



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority

April 8, 2019 7:30 am
Municipal Building - Town Hall Room
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
3. APPROVAL OF AGENDA
4. MINUTES – March 4, 2019
5. PUBLIC REMARKS

6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill 2.2019

8. OLD BUSINESS
 - A. TIF Policies and Procedures Subcommittee Update

9. NEW BUSINESS
 - A. Business open house possibility for Village presentation plus Q&A

10. TOWNSHIP BOARD REPORT
11. PLANNING COMMISSION REPORT
12. TOWNSHIP MANAGER REPORT
13. CHAIR REPORT
14. STAFF REPORT
 - A. Development Projects Update

15. OPEN DISCUSSION/BOARD COMMENTS
16. PUBLIC REMARKS
17. NEXT MEETING DATE
 - A. May 6, 2019, 7:30am

18. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



Charter Township of Meridian
Downtown Development Authority (DDA)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Monday, March 4, 2019 – Minutes -DRAFT

Members

Present: Will Randle, Jim Raynak, Bill Cawood, Jim Spanos, Peter Campbell, Renee Korrey, and Supervisor Ron Styka

Members

Absent: Susan Fulk and Scott Weaver

Staff

Present: Community Planning and Development Director Mark Kieselbach, Economic Development Director Chris Buck

Others

Present: Phil Deschaine, Township Treasurer and Peter Trezise, Planning Commission

1. CALL MEETING TO ORDER

Vice-Chair Korrey called the meeting to order at 7:30am.

2. MISSION – Vice Chair Korrey read the DDA Mission

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER RANDLE TO APPROVE THE AGENDA. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 7-0.

4. APPROVAL OF MEETING MINUTES OF FEBRUARY 4, 2019

Vice-Chair Korrey noted that the minutes indicate that Member Spanos was absent from the meeting, but also reflects that he supported the motion to approve the agenda. She requested that staff review the notes and correct the error.

MOTION BY MEMBER RAYNAK TO APPROVE THE AMENDED MINUTES. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 7-0.

5. PUBLIC REMARKS - none

6. FINANCIAL REPORT

Staff provided a summary update on the February 2019 Financial Report.

Member Spanos voiced several questions regarding the report and requested clarity on beginning balances, revenue and expenses as they didn't add up according to his math. Staff agreed to provide a more comprehensive explanation including supporting bank statements moving forward.

Vice Chair Korrey questioned the process of motioning to formally approve the financial reports. Her history shows that the prior DDA boards noted the report was received and is to be placed on file. After board discussion it was agreed to acknowledge the receipt of the financials and place the report on file.

7. AUTHORIZATION OF PAYMENTS

- a. Reviewed Consumers Energy 2.2019 bill totaling \$159.86.
- b. Reviewed the RCPD Braille invoice totaling \$513.00.

MOTION BY MEMBER CAWOOD TO APPROVE PAYMENT TO CONSUMERS AND RCPD. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 7-0.

8. OLD BUSINESS

a. Interlocal Agreement Status Update

Director Buck explained the stats of the legal agreements between the Township and the Taxing Jurisdictions (LCC, CRAA, CATA and Ingham County). They are all in the process and meetings are occurring this month to solidify these agreements.

b. TIF Policies and Procedures Update

Director Buck announced that a subcommittee of the DDA has been convened. Chair Fulk, and Members Korrey and Raynak will service in this capacity along with Township Supervisor Styka and Treasurer Deschaine. Meetings will be March 5th and March 19th. A presentation of the results will be made to the full DDA Board at its April meeting.

9. NEW BUSINESS

a. DDA Bank Resolution – Update Signature Cards

Director Buck explained that the signature cards needed to be updated and presented a resolution to be considered. Member Raynak questioned why DDA Treasurer Spanos is left off and Director Buck is listed as a signer.

MOTION BY VICE-CHAIR KORREY TO APPROVE THE RESOLUTION REPLACING DIRECTOR BUCK WITH TREASURER SPANOS. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 7-0.

During discussion on the Okemos Village Concept Plan Vice-Chair Korrey requested that staff reach out to the Ingham County Road Department to attend the next DDA meeting to update the board on their plans not only for the village, but the bridge work which is also within the DDA. Director Buck agreed to do so.

10. TOWNSHIP BOARD REPORT

Supervisor Styka reported the following Board progress:

- Medical Marihuana ordinance to be discussed in a joint meeting of the Township Board and Planning Commission on March 12th

- Staff is researching the details regarding a possible road millage to create a 10-year plan to bring all roads up to a score of “good” with a plan to sustain them
- Redi Ride funding
- Farmers Market relocation is progressing
- The Fire Department ISO rating has been improved from a score of 4 to a score of 3, which should reduce the insurance costs for residents
- According to Niche.com, Okemos is among the top 10 places in the US to live

11. PLANNING COMMISSION REPORT

Planning Commissioner Peter Trezise provided a summary of recent Planning Commission activities including revising the senior care ordinance and approving a rezoning of a parcel north of Whole Foods.

12. TOWNSHIP MANAGER REPORT - none

13. CHAIR REPORT - none

14. STAFF REPORT

Director Buck reviewed the January update of development projects. The mall representatives recently toured the vacant Younkers sites with prospective tenants so there is some cause for optimism.

15. OPEN DISCUSSION/BOARD COMMENTS

Member Spanos asked if the Personal Property Taxes will still be captured under the new TIF plan. Director Buck responded yes, but that the base has been reset and the values will be very low until development occurs.

16. PUBLIC REMARKS

James Hart representing the Masons made the following comments:

- The DDA should consider televising discussion regarding payouts of the DDA TIF money
- The Developer should consider extending the improvement on Hamilton past Ardmore to Liverance during phase one
- He would like to know what the extent of the environmental contamination is under the Douglas J and Masons block, what the clean-up would look like and when it would occur, the Masons own 16% of that third block.
- He is generally in support of the development but wants to remain apprised of how and when the Mason’s building may fit into the overall development project.

17. NEXT MEETING DATE

- a. April 8, 2019, 7:30am

18. ADJOURNMENT

The meeting adjourned without objection at 8:22 am.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 03/31/2019 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$35,719.62
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$35,719.62
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$904.12
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$149,500.00
TOTAL LIABILITIES		\$150,404.12
FUND BALANCE		
Fund Balance 12/31/18		(\$127,800.22)
2019 YTD Net Income		\$13,115.72
TOTAL FUND BALANCE		(\$114,684.50)
TOTAL LIABILITIES & FUND BALANCE		\$35,719.62

INCOME STATEMENT

REVENUES	<u>February</u>	<u>March</u>	<u>Year to Date</u>
Tax Capture	\$0.00	\$0.00	(\$443.90)
PPT Reimbursement	\$0.00	\$0.00	\$12,764.04
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$0.00	\$0.00	\$12,320.14
EXPENDITURES			
Operating Costs	\$159.86	(\$5.00)	\$325.42
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$71,086.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	(\$1,121.00)
TOTAL EXPENDITURES	\$71,245.86	(\$5.00)	(\$795.58)
2019 Net Income	(\$71,245.86)	\$5.00	\$13,115.72

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
900-000.000-001.000	CASH	35,902.02
900-000.000-001.003	CASH - CELEBRATE DOWNTOWN OKEMOS	0.00
900-000.000-003.000	CERTIFICATES OF DEPOSIT	0.00
900-000.000-020.000	TAXES RECEIVABLE	0.00
900-000.000-020.500	DELINQ TAXES RECEIVABLE	(182.40)
900-000.000-040.000	ACCOUNTS RECEIVABLE	0.00
900-000.000-084.070	DUE FROM GENERAL FUND	0.00
900-000.000-123.000	PREPAID EXPENSE	0.00
Total Assets		35,719.62
*** Liabilities ***		
900-000.000-202.000	ACCOUNTS PAYABLE	0.00
900-000.000-202.100	CREDIT CARD PAYABLE	904.12
900-000.000-214.150	DUE TO GENERAL FUND	0.00
900-000.000-214.300	DUE TO OTHER FUNDS	0.00
900-000.000-251.000	ACCRUED INTEREST PAYABLE	0.00
900-000.000-298.030	INSTALLMENT NOTE PAYABLE	149,500.00
900-000.000-298.035	CURRENT PORTION INSTALLMENT NOTE	0.00
900-000.000-299.000	DEFERRED INFLOWS REVENUE	0.00
900-000.000-299.500	UNEARNED REVENUE	0.00
Total Liabilities		150,404.12
*** Fund Balance ***		
900-000.000-390.000	FUND BALANCE	(96,845.43)
Total Fund Balance		(96,845.43)
Beginning Fund Balance - 2018		(96,845.43)
Net of Revenues VS Expenditures - 2018		(30,954.79)
*2018 End FB/2019 Beg FB		(127,800.22)
Net of Revenues VS Expenditures - Current Year		13,115.72
Ending Fund Balance		(114,684.50)
Total Liabilities And Fund Balance		35,719.62

* Year Not Closed

REVENUE AND EXPENDITURE REPORT FOR MERIDIAN TWP

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2019 AMENDED BUDGET	YTD BALANCE 02/28/2019	ACTIVITY FOR MONTH 02/28/2019	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	15,000.00	(443.90)	0.00	15,443.90	(2.96)
900-000.000-506.000	GRANT REVENUE - LOCAL	0.00	0.00	0.00	0.00	0.00
900-000.000-576.000	OTHER INTRGOVTL REVENUE	15,000.00	12,764.04	0.00	2,235.96	85.09
900-000.000-638.222	DDA DOWNTOWN EVENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-665.000	INTEREST	0.00	0.00	0.00	0.00	0.00
900-000.000-671.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
900-000.000-675.150	DONATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-695.000	CARRYOVER	0.00	0.00	0.00	0.00	0.00
900-000.000-696.000	OTHR FINANCING SRCE-BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00
900-000.000-698.000	PROCEEDS FROM LOAN	0.00	0.00	0.00	0.00	0.00
900-000.000-699.000	OPERATING TRANSFER IN	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000		30,000.00	12,320.14	0.00	17,679.86	41.07
TOTAL REVENUES		30,000.00	12,320.14	0.00	17,679.86	41.07
Expenditures						
Dept 000.000						
900-000.000-701.000	SALARIES	0.00	0.00	0.00	0.00	0.00
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	330.42	159.86	2,669.58	11.01
900-000.000-820.000	CONTRACTUAL SERVICES	5,000.00	0.00	71,086.00	5,000.00	0.00
900-000.000-825.000	PROFESSIONAL CONFERENCES/DUES	0.00	0.00	0.00	0.00	0.00
900-000.000-851.000	COMMUNICATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-890.000	Special Events	0.00	0.00	0.00	0.00	0.00
900-000.000-892.000	CELEBRATE DOWNTOWN - SPONSORED EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-892.500	CELEBRATE DOWNTOWN - DDA EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-920.000	UTILITIES-ELECTRIC/GAS/WATER	0.00	0.00	0.00	0.00	0.00
900-000.000-922.000	UTILITIES-STREET LIGHTS	0.00	0.00	0.00	0.00	0.00
900-000.000-964.000	REFUNDS	0.00	0.00	0.00	0.00	0.00
900-000.000-970.006	AARA GRANT EXPENDITURES	0.00	0.00	0.00	0.00	0.00
900-000.000-974.000	CONSTRUCTION/IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-993.000	PRINCIPAL EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	(1,121.00)	0.00	5,606.00	(24.99)
Total Dept 000.000		12,485.00	(790.58)	71,245.86	13,275.58	(6.33)
TOTAL EXPENDITURES		12,485.00	(790.58)	71,245.86	13,275.58	(6.33)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		30,000.00	12,320.14	0.00	17,679.86	41.07
TOTAL EXPENDITURES		12,485.00	(790.58)	71,245.86	13,275.58	6.33
NET OF REVENUES & EXPENDITURES		17,515.00	13,110.72	(71,245.86)	4,404.28	74.85

PERIOD ENDING 03/31/2019

GL NUMBER	DESCRIPTION	2019 AMENDED BUDGET	YTD BALANCE 03/31/2019	ACTIVITY FOR MONTH 03/31/2019	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	15,000.00	(443.90)	0.00	15,443.90	(2.96)
900-000.000-506.000	GRANT REVENUE - LOCAL	0.00	0.00	0.00	0.00	0.00
900-000.000-576.000	OTHER INTRGOVTL REVENUE	15,000.00	12,764.04	0.00	2,235.96	85.09
900-000.000-638.222	DDA DOWNTOWN EVENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-665.000	INTEREST	0.00	0.00	0.00	0.00	0.00
900-000.000-671.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
900-000.000-675.150	DONATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-695.000	CARRYOVER	0.00	0.00	0.00	0.00	0.00
900-000.000-696.000	OTHR FINANCING SRCE-BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00
900-000.000-698.000	PROCEEDS FROM LOAN	0.00	0.00	0.00	0.00	0.00
900-000.000-699.000	OPERATING TRANSFER IN	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000		30,000.00	12,320.14	0.00	17,679.86	41.07
TOTAL REVENUES		30,000.00	12,320.14	0.00	17,679.86	41.07
Expenditures						
Dept 000.000						
900-000.000-701.000	SALARIES	0.00	0.00	0.00	0.00	0.00
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	325.42	(5.00)	2,674.58	10.85
900-000.000-820.000	CONTRACTUAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
900-000.000-825.000	PROFESSIONAL CONFERENCES/DUES	0.00	0.00	0.00	0.00	0.00
900-000.000-851.000	COMMUNICATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-890.000	Special Events	0.00	0.00	0.00	0.00	0.00
900-000.000-892.000	CELEBRATE DOWNTOWN - SPONSORED EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-892.500	CELEBRATE DOWNTOWN - DDA EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-920.000	UTILITIES-ELECTRIC/GAS/WATER	0.00	0.00	0.00	0.00	0.00
900-000.000-922.000	UTILITIES-STREET LIGHTS	0.00	0.00	0.00	0.00	0.00
900-000.000-964.000	REFUNDS	0.00	0.00	0.00	0.00	0.00
900-000.000-970.006	AARA GRANT EXPENDITURES	0.00	0.00	0.00	0.00	0.00
900-000.000-974.000	CONSTRUCTION/IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-993.000	PRINCIPAL EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	(1,121.00)	0.00	5,606.00	(24.99)
Total Dept 000.000		12,485.00	(795.58)	(5.00)	13,280.58	(6.37)
TOTAL EXPENDITURES		12,485.00	(795.58)	(5.00)	13,280.58	(6.37)
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		30,000.00	12,320.14	0.00	17,679.86	41.07
TOTAL EXPENDITURES		12,485.00	(795.58)	(5.00)	13,280.58	6.37
NET OF REVENUES & EXPENDITURES		17,515.00	13,115.72	5.00	4,399.28	74.88



Questions:
Visit: ConsumersEnergy.com
Call us: **800-805-0490**

Amount Due: **\$130.27**

Please pay by: **April 12, 2019**



**C/O DOWNTOWN DEV AUTH
MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS MI 48864-1104**



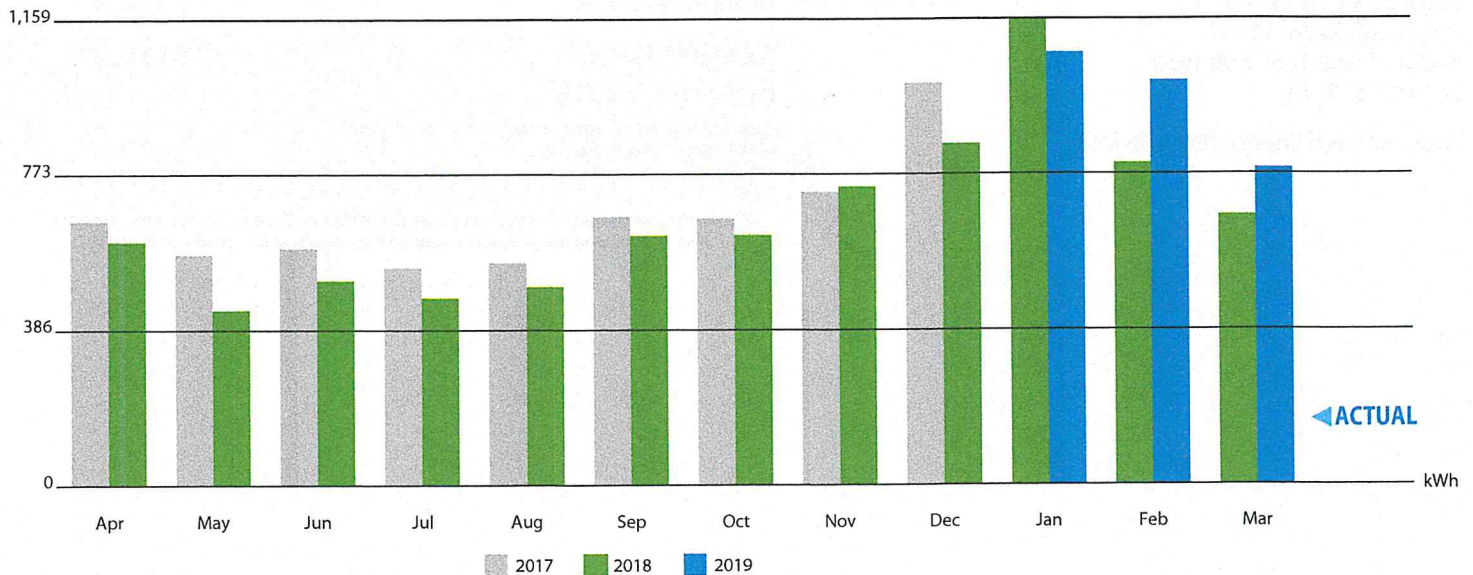
▶ **Thank You** - We received your last payment of **\$159.86** on **February 28, 2019**

▶ **Service Address:**
2167 Hamilton Rd
Okemos MI 48864-1643

March Energy Bill

Service dates: February 19, 2019 - March 19, 2019 (29 days)

Total Electric Use (kWh - kilowatt-hour)



March Electric Use

786 kWh

March 2018 use: 670 kWh

Cost per day:

\$4.49

kWh per day:

27

Prior 12 months electric use:

8,355 kWh

STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.



Explore Energy Efficiency Solutions for Your Business

Discover the many ways your business can save, or tell us a little about your business to find the solutions best suited to you.

Get started
www.ConsumersEnergy.com/startsaving





Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Hearing/speech impaired: Call 7-1-1

Service Address:
2167 Hamilton Rd; Okemos MI
48864-1643
Account: **1000 5603 2681**

Account Information

Bill Month: March
Service dates: 02/19/2019 - 03/19/2019
Days Billed: 29
Portion: 14 03/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 04/17/2019

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 02-19
Ending Read Date: 03-19
Beginning Read: 15756
Ending Read: 16542 (Actual)
Usage: 786 kWh

Total Metered Energy Use: 786 kWh

March Energy Bill

Invoice: 204921324046

Account Summary

Last Month's Account Balance	\$159.86
Payment on February 28, 2019	\$159.86-

Balance Forward \$0.00

Payments applied after Mar 20, 2019 are not included.

Electric Charges

Energy	786@ 0.095527	\$75.08
Cap. Tax Reform Credit B	786@ 0.002158-	\$1.70-
PSCR	786@ 0.000040-	\$0.03-
System Access		\$20.00
Distribution	786@ 0.042472	\$33.38
Dist. Tax Reform Credit B	786@ 0.003514-	\$2.76-
Energy Efficiency		\$4.47
Power Plant Securitization	786@ 0.001139	\$0.90
Low-Income Assist Fund		\$0.93

Total Electric \$130.27

Total Energy Charges \$130.27

Amount Due: \$130.27
by April 12, 2019

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

ALERT - Beware of phone and email scams regarding utility payments: Consumers Energy never demands payment using only a prepaid card. Many options at www.ConsumersEnergy.com/waystopay.

Understanding Your Electric Bill: Power supply charges include electric generation and transmission costs based on the amount of kilowatt-hours (kWh) used. Different rates are charged depending on the time of year and the amount of energy used. Consumers Energy does not make a profit on

the cost of fuel or purchased power. More at www.ConsumersEnergy.com/ratesbiz.

Questions about your bill? Get an explanation of charges and learn more at www.ConsumersEnergy.com/business.



8.A

To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 4.8.2019
Re: Subcommittee Update – TIF Policies & Procedures

The DDA Subcommittee - comprised of Chair Fulk, Vice Chair Korrey and Member Raynak along with Supervisor Styka and Treasurer Deschaine – met twice in March (3.5.19 and 3.19.19) with CIB Planning to begin the creation of the application and subsequent vetting process.

To date the Subcommittee has confirmed the path that applications will follow for approval, drafted an application form and created a prioritization system for the eligible activities outlined in the DDA TIF Plan. These priorities will drive a point system that allows the DDA and Township Board to measure the value of each application as it relates to the type of projects the Township ultimately wants.

There are two Subcommittee meetings scheduled for April – 4.9.19 and 4.16.19. The Subcommittee hopes to have comprehensive drafts of these documents ready for presentation to the full DDA board at its May meeting.



9.A

To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 4.8.2019
Re: Village of Okemos Business Open House

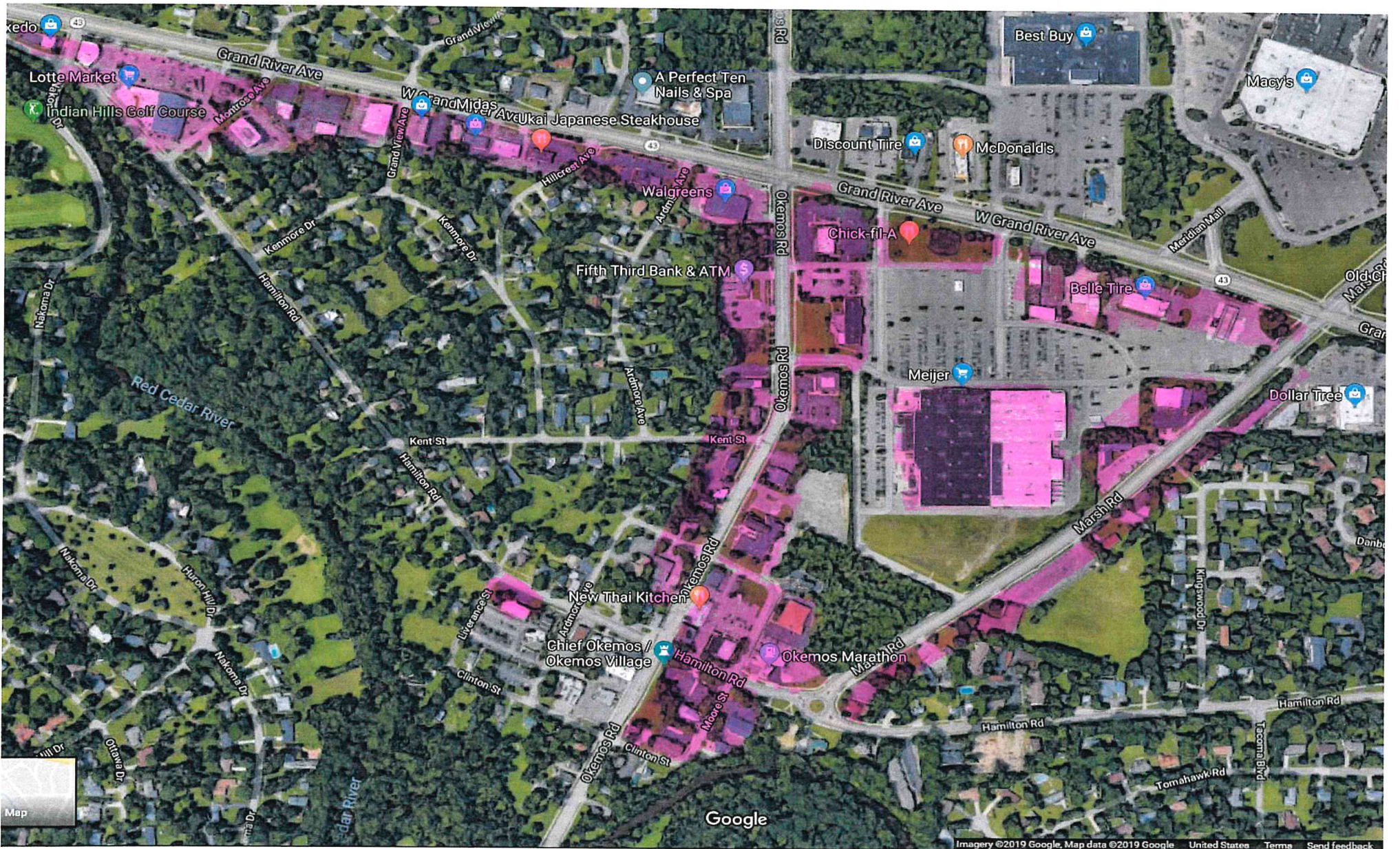
True North has done an admirable job of coordinating with Township staff to engage local neighborhood groups and citizens of the Township to provide information about the project and garner feedback to shape the overall design. One group that has not been engaged during this process is the adjacent business owners. The developer and staff have been communicating about hosting an open house to share the design elements of the project and answer questions.

At this point, the developer is considering a breakfast meeting on an upcoming weekday and plans to invite the businesses located within the DDA and along Grand River Ave. from Hamilton to Marsh Roads.

True North plans to host the event, make the invitations and cover the expenses. The developer felt it was appropriate to bring this event to the DDA's attention. If the DDA wanted to share in the "hosting" of the event or assist in the inviting process, True North is certainly willing to work with the DDA to make sure it's a successful event.

Attachments:

- A. Business Open House Invite Map





CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

April 2019

Businesses Opened

- **Launch Trampoline Park**, Meridian Mall Gordman's Space.
- **X-Golf**, 4950 Marsh Road, Okemos. Indoor golf driving range in Target Shopping Center
- **Pizza Hut**, 3320 E. Lake Lansing Road
- **Orthopedic Rehab Specialists**, 5100 Marsh Road, Suite G, Okemos
- **Paradise Indian Restaurant**, 4760 Marsh Road, Okemos (former McAllisters)
- **J-Dubb's Signature Subs**, 2160 W. Grand River Ave, Okemos (former Subway)

Commercial Use Under Construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center
- **Plato's Closet**, 2825 E. Grand River Ave, East Lansing – relocation from smaller space
- **Kumon Learning Center**, 2398 Jolly Road, Okemos. Relocation from Alaiedon Twp
- **VIP Nail Bar**, 3552 Meridian Crossings, Okemos
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **Diamond Nails**, 4749 Central Park Drive, Okemos (former Hampton Jewelers)
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

Approved/Not Yet Commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units

Under consideration

- **Newton Place Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***
- **O'Reilly Auto Parts**, 2703 Grand River Ave East Lansing. ***dormant for now***

Closings/Relocations

- **Payless Shoes**, 2090 W. Grand River, Okemos – press says closing nationally