New Commercial Development	1	Building Dept.	New coffee shop on Grand River hoping to open in
	7.11.2024	GLI LLC	Crunch Fitness	Under Site Plan Review	2655 Grand River Ave	New Commercial Development	1	Building Dept.	interior expansion of Crunch Fitness into suite where
	2024	Meijer Thrifty Acres	Okemos Meijer Expansion	Under Site Plan Review	2055 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	Interior expansion and update of the grocery store

	6.7.2024	Local Epicurean Mid Michigan	Local Epicurean	Under Site Plan Review	2843 E Grand River Ave	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	2024	Becky Beachaine Kulka	BBK Jewelry	Under Site Plan Review	2260 Jolly Oak Road	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	6.6.2024	Juice Nation	Juice Nation	Under Site Plan Review	3520 Okemos Road swap 2398 Jolly	Existing Commercial Expansion	1	Building Dept.	Plans Pending to move Juice Nation from 3520 Okemos
	5.20.2023	Schulers	Schulers Bookstore	Under Site Plan Review	1982 W Grand River Ave Swap with	Existing Commercial Expansion	1	Building Dept.	Schuler's bookstore took an opportunity to expand and
	6.24.2024	Fahey Schultz Burzych and	Fahey Schultz	Under Site Plan Review	4151 Okemos Road	Existing Commercial Expansion	1	Building Dept.	Expansion of existing law office
	6.29.2024	Nw Potato Creak Holding LLC c/o PJ	Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1	Building Dept.	Development of a car wash at the previous Outback
	5.30.2024	N/A	Dobie Road Event Space/Theater	Under Bldg Plan Review	4655 Dobie Road	New Commercial Development	1	Building Dept.	New applications for a private theater
	5.30.2024	Martin Commercial Properties	ACE Hardware	New Applications	3544 Meridian Crossing Drive	New Commercial Development	1	Building Dept.	New applications recieved for
	7.3.2024	Emily Dawson	All Grand Events	New Applications	2233 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	New applications received for an update exterior
	7.22.2024	Kulphanin Saengothai	Ai Ya Ramen	New Applications	1737 W. Grand River Ave	New Commercial Development	1	Building Dept.	New application received for a new Ramen restaurant
	7.23.2024	Little Caesar's	Little Caesar's	New Applications	3340 Lake Lansing Road	Existing Commercial Expansion	1	Building Dept.	Remodel of the Little Caesar's of Lake Lansing Road
	7.23.2024	High Steet Investments LLC	Pure Barre	New Applications	3552 Meridian Crossings Suite 570	Existing Commercial Expansion	1	Building Dept.	Wth the planned expansion of ACE Hardware



In collaboration with the [MABA - Meridian Area Business Association](#), Meridian Township will share monthly MABA Sponsor Spotlights, highlighting businesses in the Township and greater Lansing area that support our local businesses.

JUNE 2024 MABA SPOTLIGHT: [Family and Elder Law of Mid-Michigan, P.C.](#)

With a location in Lansing, Attorneys Sara Reedy, Jack Weyers Jr, and Skylar Steel of Family and Elder Law of Mid-Michigan, P.C. serve Michigan with unique legal needs and services.

Specializing in estate planning, wills and testaments, trusts, and long-term care planning, Family and Elder Law is prepared to help and play a pivotal role in safeguarding the interests and well-being of individuals and families alike.

A well-thought-through and implemented plan gives you maximum control over your assets and allows you to protect them while you are alive, in the period immediately following your passing, and for generations to come. Family and Elder Law works with you to create custom comprehensive estate plans, based on your situation.

Community Outreach is essential to foster awareness and access to legal services. MABA recognizes the importance of providing education and support on resources covered by Family and Elder Law. By attending workshops, seminars, and informational sessions on Estate Planning and Medicaid, individuals in the community are empowered to make informed decisions.

Attend one of the workshops to qualify for a free 90-minute meeting with one of their attorneys to discuss individual concerns and planning goals. All workshops are held at Consumer's Credit Union (4169 Legacy Parkway Suite A, Lansing).

To learn more about Family and Elder Law and upcoming workshops, visit <https://www.family-elder-law.com/>.

More about MABA:

Meridian Area Business Association is a premier business networking chamber for Meridian Township and its surrounding areas. Members include businesses in the Greater Lansing Area, but mostly Meridian Township. For more information about MABA, visit their website at: <https://maba29.wildapricot.org/page-18135>.

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MABA SPONSOR SPOTLIGHT:



**FAMILY AND
ELDER LAW**
of Mid-Michigan, P.C.



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APRIL 2024 MABA SPOTLIGHT: [Camelot Emergency Water Removal](#)

With locations in Greater Lansing, Kalamazoo, and Grand Rapids, family-owned Camelot Emergency Water Removal serves southwest Michigan with timely and superior water removal services.

Specializing in emergency water removal, structural drying, sewage removal and disinfection, and mold remediation, Camelot is prepared to help property owners address situations that nobody wants to see in their facilities.

As a rapid-response service, Camelot's staff are on-call 24 hours a day, seven days a week, to help you address water damage emergencies at your home or commercial site, equipped to service any location in their service area within one hour. In addition, Camelot provides free moisture reads at no cost, only providing an estimate if excess moisture is detected. This estimate allows property owners to make informed decisions ahead of any work performed.

As a 'dry-out' company, Camelot seeks to remove water and care for affected materials in the home or facility, not removing affected objects from the site.

To learn more about Camelot, visit <https://www.camelotservice.com/>.

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MABA SPONSOR SPOTLIGHT:



CAMELOT

EMERGENCY WATER REMOVAL

24/7 RAPID RESPONSE



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: August 1, 2024

Re: Michigan Economic Development Association Membership Approval

In previous years Meridian Township held an active membership to the Michigan Economic Development Association, a statewide membership organization dedicated to fostering sustainable economic growth and prosperity.

Economic Development professionals (you) will gain access to knowledge, advocacy, resources, and collaboration opportunities to drive change in Meridian Township. The members of MEDA are small and large communities like Meridian Township, with active Economic Development teams or organizations. The Meridian EDC is nearing 40 years of establishment and we are a community with vast opportunities to bridge the gap in development or enhancement.

By joining MEDA, Meridian EDC members will have access to a large library of papers, videos, and projects that have solved issues in other communities. Issues that Meridian currently faces today. A township membership to MEDA will greatly benefit the Meridian EDC members and staff. To review the additional benefits of MEDA follow this link: <https://www.medaweb.org/services-programs/>. The addition of the annual MEDA membership is a \$325 purchase out of the EDC's account. All Meridian EDC members will have access to login to the site to use the resources at their leisure.

Motion: Move to approve the annual membership payment of \$325 to the Michigan Economic Development Association to provide Meridian EDC members and staff with access to statewide economic webinars, trainings, and events.



To: Meridian Economic Development Corporation
From: Amber Clark Director Neighborhoods & Economic Development
Date: August 1, 2024
Re: Annual Economic Development Member Training

Annually to maintain our individual aptitudes, the general understanding of development, opportunities for incentives, and other enhancements associated with Economic Development, the Economic Development Director will assign various trainings for EDC members. As a part of maintaining our Redevelopment Ready Communities' active status with the Michigan Economic Development Corporation, training in the field of Economic Development is required. Training will consist of several types of education options with topics focused on varying elements of Economic Development. The below four articles are from Governing.com- an online media resource for all things government. Four topics we have selected that pertain to Meridian, especially those centered on redevelopment, housing, and major economic hubs. Each EDC member has been assigned an article and will need to complete the review of the article by the September 5th, 2024 EDC meeting. Each Article has discussion questions that we will review at the September meeting, please be prepared to share your thoughts:

New Life for Downtowns as Innovation Districts

<https://www.governing.com/magazine/new-life-for-downtowns-as-innovation-districts>

Assigned: Kim Thompson, Dave Fosdick

What are the futures of Downtowns going to look like if trends continue as they are?

How can we use this information to redevelop our Downtown district?

15 Minute City- Hope or Hype and Hostility

<https://www.governing.com/urban/the-15-minute-city-hope-hype-and-hostility>

Assigned: Dave Ledebuhr, Sai Ram

Is 15 minute-neighborhood planning a good plan for communities?

How would our recently approved Masterplan be altered if we were to concentrate our efforts to make our community a 15-minute friendly community?

Plummeting Enrollment Leads More Colleges to Close

<https://www.governing.com/management-and-administration/plummeting-enrollment-leads-more-colleges-to-close>

Assigned: Adam Carlson, Kathy Sundland

Michigan State University is a major economic drive to the region. What are the potential impacts on Meridian Township related to the enrollment status of students?

What can Meridian Township EDC members do to combat college enrollment or enhance the number of enrollees at an institution of higher learning?

Affordable Housing How Small is Too Small

<https://www.governing.com/urban/affordable-housing-how-small-is-too-small>

Assigned: Nate Ide, Treasurer Deschaine, Shawn Dunham

Will creating a smaller unit make a housing unit affordable?

What trends can we expect in the nation related to unit sizes?

Does the newly adopted "Accessory Dwelling Unit Ordinance" impact small/tiny home development in Meridian Township?