



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
May 7, 2018 7:30 am
Municipal Building-Town Hall Room
5151 Marsh Rd. 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 5, 2018
5. PUBLIC REMARKS
6. PRESENTATION – Eric Helzer, Advanced Redevelopment Solutions
7. FINANCIAL REPORT
8. AUTHORIZATION OF PAYMENTS
9. NEW BUSINESS
 - A. DDA Longevity – Evolution
 - B. 2018 Flower Basket/Landscaping Plan
10. OLD BUSINESS
 - A. MUPUD Zoning Ordinance Amendment
 - B. Annual Report Follow Up
 - C. Meridian Redevelopment Fund
11. CHAIR REPORT
12. STAFF REPORT
 - A. Development Projects Update
 - B. DDA Member Recruiting
13. TOWNSHIP MANAGER REPORT
14. TOWNSHIP BOARD REPORT
15. OPEN DISCUSSION/BOARD COMMENTS
16. PUBLIC REMARKS
17. NEXT MEETING DATE
 - A. July 9, 2018, 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)
5151 Marsh Road, Okemos, MI 48864
Monday, March 5, 2018 – Minutes (Draft)

Members

Present: Bill Cawood, Susan Fulk, Jim Spanos, Will Randle, Sherry Fisher, Scott Weaver and Supervisor Ron Styka

Members Jim Raynak, Renee Korrey

Absent:

Staff

Present: Economic Development Director Chris Buck, Director of Community Planning and Development Mark Kieselbach, Executive Assistant Michelle Prinz, and Township Manager Frank Walsh

Others

Present: Township Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Chair Fulk called the meeting to order at 7:32 am.

2. APPROVAL OF THE AGENDA

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

3. APPROVAL OF MEETING MINUTES OF JANUARY 8, 2018

MOTION BY MEMBER CAWOOD TO APPROVE MINUTES. SUPPORTED BY MEMBER SPANOS. MOTION APPROVED 7-0.

4. PUBLIC REMARKS

None.

5. PRESENTATION

None.

6. FINANCIAL REPORT

The report was not available. Director Buck explained he would send it via email this week.

7. AUTHORIZATION OF PAYMENTS

MOTION BY MEMBER CAWOOD TO AUTHORIZE CONSUMERS ENERGY ELECTICITY PAYMENTS OF \$320.19. SUPPORTED BY MEMBER FISHER. MOTION APPROVED 7-0.

8. NEW BUSINESS

a. Annual Report

Director Buck discussed the DDA must submit an Annual Report each year that will need to be approved by the DDA and also by the Township Board. He is working with the Treasurer and Finance Director to complete this for review at the next meeting.

b. Meridian Redevelopment Fund

From the sale of the old fire station and the MARC, the Township wants to put the \$574,000 received into a grant or loan program for developers. The DDA reviewed the draft application. Once applications are received they would be vetted by the EDC and then moved onto the Township Board. Discussion was had around disbursing the money as a loan or as a grant, minimum amounts and when the disbursement should occur.

c. Future Tax Capture Plan

Discussion around as growth occurs in the DDA, more funds will be available for tax capture.

9. OLD BUSINESS

a. MUPUD Zoning Ordinance Amendment Update

The Township Board voted 6-1 to move the issue to the Planning Commission. The Planning Commission created a subcommittee that met last Friday to discuss possible height restrictions. Director Buck spoke with folks responsible for creating transformational downtown areas in Northville and Birmingham for some innovative ideas on height.

10. CHAIR REPORT

None.

11. STAFF REPORT

Director Buck reviewed the recent development projects.

- Fox Nissian will reopen in the old Nissian footprint
- The former Pizza Hut on Grand River has been leased to an Indian restaurant
- Okemos Elevation leasing office will open in May
- Famous Taco has moved from Haslett to North Lansing
- Rx Optical building on Grand River is for sale, as well as, 9,000 square feet of office space on Montrose

12. TOWNSHIP MANAGER REPORT

Manager Walsh reported the Township had 84 million dollars in development in 2017. The redevelopment fund is going to help make Meridian prime for redevelopment.

13. TOWNSHIP BOARD REPORT

Director Buck introduced Trustee Patricia Herring Jackson.

14. OPEN DISCUSSION/BOARD COMMENTS

Member Randle was introduced. Member Spanos inquired regarding the status of the Okemos Bridge. Member Fisher mentioned that Member Raynak planted flower boxes in the past and another option might need to be put into place.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

a. May 7, 2018, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 8:34am.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 4/30/2018 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS

Cash	\$77,928.88
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$77,928.88

LIABILITIES

Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$149,500.00
TOTAL LIABILITIES	\$149,500.00

FUND BALANCE

Fund Balance 12/31/17	(\$96,845.43)
2018 YTD Net Income	\$25,274.31
TOTAL FUND BALANCE	(\$71,571.12)
TOTAL LIABILITIES & FUND BALANCE	\$77,928.88

INCOME STATEMENT

REVENUES

	Mar	Apr	Year to Date
Tax Capture	\$0.00	\$0.00	\$13,407.53
PPT Reimbursement	\$0.00	\$0.00	\$11,218.47
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	\$24,626.00

EXPENDITURES

Operating Costs	\$152.50	\$0.00	\$472.69
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$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	\$152.50	\$0.00	(\$648.31)
2018 Net Income	(\$152.50)	\$0.00	\$25,274.31

DDA Planters – historic costs:

- Chris,
Here's the amount spent in 2016 and 2017 on the flower baskets:

2017:

\$1,358.49-Van Atta's-flowers

\$315.00-Redwood Landscaping-baskets and irrigation

\$1,673.49-Total

2016:

\$1,149.00-Van Atta's-flowers

\$610.00-Redwood Landscaping-baskets and irrigation

\$1,759.00-Total

Michelle

Bills Requiring Approval:

Date	Vendor Name	Description	Amount
3/29/2018	Consumers Energy	electricity	\$117.50
5/14/2018	Consumers Energy	electricity	\$106.45
		TOTAL	\$223.95



12.B

To: Township Board

**From: Mark Kieselbach, Director of Community Planning & Development
Peter Menser, Principal Planner**

Date: April 26, 2018

Re: Zoning Amendment #18020 (Township Board), amend Section 86-440 of the Code of Ordinances to establish new standards for residential density and building height in mixed use planned unit development (MUPUD) projects.

The Township Board last discussed the proposed zoning amendment at its meeting on April 17, 2018. At the meeting the Township Board discussed establishing a 60 foot maximum building height in addition to the limit on the number of building stories. The revised draft ordinance language includes the following changes since the last meeting:

- A maximum 60 foot building height was added.
- The 10 foot setback for the potential fifth building story was revised to be measured from the first floor façade elevation.
- The minimum interior floor-to-ceiling height for residential and any upper floors has been reduced from 10 feet to nine feet.
- A provision was added noting building height will be measured from the finished grade to the top of the wall.

The ordinance provisions identified in the zoning amendment apply only to MUPUD projects located in the Downtown Okemos and Downtown Haslett areas. Further, the performance criteria are only applicable to those MUPUD projects seeking approval for residential density greater than 18 units per acre or with buildings with a height above than 45 feet. Revisions to the draft ordinance language are shown in bold, uppercase text.

- **Move to adopt the resolution to introduce Rezoning Petition #18030 for publication and subsequent adoption.**

Township Board Options

The Township Board may approve, deny, or amend the proposed zoning ordinance amendment. If the Board amends the proposed ordinance language it may refer back to the Planning Commission for a recommendation. A resolution to approve the zoning amendment for introduction is provided.

Attachments

1. Revised draft ordinance language dated April 25, 2018.
2. Resolution to approve

Article IV: District Regulations

Division IV: Other Districts

Section 86-440 Mixed use planned unit development (MUPUD).

(a) Purpose and intent. – ***Remains as written.***

(b) Definitions. – ***Remains as written.***

(c) Permitted locations and uses.

(1) Locations. – ***Remains as written.***

(2) Uses.

a. – b. – ***Remain as written.***

c. Single and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land.

The density may be increased to 18 dwelling units per acre by offering four or more additional unique and extraordinary amenities acceptable to the Township.

d. Single- and multiple-family residential uses up to a density of 10 dwelling units per acre when developed in conjunction with the development of an undeveloped site for a use permitted by right or by special use permit in the underlying district and on the same parcel of land.

e. For mixed-use PUDs within the Okemos Downtown shown on Map 1 and the Haslett Downtown shown on Map 2 the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying with the following performance criteria:

1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.

2. The building height is no more than four stories above the ~~street~~ **FINISHED** grade. A fifth story is **MAY BE** allowed where there is a minimum of a ten foot setback for such fifth story from the predominant ~~street~~ **FIRST FLOOR FACADE** elevation. **OVERALL HEIGHT FROM THE FINISHED GRADE TO THE TOP OF THE WALL DOES NOT EXCEED 60 FEET.** ~~First~~ Floor-to-ceiling height is **AT** a minimum of 14 feet **FOR FIRST FLOOR COMMERCIAL OR OFFICE USES**, and a minimum of ~~ten~~ **NINE** feet for **ALL RESIDENTIAL AND ANY** ~~all~~ upper floors., **REGARDLESS OF USE. BUILDING HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE WALL.**

3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.

4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.

5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.

6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the master plan.

7. The mixed-use PUD provides opportunities for shared parking, access-ways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.

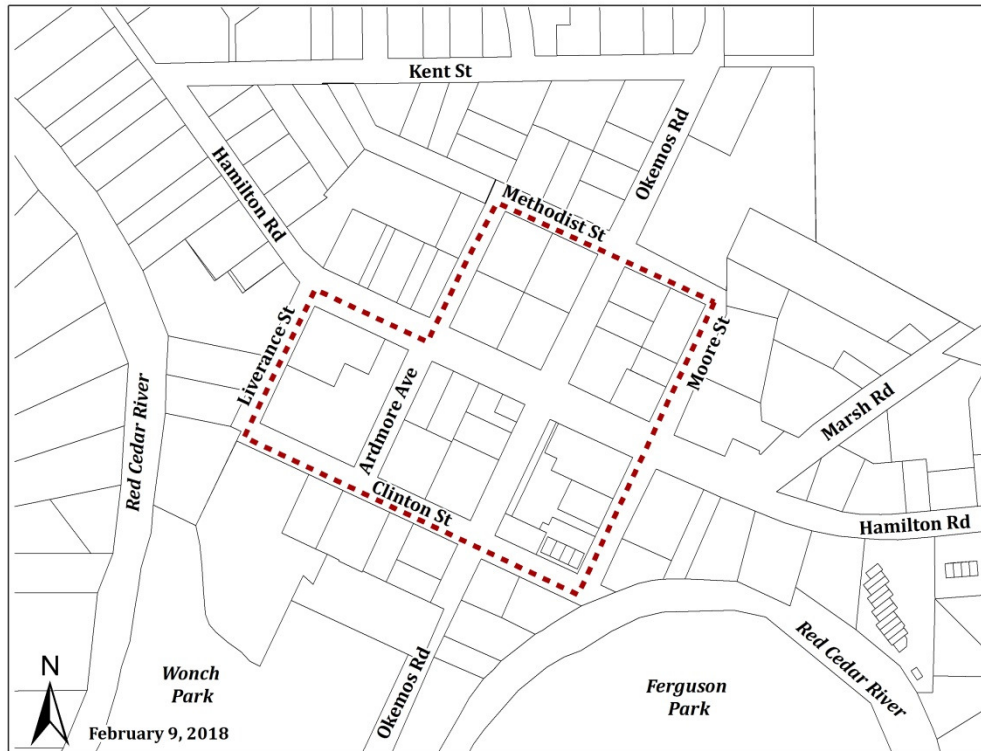
8. The mixed-use PUD generally provides commercial and other non-residential uses on the ground floor(s) and the development demonstrates a financially viable plan for sustainable commercial and/or office space usage.

9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.

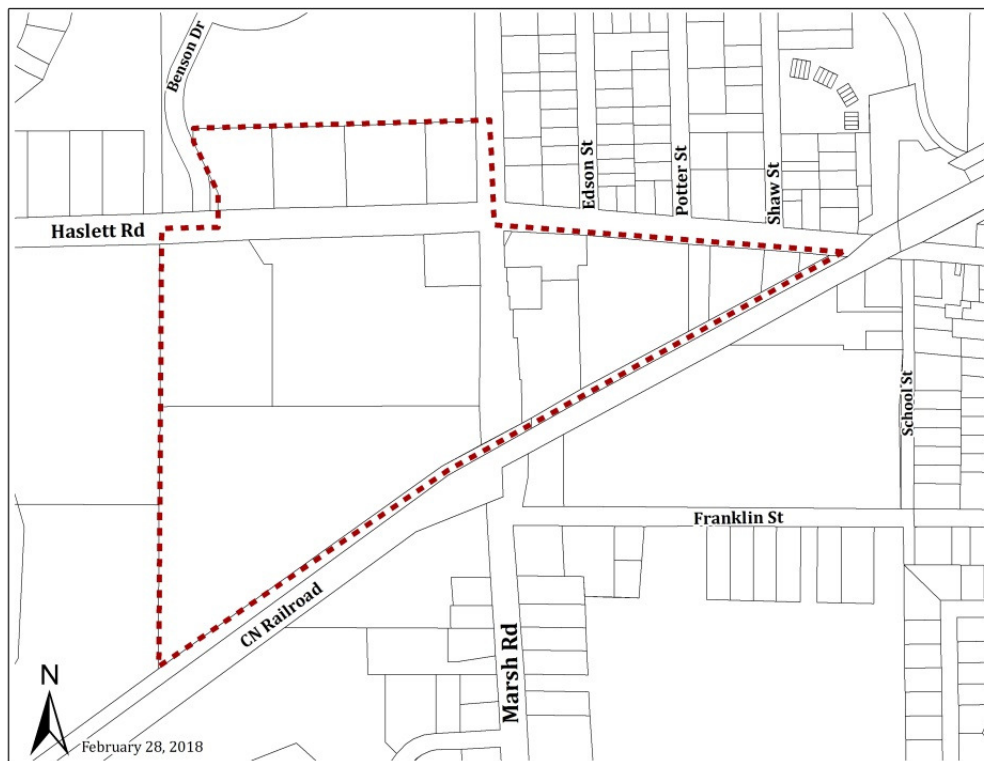
10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.

11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.

MAP 1. BOUNDARY OF OKEMOS DOWNTOWN



MAP 2. BOUNDARY OF HASLETT DOWNTOWN



Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Municipality Name	TIF Plan #	For Calendar Year taxes
	Enter authority type from list:		2017

Annual Report on Status of Tax Increment Financing Plan

A Revenue:

Tax Increment Revenues July 2017	\$	7,330
Tax Increment Revenues December 2017	\$	15,162
Property taxes - from DDA levy	\$	-
Interest	\$	-
State reimbursement for PPT loss (Form 5176 and 4650)	\$	18,288
Other income (grants, fees, donations, etc.)	\$	-
Total	\$	40,781

B Bond Reserve

	\$	-
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C Expenditures

(use data from your TIF plan)

Community Development	\$	-
Street Light Installment Note (project #1)	\$	149,500
Accrued Interest Payable (project #2)	\$	1,496
(project #3)	\$	-
Lease	\$	-
Debt Service - Bond 1		
Principal	\$	-
Interest	\$	-
Bond Fees	\$	-
Debt Service - Bond 2		
Principal	\$	-
Interest	\$	-
Bond Fees	\$	-
Debt Service		
Principal	\$	-
Interest	\$	-
Bond Fees	\$	-
Total	\$	150,996

D Outstanding bonded Indebtedness

Principal	\$	-
Interest	\$	-
Total	\$	-

E CAPTURED VALUES

PROPERTY CATEGORY	E ₁		E ₂		F (E ₁ - E ₂)	
	Current Taxable Value	Initial (base year) Assessed Value	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	
Ad valorem PRE Real	\$ 620,942	\$ 373,597	\$ 620,942	\$ 373,597	\$ 247,345	
Ad valorem non-PRE Real	\$ 14,749,373	\$ 13,802,353	\$ 14,749,373	\$ 13,802,353	\$ 947,020	
Ad valorem industrial personal	\$ 33,100	\$ 42,900	\$ 33,100	\$ 42,900	\$ (9,800)	

The yellow box is for local unit use--it is not required

Overall Tax rates captured by TIF plan	
	TIF Revenue
19.5894000	\$4,845.34
19.5894000	\$18,551.55
19.5894000	(\$191.98)

Ad valorem commercial personal	\$ 2,360,650	\$ 2,438,700	\$ (78,050)	19.5894000	(\$1,528.95)
Ad valorem utility personal	\$ 146,700	\$ -	\$ 146,700	19.5894000	\$2,873.76
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class la	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt Personal Property 211.9m, 9n, 9o	\$ -	\$ 105,000	\$ (105,000)	19.5894000	(\$2,056.89)
Total Captured Value		\$ 16,762,550	\$ 1,148,215		\$22,492.84 Total TIF Revenue

G Tax Increment Revenues Received	<i>(there may be a timing difference from item A revenue)</i>	
From local school districts-operating	\$ -	
From local school districts-debt	\$ -	
From intermediate school districts	\$ -	
From State Education Tax (SET)	\$ -	
From state share of IFT and other specific taxes**	\$ -	
From counties	\$ 19,470	
From municipalities (city, twp, village)	\$ 14,275	
From libraries (if levied separately)	\$ -	
From community colleges	\$ -	
From special or regional authorities (fire, park, EMS, etc.)	\$ 1,378	
Total	\$ 35,122	

These lines should show who would have received the revenue if it had not gone to the authority, regardless of whether the property was subject to ad valorem or specific taxes. See "Normal flow of K-12 taxes" worksheet to help measure this.

Note: Amounts in Section G should include both ad valorem and specific (IFT, CFT, etc.) taxes. Do not put PA 198 and PA 255 taxes on a separate line; include specific taxes captured on the lines describing the jurisdictions from which they were captured.

**** This is the school operating mills and SET mills used to calculate the IFT and other specific taxes**

H Number of Jobs Created	1
I Additional Information	
J Corridor Improvement Authorities only: Type and cost of capital improvements in developme	\$ - \$ - \$ -

BUSINESS NAME	ADDRESS		CONTACT NAME	OFFICE	EMAIL
ALLSTATE CHARLOTTE INNOVATION	4787 OKEMOS RD	#2	Pam Lambroupolis	517-349-4820	pamlamb@allstate.com
AMERICAN BUSINESS INVESTMENTS	MEIJER				
AMERICAN MESSASING SERVICES LL	LEASED EQUIPMENT				
ANGEL NAILS	MEIJER				
ANIBAL & COMPANY, PC	4700 ARDMORE AVE	#101			
ARNOUTS & METHNER INSURANCE	4451 OKEMOS RD				
ARNOUTS INSURANCE AGENCY INC	4451 OKEMOS RD				
ART UNLIMITED	4692 OKEMOS RD		Anne O'Connor	517-349-8278	artfunlimitedgallery@hotmail.com
ASHLEY & ZALESKI PC	4646 OKEMOS RD		Curtis Zaleski		ashleyandzeleski@azlaw.com
AVI FOODSYSTEMS	LEASED EQUIPMENT				
BAYER HEALTHCARE LLC	2055 GRAND RIVER	AVE			
BELLE TIRE	2045 GRAND RIVER	AVE			
BRYA DDS, GREGORY S	4780 OKEMOS RD	#1	Greg Brya	517-381-8181	
BULL ENTERPRISES	2109 HAMILTON RD	#109			
CADILLAC COFFEE CO	MEIJER				
CARLIN DDS PLC, BRIAN	2037 GRAND RIVER	AVE	Brian Carlin		
CAWOOD BUILDING CO.	2154 METHODIST ST		Bill Cawood	517-349-9450	cawoodbuilding@att.net
CHICK-FIL-A	2075 W. GRAND RIVER	AVE	Nick Biggee		nick.biggee@cfafranchisee.com
CHRISTINE ZOUAOIU LPC	2160 HAMILTON RD	#C			
CLASSIC TRAVEL	4767 OKEMOS RD		Joy Thrun	517-349-6200	info@classictravelusa.com
COAST TO COAST CABINETS LLC	4750 OKEMOS RD	#108			
DOUGLAS J SHOP	4663 ARDMORE AVE		Scott Weaver	517-853-6830	scott.weaver@douglasj.com
DR STEPHEN PHILLIPS DDS	4750 OKEMOS RD	#2			
DUCAT PHD, CAROL	2193 ASSOCIATION DR	STE 100			
EDWARD D JONES & CO L P	4265 OKEMOS RD		Brian Dale	517-349-4681	brian.dale@edwardjones.com
FIFTH THIRD BANK	4815 OKEMOS RD			517-347-7852	
GEHL FOODS, LLC	MEIJER				
GRAND BARBER LOUNGE, LLC	MEIJER				

GREAT ATLANTIC NEWS	MEIJER				
H2O HYDROPONICS	4708 OKEMOS RD		Stan		
HALLMAN DDS, DAVID	4787 OKEMOS RD	#1	David Hallman	517-349-4560	
BUSINESS NAME	ADDRESS		CONTACT NAME	OFFICE	EMAIL
HEAT-N-SWEEP	2041 GRAND RIVER	AVE	Don Davis	517-349-2555	davis@heatsweep.com
HOME CITY ICE COMPANY	MEIJER				
HOT N SPICEY INC	MEIJER				
HOUSE TO HOME	4800 OKEMOS RD				
HUNTINGTON NATIONAL BANK	MEIJER	#B			
ICEE COMPANY, THE	MEIJER				
INDEPENDENT BANK	2119 HAMILTON RD		Susan Fulk	517-381-0817	SFulk@ibcp.com
INSTRUMENTED SENSOR TECHNOLOGY	4704 MOORE ST				
INTEGRITY COUNSELING SERVICES	2193 ASSOCIATION DR	DL 100			
JIMMY JOHNS	2049 GRAND RIVER	AVE #A			
JOHN MCPHEE AND COMPANY	4646 OKEMOS RD				
JS PECK REAL ESTATE LLC	2114 HAMILTON RD		Jeff Peck		
KAPPA MAP GROUP, LLC	MEIJER				
KRAFT INC	MEIJER				
LAUREL SALON; DBA	4750 OKEMOS RD				
LEO MAY DBA LEO'S SPIRITS & GR	2085 GRAND RIVER	AVE		517-349-1100	leoslodge@comcast.net
MARATHON PETROLEUM LP	2104 HAMILTON RD				
MARU HOSPITALITY GROUP LLC	2110 METHODIST ST		Robert		
MATTRESS FIRM INC	2049 GRAND RIVER	AVE #B			
MCKEE BAKING COMPANY	MEIJER				
MCQUAID & ASSOC PC	4646 OKEMOS RD		Randy McQuaid	517-349-6600	info@mcquaidcpa.com
MEIJER THRIFTY ACRES	MEIJER		Chris Wilson	517-349-6800	christopher.wilson@meijer.com
MERIDIAN TRAVEL	2160 HAMILTON RD	#A		517-349-8800	meridian_travel@yahoo.com
MID MICHIGAN ACADEMY	2128 HAMILTON RD			517-349-5335	williams_timlim@msn.com
MID-MICHIGAN NEUROFEEDBACK	2109 HAMILTON RD	#100-C			

MINUTEKEY INC	MEIJER				
NESTLE USA, INC	MEIJER				
NEW THAI KITCHEN	4690 OKEMOS RD				
OKEMOS BARBER SHOP	4688 OKEMOS RD				
OKEMOS COMMUNITY CHURCH	4734 OKEMOS RD		Rev. Jeanne Randels	517-349-4220	info@okemoscommunitychurch.org
OKEMOS MARATHON PROPERTIES LLC	2104 HAMILTON RD		Chris	517-349-0730	
BUSINESS NAME	ADDRESS		CONTACT NAME	OFFICE	EMAIL
OKEMOS MASONIC CENTER	2175 HAMILTON RD		John Pulice		john.pulice@yahoo.com
OKEMOS NURSERY SCHOOL	2165 CLINTON ST		Renaee Slaton	517-349-4877	renaee@okemosnurseryschool.com
PILGRIM HOUSE	4775 MARSH RD			517-349-2210	
PRACTICAL REHAB SERVICES, LLC	4700 ARDMORE AVE	#106			
RAM CAPITAL INVESTMENTS LLC	4692 OKEMOS RD				
READERLINK DISBRIBUTION SERVIC	MEIJER				
REDBOX AUTOMATED RETAIL LLC	MEIJER				
RENEWED SPIRIT LLC	4750 OKEMOS RD	#101	Heidi Foland		admin@renewedspiritspa.com
RIVERSIDE CAT HOSPITAL	4632 OKEMOS RD		Kerry Lewis		the.cat.vet@gmail.com
RJ REYNOLDS	MEIJER				
RUSSELL BUILDERS	2109 HAMILTON RD		John and Nate Russell		
SALON 7 & SPA	2110 HAMILTON RD		Ann Latunski		
SANDIE TAILORING	2108 HAMILTON RD				
SECOND TIME AROUND, THE	4737 MARSH RD			517-349-2151	
SMART HOMES INC	4650 MOORE ST				
SOLARAY CORPORATION	MEIJER				
SPARROW FAST CARE	2055 GRAND RIVER	AVE #C			
STATE FARM INSURANCE	4780 OKEMOS RD	#3	Tony Dalessandro		tony@tonydr.com
STRESS MGMT & PSYCH SER INC	4747 OKEMOS RD				
SUBWAY #51738	MEIJER				
T-MOBILE CENTRAL LLC	4775 MARSH RD				
TOMRA	MEIJER				

TOTAL FAMILY HEALTH CARE PLUS	4780 OKEMOS RD	#4	Maher G. Al-Sheikh, MD		
TURNWALD ATTY, GENE F	2160 HAMILTON RD	#100	Gene Turnwald	517-347-6700	gturnwald@comcast.net
UNIQUE TAILOR-CLEANERS	MEIJER				
USA TODAY	MEIJER				
VIE BOUTIQUE LLC	2160 HAMILTON RD	#C			
WALGREEN CO (001) DBA: WALGREE	2131 GRAND RIVER	AVE		517-347-4767	mgr.11286@store.walgreens.com
WELLS FARGO BANK NA - 107317	4780 OKEMOS RD	#5			
AMERIGAS PROPANE LP	VARIOUS LOCATIONS				
ALTRIA GROUP DISTRIBUTION COMP	VARIOUS LOCATIONS				
CONSUMERS ENERGY CO	VARIOUS LOCATIONS				
TOTAL Count: 89					
<u>BUSINESSES FROM OLD LIST NOT ON THIS LIST</u>					
Akea Web Solutions					
Alison Howie-Day, PhD					
Applegate Home Comfort (sales office)					
Baby Envision					
Energy Awakening					
Financial Services of America					
Green Market					
PURE Aesthetics + Skin Care					
Restoration Family Dental					

MERIDIAN REDEVELOPMENT FUND - *DRAFT*

Thank you for your interest in the Meridian Redevelopment Fund (MRF). The Township and the Economic Development Corporation (EDC), has determined specific areas for redevelopment and has allotted funding to assist developers, land owners and business owners to improve the aesthetic, functionality and economic viability of their properties.

Before you apply, we encourage you to become acquainted with the program objectives and requirements mentioned in this packet.

Each funding application is individually evaluated. Approval for funding will be determined by, in order: staff, the EDC, and the Township Board. Each will consider the financial needs of the applicant, the degree of public benefit to be derived from the funding, and any other criteria required by [Act 338 of 1974](#).

Intent:

The primary intent of the MRF is to further the economic development goals and objectives of the Township and the EDC as set forth by its [2017 Master Plan](#). The funds are to be used as an economic development tool to retain, expand or attract **mixed-use** development in downtown Okemos (Okemos & Hamilton Roads) and downtown Haslett (Haslett & Marsh Roads) – see maps for geographic details.

Applications may be submitted for consideration at any time and will be considered on a first-come, first-served basis. The MRF program is of indeterminable duration and the Township or EDC may elect to cease funding new projects at any time or when funds are depleted.

Eligible Uses:

Projects must be located within the within the geographic boundaries as outlined in Attachments A & B.

Funds may be used for a variety of project phases, including but not limited to: infrastructure improvement (roads, sidewalks or utility improvements), wayfinding, pocket parks or other place-making amenities (pavilions, amphitheaters, bike racks, awnings, benches) and other commercial uses permitted under Act 338 of 1974.

Funding Terms and Conditions:

Funding may be delivered either by grant or loan at the Board's sole discretion based on the merits of the project. Grants will likely be in the form of reimbursement. Loan terms, interest rates and repayment schedule will be made fully clear in the Townships correspondence after the project has been approved for funding. Funding documents will clarify the need for collateral, if any, and will require the Township be named in first position for repayment in the event of default and/or bankruptcy. The Township may also recommend other funding mechanisms it has information about or access to. Unless otherwise defined in the funding documents, once funding is approved and subsequent paperwork has been consummated, the applicant must start the project within 90 days as evidenced by ordering the goods or services for which the funding is being sought. The phase of the project that the funding was required to complete must be fulfilled within 1 year of the approval date.

If you have any questions, please contact the Economic Development Director, Chris Buck at 517.853.4568, or by e-mail at buck@meridian.mi.us. The application, with the attached forms and supporting documents can be e-mailed, or mailed to:

Meridian Township Redevelopment Fund
c/o Economic Development Director
5151 Marsh Road
Okemos, MI 48864

MERIDIAN REDEVELOPMENT FUND

SUMMARY OF THE APPLICATION PROCESS

Step 1. Create a development plan with renderings that describe the purpose of the request, and why it is needed and important to the community, and the industrial, commercial, or other nature of the enterprise. The development plan should include all elements of the project plan under MCL 125.1608.

Step 2. Submit a completed application, including supporting materials and renderings, to the Economic Development Director via regular mail or e-mail at buck@meridian.mi.us. Staff will review your application for completeness.

Step 3. Staff will determine eligibility and feasibility of the project. The staff may also work with the applicant to clarify any ambiguity.

Step 4. The Economic Development Director (EDD) will place the application on an upcoming meeting agenda of the Meridian Township Economic Development Corporation (EDC). The EDC meets on a monthly basis.

Step 5. With the assistance of the EDD, the applicant will present the project funding request to the EDC board at the scheduled meeting. The EDC Board will then make a decision about your loan or grant application. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

Step 6. After completion of the project plan, the EDD and EDC Board Chair will add the request to an upcoming Township Board meeting, which typically meets twice per month. The EDD, EDC Board Chair and/or applicant will present the project and funding request. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the Act. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

Step 7. If approved, staff will prepare the appropriate loan or grant documents. Within ten business days of approval, you will receive a commitment letter summarizing the conditions of the funding agreement, including the required use of the funds, whether the funds are a grant or loan, and repayment terms, if any.

Step 8. The grant or loan closing will be scheduled, with collaboration of the Township's Attorney. Transfer of funds will commence upon completion of the agreement.

MERIDIAN REDEVELOPMENT FUND

APPLICATION

Section 1.

Company Name:

Primary Contact:

Title:

Address:

Office Phone:

Mobile Phone:

E-Mail:

Corporate Form: (LLC, S-Corp, C-Corp, Sole Proprietorship, Partnership, Other):

Corporate Officers & Titles:

Company Description (who are you and what do you do?):

Section 2.

Describe the project in its entirety ([location, extent, character, etc](#)) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding [or financing](#) sources for this project:

When do you plan to commence and complete work?

Will your end product create jobs? How many, part-time or full-time? Wage range?

Please provide the names and municipalities of any projects you've completed within the past five years:

List three professional references of people who understand or are involved in your current or past projects:

Name:
Organization:
Phone:
E-Mail:

Name:
Organization:
Phone:
E-Mail:

Name:
Organization:
Phone:
E-Mail:

Section 3.

Project Plan Requirements:

The location of existing streets and other public facilities within the project:

The location, character, and extent of the categories of public and private land uses ~~then (strike the word? Seems wrongly placed) existing~~ both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

The legal description of the project real estate:

Describe any existing ~~improvements~~ structure, amenity, or feature (Structures?) to be demolished, repaired, or altered:

Describe the repairs or alterations, and an estimate of the time required for completion:

Commented [MK1]: "Improvement" is the statutory term and is indented to include both large and small projects. Structure is likely to narrow, but we could improve upon the bland "improvement."

Commented [CB2R1]: I like your proposed language in this section. In the prior section, seems wordy and I'm having trouble understanding what the applicant is asked to answer that aren't answered in the 1st and 4th question.

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The location, extent, character, and estimated cost of the improvements (including rehabilitation) contemplated and an estimate of the time required for completion:

Describe any construction stages planned and the estimated time of completion of each stage:

Describe any parts of the project to be left as open space and the use contemplated for the space.

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities.

Proposed method of financing the project:

Are many of these questions redundant with Section 22? Condense?

List any persons who will manage or be associated with the management of the project for at least one year:

Will the project will be leased or sold at completion?

Will there be any sale or lease of municipal property?

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than applicant):

Commit that all persons performing work on the construction project will be paid the prevailing wage and fringe benefit rates for the same or similar work in the locality as determined under 1965 PA 166, MCL 409.551 et seq. (sounds like this is necessary, is there any way around it?)

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

Please add any additional information that will help the EDC or Township Board evaluate your request:

Commented [MK3]: If the applicant will always be the owner or lessor, then we could remove this. The Act contemplates projects undertaken by the corporation and then sold or leased to others.

Commented [CB4R3]: I think this is fine to keep as is.

Commented [MK5]: Moved to end and restructured to lessen the impact of the provision.

Commit that all persons performing work on the Construction projects will be paid must commit to paying the prevailing wage and fringe benefit rates for the same or similar work in the locality as determined under 1965 PA 166, MCL 408.551 et seq. (sounds like this is necessary, is there any way around it?)

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Commented [MK6]: Yes, it is required by Section 8(4)(h) of the Act.

Commented [MK7]: Any project that believes it is exempt from the prevailing wage requirements should be evaluated individually. That said, the language of the statute suggest it is only applicable to construction projects or the construction portion of projects and thus other project types and portions of projects may be exempt.

Further, this is not something the EDC must continuously monitor; the corporation "may conclusively rely" upon the statement from the applicant that they are complying with the prevailing wage provision. Thus, this should not be an administrative burden for the EDC when overseeing projects.

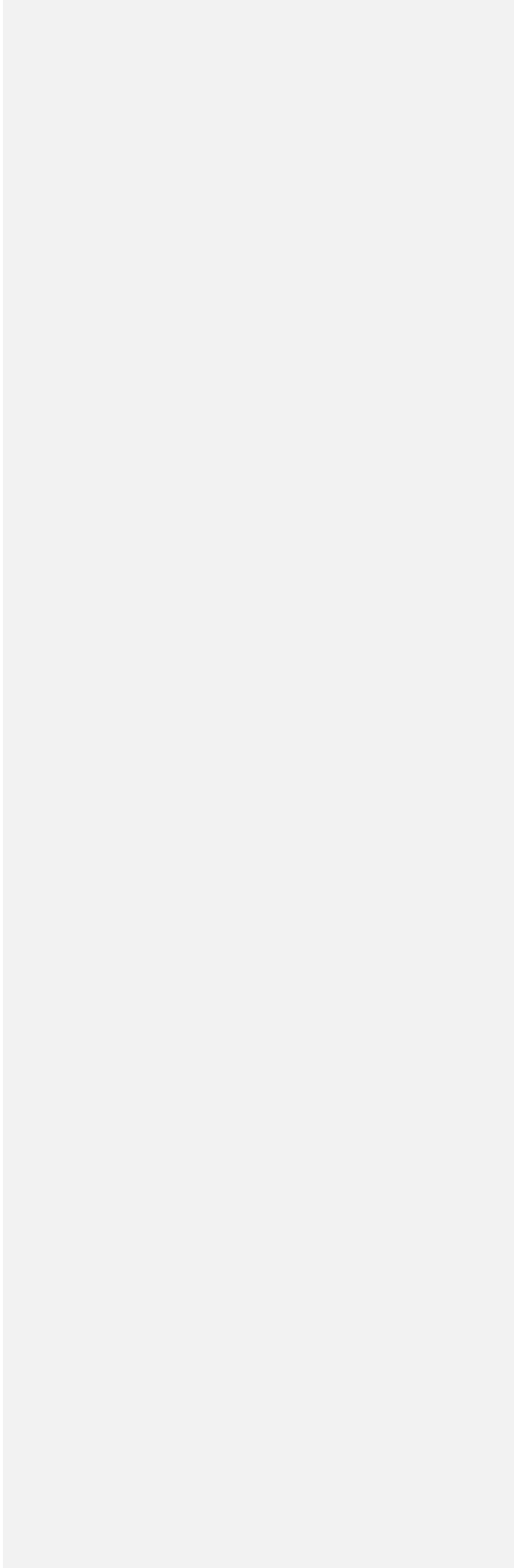
Commented [CB8R7]: Ok, understood...I think by leading the sentence with "Construction projects..." allows them to consider using the grant for other uses.

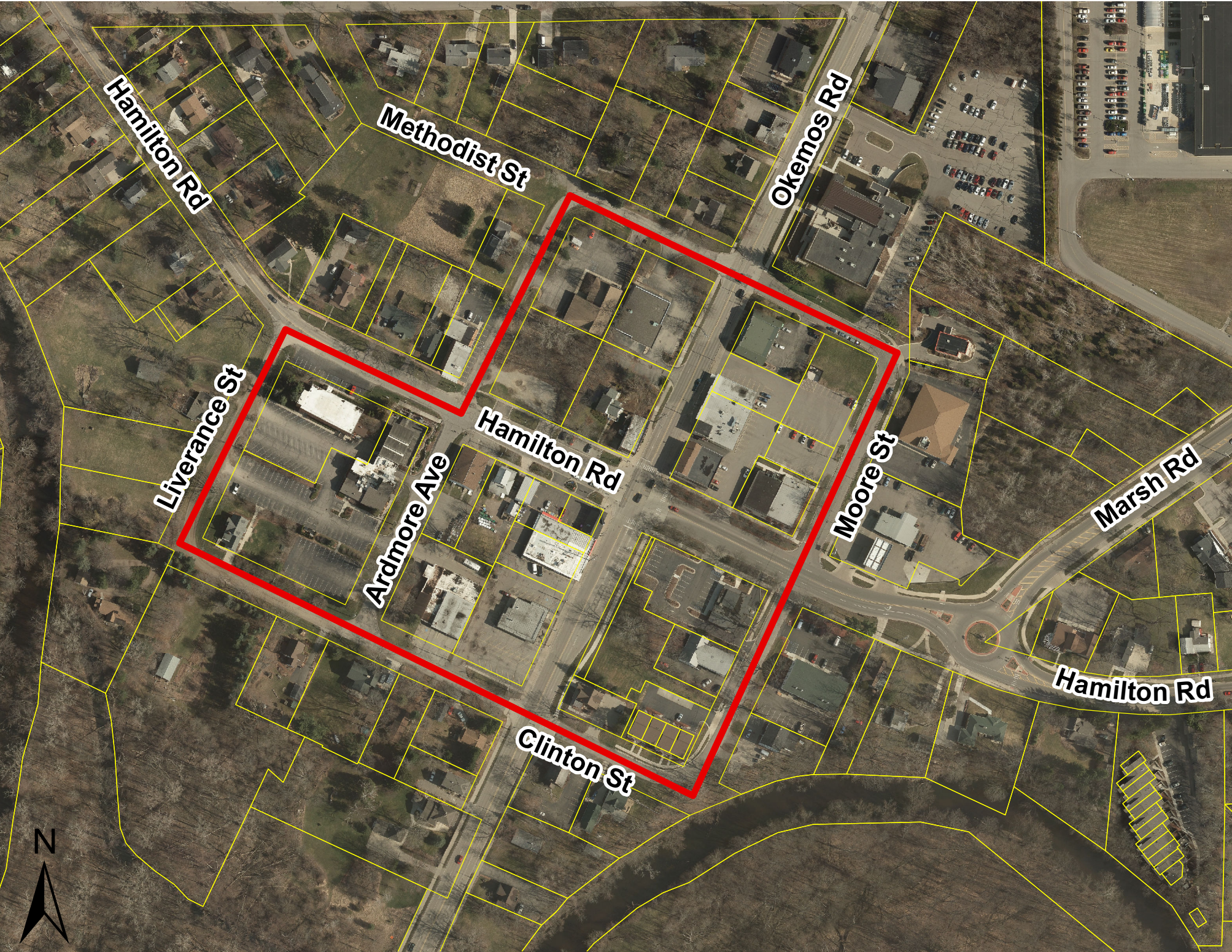
My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.

Applicant Signature

Date

Applicant Printed Name





Hamilton Rd

Methodist St

Okemos Rd

Liverance St

Ardmore Ave

Hamilton Rd

Moore St

Marsh Rd

Hamilton Rd

Clinton St



Meridian Redevelopment Fund Staff Checklist

Initial Project District

- Proposed district boundaries determined and submitted to the Township Board
- Township Board establishes the project district boundaries by resolution
- Township Board determines whether to establish a project citizen's district council

Application and Project Review

- Received application
- Name, entity, and project location
- Project location is within the project district boundaries
- Project has or is incidental to a commercial purpose
- Determine whether funding will be by grant, loan, or other method
- Confirm Project meets statutory project plan requirements
 - Project Improvement Specifics
 - Location of improvements
 - Extent and character of improvements
 - Estimated cost of the improvements
 - Estimated timeframe for completion
 - Statement of construction stages (if any) and their estimated timeframes
 - Legal description of the project area
 - List who will undertake and manage the project
 - Designation of persons who will benefit from the project (individual or corporation or both)
 - If the project will be leased or sold at completion, then provide the bidding process to determine such lease or sale
 - Estimated number of persons living within the project area
 - Estimated number of persons or families that will be displaced by the project
 - Plan for relocation of any displaced persons and related costs
 - Location and extent of existing public streets in the project area
 - Location and extent of other public facilities in the project area
 - Current public and private land uses in the project area
 - Describe any demolition, repair, or alteration of existing improvements
 - Estimated timeframe
 - Description of areas left as open space, if any
 - If there is any sale or lease of municipal property and the description thereof
 - Description of requested zoning changes
 - Description of any requested street, street level, or intersection changes
 - Description of any requested utility changes
 - Proposed financing method
 - Statement that all persons performing work on the project are paid the prevailing wage and fringe benefits for same or similar work
 - If any homes are acquired or destroyed, then must meet increased requirements

- If zoning changes are requested or if the project will involve the taking of private property, then the appropriate local public agency (i.e. planning commission) must be consulted. A recommendation is given to the Township Board.
- Place application on EDC agenda
- Present application and plan to the EDC
- Secure approval of the application and plan from the EDC
- Designate the project area to the Township Supervisor in writing
- Township Supervisor appoints two additional directors to the Corporation to serve during the project.

Township Board Action

- Forward application to the Township Board for inclusion on their agenda.
- Certify to the Township Board that the project shall not transfer employment of 20 or more full time municipal workers.
- Township Board approves the project area by resolution; sets public hearing.
- Place and publish required notices for the public hearing.
- Public hearing is held on the project plan.
- Township Board determines whether the project plan constitutes a public purpose.
- Township Board determines whether to approve or reject the plan.
- Any subsequent plan amendments are approved by the Township Board via resolution.

Commencement of the Project

- Send commitment letter summarizing terms of the project and funding within 10 business days of approval
- Prepare appropriate loan or grant document
- Schedule execution of documents and disbursement of funds
- Oversee project until completion, according to loan and grant documents



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

May 2018

Businesses Opened:

- **Fox Lansing Nissan**, Grand River Ave
- **Small Cakes**, 3520 Okemos Road
- **Kellie's Wooden Skate**, Cornell & Grand River Ave

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Lotus Beauty Lounge**, Meridian Mall (opening May 1)
- **Launch Trampoline Park**, 30k sq. ft. of Gordmanns (Meridian Mall). Plan to open June/July.
- **Commercial Bank**, vacant 5/3 bank on Jolly Road. Plan to open in May.
- **Great Lakes Interiors** - office furniture retailer at 2076 Towner Road. "open soon" on website
- **Elevation** - 350+ residential units leasing units now, move in June/July, June 15 opening party

Under construction

- **Judes Barber Shop**, 3499 Lake Lansing Road
- **Baskin-Robbins**, 1917 Grand River Ave
- **Peak Performance Physical Therapy**, new Meridian location next to Playmakers
- **Red Cedar Flats** - 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive.
- **Ingham County Medical Care Facility** - 64,000 square foot (48 room) addition at 3860 Dobie.
- **Whitehills Lakes South #2** - 21 single family lots @ Saginaw Highway/Lake Lansing Road.
- **Georgetown #4** - initial site work underway for 22 single family lots at Tihart/Cornell Roads.
- **Sierra Ridge #3** - initial site work underway for 20 single family lots Lake Lansing/Newton.
- **Marriot Courtyard** - 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.

Renovations

- **Aldi**, interior renovation valued at \$400,000
- **Best Buy**, Shopping Center - exterior facelift, resizing spaces valued at \$770,000
- **Olive Garden**, Exterior remodel, complete interior makeover. No value yet

Under consideration

- **LaFontaine**, Chrysler/Jeep/Dodge Dealer proposed on W. Grand River Ave
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy (dormant for now)

Approved/not yet commenced

- **Portnoy and Tu dentist office** - 4,332 square foot dental office at 2476 Jolly Road.
- **Tilted Kilt**, new restaurant at 5000 Northwind Drive (Red Cedar Flats)

Closings/Relocations

- **Toys R Us**, Nationwide closing announced, no update date yet
- **Younkers**, closing both anchor stores at Meridian Mall (Nationwide)