

Charter Township of Meridian
Meridian Economic Development Corporation
5151 Marsh Road, Okemos, MI 48864
Thursday, September 7, 2017 – Minutes

Members

Present: David Ledebuhr, Shawn Dunham, Adam Carlson, Chris Buck, Trustee Phil Deschaine, Mikhail Murshak, Township Manager Frank Walsh

Members

Absent: Jade Sims, Malinda Barr, Josh Hundt, David Olson and Lynda Rowlee

Others

Present: Treasurer Julie Brixie, Ex-Officio, Planning Commission Vice-Chair John Scott-Craig, Director of Community Planning and Development Mark Kieselbach, Senior Planner Peter Menser, Executive Assistant Michelle Prinz, and Brent Forsberg, TA Forsberg

1. CALL MEETING TO ORDER

Chair Buck called the meeting to order at 7:32 am and he 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 TRUSTEE DESCHAIINE TO APPROVE AGENDA. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 7-0.

4. CONSENT AGENDA

- a. Communications
- b. Minutes-August 3, 2017

MOTION BY TRUSTEE DESCHAIINE TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 7-0.

5. PUBLIC REMARKS

None.

6. PRESENTATION

Brent Forsberg, TA Forsberg discussed the “lifestyle community” vision for the Elevation project opening next year, tembo housing projects he is working on in REO Town and had a general question and answer session regarding his view on economic development in the region.

7. FINANCIAL REPORT

Treasurer Brixie distributed and reviewed the financial report dated 9/7/17. Report on file.

MOTION BY MEMBER LEDEBUHR TO APPROVE FINANCIAL REPORT. SUPPORTED BY MANAGER WALSH. MOTION PASSES 7-0.

8. APPROVAL OF PAYMENTS

None.

9. PLANNING COMMISSION REPORT

Planning Commission Vice-Chair John Scot-Craig provided a summary of recent Planning Commission activities.

10. NEW BUSINESS/CHAIR REPORT

a. Available Property for Development

Chris Buck distributed a list of available property. He plans on keeping this list updated monthly for any developers who show interest in the Township.

11. OLD BUSINESS

a. Development Funnel

Chris shared a new format to the development funnel to include a variety of phases Township development projects are in.

b. Sign Ordinance

Peter suggested that the EDC begin the project of proposing sign ordinance revisions with identifying the requests that are most commonly made, but denied and those most commonly complained about. Peter shared a couple of problems with the existing ordinance including temporary signage, announcing signage, and grand opening signage. Suggestions included: featuring less of the contractor and bank on announcing signage, extending opening signage from 15 days to 30 days, consider waiving permit fee for grand opening signage, and consider adding menu signage. Peter and Chris agreed to draft proposed language to accommodate changes to these agreed upon gaps in our existing ordinance for the discussion at the next EDC meeting.

12. CHAIR REPORT

Chris reported the Township will be hosting a Shaping the Avenue Open House on Thursday, September 14, 2017 from 5-7pm. This will allow the community a chance to provide feedback on plans. The Brownfield Redevelopment Authority has adopted by-laws and officers. Chris Buck will serve as the Chair and John Scott-Craig will serve as the Vice-

Chair. The Township Board unanimously passed the MEDC Redevelopment Ready Community resolution.

13. STAFF REPORT

None.

14. TOWNSHIP MANAGER REPORT

- Manager Walsh reported the Township budget focuses on reducing pension debt, local roads, solar energy project, and redevelopment of our three core commercial areas.
- The Meridian Redevelopment Fund of \$570,000 is recommended in the 2018 Budget from the sale of the MARC and the fire station. The EDC would be involved in distributing the funds made available.
- Summer Park Reality, LLC has filed a lawsuit against the Township regarding the zoning of Walnut Hills.

15. TOWNSHIP BOARD REPORT

- Trustee Deschaine reported the Board is currently reviewing the 2018 Budget and the Master Plan.

16. MERIDIAN MALL REPORT

- Shawn reported that the mall is doing some new pop up stores.
- The mall is doing some soft seating and lighting renovations.
- New store-Torrent recently opened.

17. FARMERS' MARKET RELOCATION UPDATE

Dave reported that next month he plans to have a site plan and a proposal.

18. OPEN DISCUSSION/BOARD COMMENTS

None.

19. PUBLIC REMARKS

None.

20. NEXT MEETING DATE

- Thursday, October 5, 2017 at 7:30am

21. ADJOURNMENT

Hearing no objection, Chris Buck adjourned the meeting at 8:55am.