



Charter Township of Meridian
Downtown Development Authority (DDA)
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Monday, May 6, 2024 – Minutes

Members

Present: Bill Cawood, Peter Campbell, Renee Korrey, Tom Stanko and Don Romain

Members

Absent: Angela Wright, Ron Sdao and Supervisor Jackson,

Staff

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

Others

Present: Planning Commission Chair Mark Blumer

1. CALL MEETING TO ORDER

Chair Stanko called the meeting to order and read the mission statement at 7:32 am.

2. PRESENTATION-Mr. Gene Turnwald 1900's Clock Tower

Mr. Turnwald was not present to provide the presentation.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAMPBELL.
MOTION APPROVED 5-0.**

4. APPROVAL MEETING MINUTES OF MARCH 4, 2024

**MOTION BY MEMBER ROMAIN TO APPROVE THE MINUTES. SUPPORTED BY MEMBER CAMPBELL.
MOTION APPROVED 5-0.**

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared the February and March finances and highlighted the \$6,159.66 payment made to Ingham County for the MTT case on the new property they purchased in the DDA. The finances were placed on file.

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill April and May 2024

MOTION BY MEMBER CAWOOD TO APPROVE THE PAYMENT OF \$108.81 FOR THE APRIL 2024 AND \$109.26 FOR THE MAY 2024 CONSUMERS ENERGY BILLS. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 5-0.

8. OLD BUSINESS

A. Village of Okemos 2024 Concept Plan Review

Director Clark stated the FAQ's regarding the project are on the website development page. The developers will be sharing two concepts at the next Township Board meeting. Both Concept Plans would require the Township to pay for all infrastructure including the burial of the HVD lines. This would be a \$12 million expense. The Plans have reduced the commercial spaces and part of the commercial space includes a gym. One Concept shows the building close to the road and the other shows the parking lot at the road with the building behind.

The Planning Commission saw the presentation a few weeks ago. Chair Blumer reported the Commission was not in support of either concept. They felt they both did nothing to improve Downtown Okemos, have a diminished size of commercial space and the project has lost its walkable amenity.

There was discussion about sending a letter to the Township Board not supporting either Concept Plan as currently presented. Director Clark will draft a letter and send to the DDA to be finalized.

MOTION BY MEMBER KORREY TO DRAFT & SUBMIT A LETTER TO THE TOWNSHIP BOARD STATING THAT THE DDA DOES NOT SUPPORT EITHER CONCEPT PLAN AS CURRENTLY PRESENTED. SUPPORTED BY ROMAIN. MOTION APPROVED 5-0.

B. DDA Logo and Sign Confirmation

Director Clark shared two logos. There was consensus that the DDA liked version A and would like to move the "n" & "t" closer together in the word Downtown.

9. NEW BUSINESS

A. Evergreen Veterinarian Clinic Façade Improvement Reimbursement Request and Development Agreement

Staff from Evergreen Veterinarian Clinic presented their grant application that includes updates to their exterior building walkway, landscaping and signage.

MOTION BY MEMBER KORREY TO APPROVE THE ATTACHED FAÇADE IMPROVEMENT GRANT REIMBURSEMENT AGREEMENT WITH EVERGREEN VETERINARIAN CLINIC FOR A FULL REIMBURSEMENT OF THE PROJECT, NOT TO EXCEED \$15,000. SUPPORTED BY ROMAIN. MOTION APPROVED 5-0.

B. 2023 Annual DDA Report

Director Clark presented the 2023 Annual DDA Report and discussed the capture changes including the \$6,159.66 that was paid back to Ingham County for their recent purchase in the DDA.

MOTION BY MEMBER KORREY TO APPROVE THE 2023 DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT AND APPROVE DISSEMINATION TO THE PUBLIC, STATE TREASURY, AND REQUIRED TAXING JURISDICTIONS AS REQUIRED BY THE RECODIFIED TAX INCREMENT FINANCING ACT. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 5-0.

10. REPORTS

A. Township Board

Trustee Trezise stated the following:

- Board authorized a lawsuit on the fire ladder truck
- Number of Planning Commissioners is being reduced from 9 to 7
- Approved marihuana dispensaries at Okemos/Jolly and Okemos/Haslett
- Unruh Drain is moving from the responsibility of the township to Ingham County
- Police Department is close to full staffing
- Approved the purchase of a new pumper fire truck

B. Township Manager

None.

C. Planning Commission

Chair Blumer stated the Planning Commission did recently have a presentation from the Village of Okemos developers for feedback on a couple of different plan options. The Planning Commission was not in support of the options presented.

D. Chair Report

None.

E. Staff Report

Director Clark reported the following:

- I Heart Mac & Cheese coming to the Hannah Plaza
- Moka & Co opened in the former Panera space
- Clearing is happening at the Grand Reserve property
- Working on soil erosion at the Haslett development
- Trailer coming to the Trader Joe's site for interviews
- Trailer coming to Newton Pointe

11. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

Treasurer Deschaine thanked the group for the feedback on the Village of Okemos Project.

13. NEXT MEETING DATE

a. June 3, 2024, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

14. ADJOURNMENT

The meeting was adjourned at 9:03am without objection.