

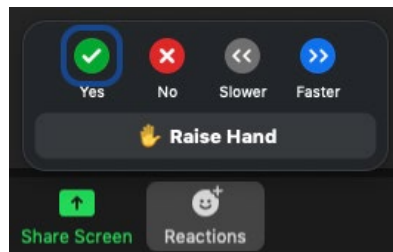
Hybrid Meeting Instructions for the Economic Development Authority Board

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “849 6026 5496” Password enter “980373”). Access to the electronic meeting will open at 4:20 p.m. and meeting will begin at 4:30 p.m.

Telephone conference call, dial (312-626-6799). Enter “849 6026 5496” and the “#” sign at the “Meeting ID” prompt, and then enter “980373” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments will be taken at the Public Comment section of the agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.



**Economic Development Authority Board (EDA)
Regular Meeting – Union Township Hall
Tuesday, August 20, 2024, Immediately Following Informational Meeting**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - July 16, 2024, Regular Meeting
 - July 23, 2023, Informational Meeting
6. PRESENTATIONS
7. PUBLIC COMMENT
8. REPORTS
 - A. Accounts payable Approval – July
East DDA District #248 – Check Register
West DDA District #250 – Check Register
 - B. July Financial Reports: Income / Expense Statement; Balance Sheet
East DDA District #248
West DDA District #250
 - C. Board Member Matrix
9. NEW BUSINESS
 - A. Discussion of proposed FY2025 project priorities
 - [East DDA Implementation strategies](#)
 - [West DDA Implementation strategies](#)
10. PENDING BUSINESS
11. DIRECTOR COMMENTS
12. ADJOURNMENT
 - Next regularly scheduled meeting Tuesday, September 17, 2024, at 4:30pm

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular Board Meeting
Tuesday, July 16, 2024**

MINUTES

A regular meeting of the Charter Township of Union Economic Development Authority Board was held on July 16, 2024, at the Union Township Hall 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858.

Meeting called to order at 4:30 p.m.

ROLL CALL

Present: Bacon, Figg, Zalud, Mielke, Coyne, Barz, Sweet
Excused: Kequom, Chowdhary
Absent:

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Tera Green – Administrative Assistant

APPROVAL OF AGENDA

MOTION by **Figg** SUPPORTED by **Coyne** to APPROVE the agenda as presented. **MOTION CARRIED 7-0.**

APPROVAL OF MINUTES

MOTION by **Bacon** SUPPORTED by **Figg** to APPROVE minutes from June 18, 2024, meeting as corrected. **MOTION CARRIED 7-0.**

PUBLIC COMMENT - None

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Finance Director, Sherrie Teall reviewed the accounts payable for the East DDA 6/19/24 – 7/16/24. MOTION by **Zalud** SUPPORTED by **Bacon** to APPROVE the East DDA payables as presented \$25,002.15. **MOTION CARRIED 7-0.**

Finance Director, Sherrie Teall reviewed the accounts payable for the West DDA 6/19/24 – 7/16/24. MOTION by **Zalud** SUPPORTED by **Coyne** to APPROVE the West DDA payables as presented \$425.00. **MOTION CARRIED 7-0.**

Financial reports were RECEIVED AND FILED by Vice Chair Mielke.

NEW BUSINESS - None

CLOSED SESSION

4:45pm:

MOTION by **Bacon** SUPPORT by **Zalud** to move into closed session under Section 8 (1) (d) of the Open Meeting Act to consider the purchase of real property, and also under Section 8 (1) (h) of the Open Meetings Act to consider an appraisal of real property that is exempt from disclosure by Section 13 (l) (j) of the Freedom of Information Act. **Roll Call Vote - Ayes:** Bacon, Figg, Mielke, Coyne, Sweet, Zalud, Barz. **Nays: 0. MOTION CARRIED 7 – 0.**

5:51pm

MOTION by **Bacon** SUPPORTED by **Figg** to come out of closed session. **MOTION CARRIED 7 -0.**

BOARD COMMENTS

- Mielke commented there is an open board position available for Planning Commission and an open Alternate position is open for Board of Review.
- Figg asked about the status of the planned sidewalks project on Bradley St.

DIRECTOR COMMENTS

- Update on M-20 project.
- MDOT will be planting trees around commuter lot at the interchange and a few other spots.

EXTENDED PUBLIC COMMENT

Opened at 5:49pm

- Ben Gunning commented on the Planning Commission agenda item on the sidewalk ordinance and wanted the EDA to take the time to voice their opinion on the policy. Feels it's important for the Planning Commission to know how the EDA stands on this.

Extended Public Comment Closed at 5:52pm

MOTION by Bacon SUPPORT by **Zalud** to adjourn at 5:52pm. **MOTION CARRIED 7 – 0**

APPROVED BY

Bryan Mielke, EDA Board Vice Chair

(Recorded by Tera Green)

**Charter Township of Union
Economic Development Authority Board (EDA)
Special Informational Meeting
Tuesday, July 23, 2024**

MINUTES

A special informational meeting of the Charter Township of Union Economic Development Authority was held on July 23, 2024, at 4:30 p.m. at the Union Township Hall 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858.

The meeting was called to order at 4:30 p.m.

ROLL CALL

Present: Figg, Zalud, Kequom, Coyne, Barz, Sweet

Absent: Chowdhary, Bacon, Mielke

Others Present: Rodney Nanney – Community & Economic Development Director, Amy Peak – Building Services Clerk

APPROVAL OF AGENDA

MOTION by **Zalud** SUPPORTED by **Barz** to APPROVE the agenda as presented. **MOTION CARRIED 6-0.**

NEW BUSINESS

A. 2023 Annual Report

Rodney Nanney, Community and Economic Development Director presented the 2023 Annual Report and noted that the annual report is available on the Township’s website.

B. 2024 – 2025 Project Priorities

Rodney Nanney, Community and Economic Development Director summarized the project priorities that are listed in the implementation strategies for each DDA district, which are posted on the Township’s website.

PUBLIC COMMENT - None

DIRECTOR COMMENTS - None

Informational meeting will be held on August 20, 2024, at 4:30pm

Next regularly scheduled EDA meeting will be the August 20, 2024, immediately following the informational meeting.

Meeting adjourned at 4:40p.m.

APPROVED BY

Chair Kequom

(Recorded by Amy Peak)

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2026
3-Vice Chair	Ryan	Buckley	2/15/2025
4-Secretary	Vacant		2/15/2025
5 - Vice Secretary	Jessica	Lapp	2/15/2026
6	Stan	Shingles	2/15/2027
7	Paul	Gross	2/15/2025
8	Nivia	McDonald	2/15/2026
9	Thomas	Olver	2/15/2027
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Ryan	Buckley	2/15/2025
4 -	Lori	Rogers	12/31/2026
5 -	Eric	Loose	12/31/2024
Alt. #1	David	Coyne	12/31/2024
Alt #2	Brian	Clark	12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2024
2	Sarvjit	Chowdhary	12/31/2024
3	Bryan	Neyer	12/31/2024
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2024
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2024
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026

To: Economic Development Authority Board	DATE: August 14, 2024
FROM: Rodney C. Nanney, AICP Community and Economic Development Director	DATE FOR CONSIDERATION: 8/20/2024
ACTION REQUESTED: To review and provide feedback on the summary of proposed FY2025 budget project priorities for the East and West DDA Districts.	

BACKGROUND INFORMATION

Preparation of the proposed FY2025 budgets for the East and West DDA Funds has begun. As part of this process, we have prepared the following lists of proposed project priorities for an initial review and discussion by the EDA Board, prior to formal review of the FY2025 budget at a future meeting. These projects are intended to be consistent with the adopted DDA District development plans and [the EDA Board's implementation strategies](#) for each District.

Items Proposed to be Included in Both DDA District Fund Budgets for 2025

The following projects are proposed to be included in the FY2025 budgets for both DDA Districts:

- (1) Continuation of funding of \$40,000 in each DDA District is proposed for grant programs to assist local businesses with signage, beautification, and access improvements.
- (2) Continuation of funding of \$1,000 in the annual contributions is proposed from each DDA District to continue to support the operation and maintenance of the Mt. Pleasant Airport's Crew Car courtesy vehicle. The vehicle has proved to be very popular with flight crews on layover to access District businesses.
- (3) Funding of \$10,000 is proposed to be carried over from FY2024 from each DDA District to help support replacement of weather-worn gateway banners at the US-127 interchange. Township and Mt. Pleasant Area Convention and Visitors Bureau staff have initiated work on this project, including internal conceptual design work on Township banner elements.
- (4) Funding of \$10,000 is proposed from each DDA District to help support the design and development of a new regional wayfinding signage scheme in conjunction with the Mt. Pleasant Area Convention and Visitors Bureau and other regional partners. Our DDA Districts occupy two of the major gateway entrances into the greater Mt. Pleasant community, so a design adopted by the EDA Board would set a standard for our region.

West DDA District Fund Budget Proposed to be Included for 2025

The following projects are proposed to be included in the FY2025 West DDA District Fund budget:

- (W1) Funding of \$175,000 is proposed to be carried over from FY2024 for extension of the public sidewalk along E. Remus Rd. (M-20) north along Bradley St. to connect to the existing sidewalk in front of the Middle School (440 S. Bradley St.). Engineering/design plans have been completed for this project, but some easements are still needed.
- (W2) Funding of \$50,000 is proposed to be carried over from FY2024 for the development of plans for new streetlighting and for other streetscape improvements along E. Remus Rd. (M-20).

East DDA District Fund Budget Items Proposed to be Included for 2025

The following projects are proposed to be included in the FY2025 East DDA District Fund budget:

- (E1) Funding of \$400,000 is proposed to be carried over from FY2024 for potential land assembly to help facilitate expanded industrial/research/warehouse/distribution center development opportunities and eligibility for state and federal economic development programs aimed at supporting local governments with funding for industrial site and infrastructure improvements.
- (E2) Funding of \$450,000 is proposed to be carried over from FY2024 for reconstruction of the underground irrigation system along both sides of E. Pickard Rd. (M-20). This amount is based on a preliminary cost estimate provided by the Township's irrigation contractor.
- (E3) Funding of \$20,000 is proposed to be carried over from FY2024 for the Installation of a new gateway entrance sign in partnership with Mid Michigan College and Consumers Energy on the SW corner E. Pickard Rd. (M-20) and S. Summerton Rd.
- (E4) Funding of \$40,000 is proposed to be carried over from FY2024 for demolition and replacement of the dilapidated Enterprise Industrial Park freestanding sign at 5800 E. Pickard Rd., which may include use of an electronic message board sign element to expand opportunities for promotion of industrial park businesses.
- (E5) Funding of \$400,000 is proposed to be carried over from FY2024 for potential land assembly to help facilitate expanded industrial/research/warehouse/distribution center development opportunities and eligibility for state and federal economic development programs aimed at supporting local governments with funding for industrial site and infrastructure improvements.
- (E6) Funding of \$200,000 is proposed for development/implementation of a plan for future paving improvements for roads in the existing industrial area around N. Packard Rd. and E. Airport Rd. This project would include surveying/title/legal work needed to verify rights-of-way and utilities, engineering/design work for the road paving and installation of public sidewalks through the area, and development/implementation of a strategic plan to secure active support from property owners and the County Road Commission for any right-of-way or other changes needed to upgrade these roads to Class A all-season public roads accepted for maintenance by the County Road Commission.
- (E7) A total of \$225,000 is proposed for sidewalk projects that include along the east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd. and across the unbuilt road right-of-way owned by the Township on Honey Bear Lane to the adjacent Broadway Acres Mobile Home Park. These projects were included in the 2024 budget. Engineering/design plans have been completed for the S. Isabella Rd. project, but some easements are still needed.
- (E8) Funding of \$90,000 is proposed to be carried over from FY2024 for installation of lighting along the concrete sidewalk across the 5243 Jonathon Lane lot owned by the Township that connects E. Kay St./3rd St. to Jonathan Lane in the East DDA District. The sidewalk and perimeter fence improvements on this lot were funded by the Board of Trustees using American Rescue Plan Act (ARPA) funds received by the Township in 2022.