



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
August 6, 2018 7:30 am
Fire Station Community Room
5000 Okemos 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 – July 9, 2018
5. COMMUNICATIONS
6. PUBLIC REMARKS
7. PRESENTATION
8. FINANCIAL REPORT
9. AUTHORIZATION OF PAYMENTS
10. NEW BUSINESS
 - A. New Vice-Chair needed
11. OLD BUSINESS
 - A. DDA Subcommittee/Advanced Redevelopment Solutions Report re: updated DDA TIFA Plan proposal
12. CHAIR REPORT
13. STAFF REPORT
 - A. Development Projects Update
14. TOWNSHIP BOARD REPORT
15. TOWNSHIP MANAGER REPORT
16. OPEN DISCUSSION/BOARD COMMENTS
17. PUBLIC REMARKS
18. NEXT MEETING DATE
 - A. September 10, 2018, 7:30am
19. 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, July 9, 2018 – Minutes (Draft)

Members

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

Members Scott Weaver

Absent:

Staff

Present: Economic Development Director Chris Buck, Township Manager Frank Walsh and Executive Assistant Michelle Prinz

Others

Present: Township Trustee Patricia Herring Jackson, Eric Helzer, Advanced Redevelopment Solutions, and Planning Commissioner Emily Stivers

1. CALL MEETING TO ORDER

Chair Fulk called the meeting to order at 7:34 am.

2. APPROVAL OF THE AGENDA

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

3. APPROVAL OF MEETING MINUTES OF MAY 7, 2018

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

APPROVAL OF SUBCOMMITTEE NOTES OF JUNE 13, 2018

Correction-removal of Jim Spanos as present.

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

4. PUBLIC REMARKS

None.

5. PRESENTATION

Thank you to Jim Spanos for his support of the Flags over Meridian for the Downtown Okemos area.

6. FINANCIAL REPORT

Staff provided a summary update on the June 2018 Financial Report. Report on file.

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

7. AUTHORIZATION OF PAYMENTS

MOTION BY MEMBER CAWOOD TO AUTHORIZE CONSUMERS ENERGY ELECTICITY PAYMENTS, REDWOOD LANDSCAPING, AND VAN ATTA'S PAYMENTS FOR DOWNTOWN FLOWERS. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 7-0.

8. NEW BUSINESS

- a. DDA Subcommittee Meeting re: Updated DDA TIFA Plan Proposal
Director Buck summarized the June 13th subcommittee meeting. The Township attorney suggested that the contract be between the DDA and the contractor (Advanced Redevelopment Solutions). The DDA can receive grants or gifts. There was discussion that the DDA fund has the dollars to cover the contract.

MOTION BY MEMBER RAYNAK TO APPROVE THE CONTRACT WITH ADVANCED REDEVELOPMENT SOLUTIONS AS PRESENTED. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 7-0.

9. OLD BUSINESS

- a. Active Business List Update
Reviewed the contact list. The list will be used to collect data of the numbers of employees in the DDA and will also serve as a way to communicate with the members of the DDA regarding updates.

10. CHAIR REPORT

None.

11. STAFF REPORT

Director Buck reported he has been working on the Redevelopment Ready Certification. He also discussed the following developments:

- Launch Trampoline Park opening has been pushed back to August
- Okemos Elevation held its ribbon cutting

- Soldan's is moving to the building by Playmakers

12. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following items:

- In mediation with Walnut Hills
- Police Chief final interviews are Thursday
- The pension is 61% funded for the first time in 20 years
- He will be the keynote along with Brianne Randall for a statewide conference regarding the handling of the Nassar case

13. TOWNSHIP BOARD REPORT

None.

14. OPEN DISCUSSION/BOARD COMMENTS

Eric Helzer suggested the DDA consider monthly meetings with regular subcommittee meetings in between to meet the end of the year timeline for the update.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

- a. August 6, 2018, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 8:44 am.



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

Patricia Herring Jackson
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

5/7/2018

Jim Spanos
PO Box 1426
Okemos, MI 48864

Dear Jim,

On behalf of the Meridian Township Downtown Development Authority, we want to thank you for your \$500.00 donation to support Kiwanis Club Flags over Meridian project.

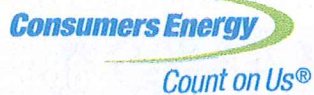
Your generosity will show great patriotism in Downtown Okemos along with helping to invest in programs to help kids improve their grades, stay healthy, build leadership skills and develop strong character.

Please know how much we value your service to Meridian Township. We speak for the whole community when we say thank you for playing a vital role in the Township's promising future.

Sincerely,

Ronald J. Styka
Meridian Township Supervisor

Susan Fulk
Downtown Development Authority President



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: July
Service dates: 06/19/2018 - 07/18/2018
Days Billed: 30
Portion: 14 07/18

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 08/16/2018

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 06-19
Ending Read Date: 07-18
Beginning Read: 9736
Ending Read: 10203 (Actual)
Usage: 467 kWh

Total Metered Energy Use: 467 kWh

July Energy Bill

Invoice: 206522625219

Account Summary

Last Month's Account Balance	\$94.09
Payment on June 27, 2018	\$94.09-
Balance Forward	\$0.00

Payments applied after Jul 19, 2018 are not included.

Electric Charges

Energy	467@ 0.096799	\$45.21
PSCR	467@ 0.003300-	\$1.54-
System Access		\$20.00
Distribution	467@ 0.042598	\$19.89
Energy Efficiency		\$3.29
Power Plant Securitization	467@ 0.001187	\$0.55
Low-Income Assist Fund		\$0.93

Total Electric \$88.33

Total Energy Charges \$88.33

Amount Due: **\$88.33**
by August 13, 2018

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

Please see the insert for details on available rate options and the environmental characteristics of electricity delivered to customers.

Summer electric rates higher. The cost of electricity is higher from June through September because of greater demand associated with air conditioning and other factors.

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.

Proposed Redevelopment Project Description and Total Capital Investment (included in Scenario Schedule 2) – Redevelopment of a Proposed Three (3) Block Area (Blocks E, C & D) Project in Downtown Okemos West of Okemos Road, North of Clinton Street, East of Liverance Street and South of Methodist Street

If the DDA Plan Amendment is approved, the result will allow for the construction of a proposed estimated \$158 million dollars redevelopment project (Project). The proposed Project is a mixed-use redevelopment of the underutilized, abandoned, vacant and contaminated parcels across a three-block area. This mixed-use redevelopment is a five-story, three-phase project that will be comprised of the following commercial and residential spaces with integrated parking:

Proposed Village of Okemos Redevelopment (estimated as of July 30, 2018)										
Phase	Block	Commercial (SF)	Residential (SF)	Total SF	Proposed Units	Parking On Site (# Spaces)	Parking Off Site (# Spaces)	Total Estimated Capital Investment (\$)	Construction Start Date	Construction End Date
Phase 1	Block E	22,650	208,600	231,250	195	305	TBD	\$ 61,000,000	Fall/Winter 2018	Spring/Summer 2021
Phase 2	Block C	22,650	208,600	231,250	195	291	TBD	\$ 56,000,000	Fall/Winter 2022	Spring/Summer 2024
Phase 3	Block D	16,700	144,300	161,000	136	175	TBD	\$ 41,000,000	Fall/Winter 2025	Fall/Winter 2027
TOTALS		62,000	561,500	623,500	526	771	TBD	\$ 158,000,000		

The newly proposed mixed-use redevelopment Project will:

- Bring a significant investment and major improvement to downtown;
- Be transformative in nature;
- Add to the economic vitality of downtown;
- Spur additional development in downtown;
- Add to the success of the township’s broader downtown development strategy;
- Bring quality housing to downtown and fill the downtowns missing middle housing type that can support township services and amenities within walking distance;
- Bring new market rate housing to downtown (no housing has been constructed in downtown for decades);
- Result in community and municipal benefits of increased property taxes on the Property;
- Activate two different previously planned projects which did not occur on these blocks in 2016 and 2017 with a much larger mixed-use downtown project, and;
- Be a uniquely designed project with high quality durable materials.

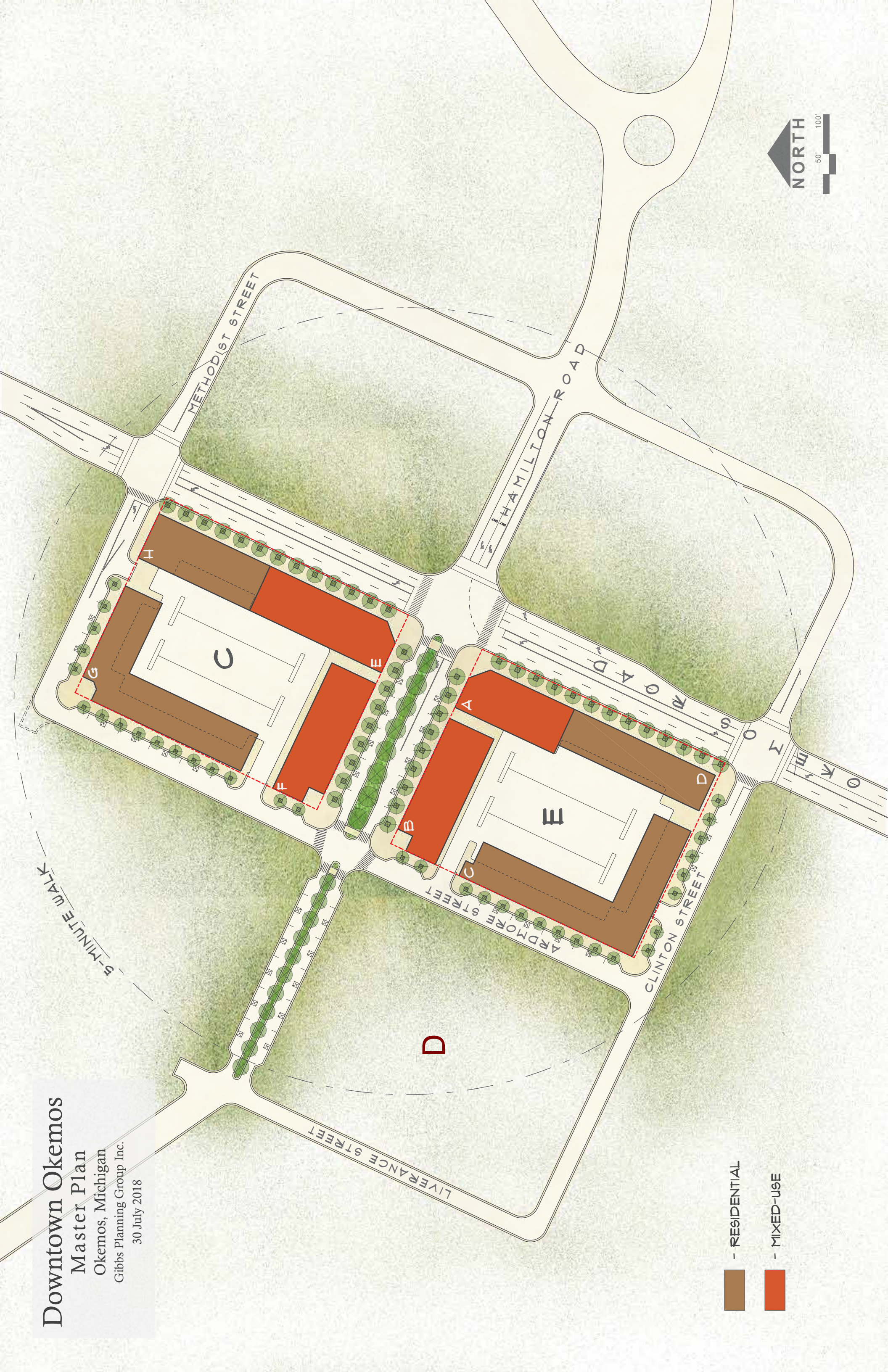
Downtown Okemos

Master Plan

Okemos, Michigan

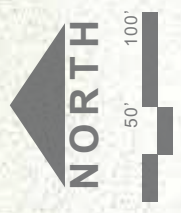
Gibbs Planning Group Inc.

30 July 2018



— RESIDENTIAL

— MIXED-USE



DRAFT Modeling Scenario Schedules Summary Descriptions
Meridian Township DDA TIFA Plan Update - Downtown Okemos
(Okemos Village Area)

7-31-2018

The Meridian Township Downtown Development Authority (DDA or Authority) adopted a Tax Increment Finance and accompanying Development Plan (Plan) which captures new incremental tax revenues beginning in 2006 and concluding in 2026. Since that time, the economy has shifted significantly, and the township has identified Downtown Okemos as a critical redevelopment area in need of blight elimination and has identified specific projects within the DDA District (District) that need funding. These projects will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. This update and corresponding amendment will reset the base year to 2018 with the first year of taxable capture to 2019 and have a target conclusion date of 2039 (20 years).

Tax Increment Financing Procedures - The tax increment financing procedure as outlined in the Act requires the adoption of a Development Plan (Plan) and a tax increment financing plan by Township ordinance. When the Authority determines that it is necessary for the purpose of Act 197, the Authority prepares and submits a tax increment financing plan to the Township Board. The Plan must include a Development Plan as provided in Section 17 of the Act, and include a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred and the duration of the program, and a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the Development District is located. The Plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the Authority shall be clearly stated in the Plan.

The tax increment financing plan may be included as part of the Development Plan. When combined into one Plan document, only one hearing and approval procedure is required to adopt both the Development Plan and the tax increment financing plan.

Once a Development Plan and tax increment financing plan have been approved and recommended by the Authority Board, the Township Board conducts a public hearing on the proposed Plan after providing notice of such public hearing by mail, posting and publication in accordance with Act 197. If required by Act 197, a Development area citizens council must be established and appointed and be provided an opportunity to review and comment on the Development Plan and tax increment financing plan prior to adoption of the Plan by ordinance.

Following the adoption of the ordinance to approve the Plan, the Township Treasurer and the County Treasurer are required by law to transmit to the Authority that portion of the tax levy of all taxing bodies paid each year of the "Captured Assessed Value," defined in Act 197

as the amount in any one year by which the current assessed value of the development area, including the assessed value of the property for which specific taxes are paid in lieu of property taxes, exceeds the “Initial Assessed Value” of the development District.

“Initial Assessed Value” is defined as the assessed value of all taxable property within the boundaries of the development District at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the Township for which equalization has been completed at the time the ordinance is adopted; provided, however, that the initial assessed value of property subject to a specific tax is equal to the quotient of the specific tax paid divided by the ad valorem millage rate.

Presented in the Plan will be a schedule showing the historical growth in state equalized value and taxable value of the properties in the development District and the initial assessed value of all real and personal property in the development District as finally equalized in 2018.

Estimates of Captured Assessed Values and Tax Increment Revenues; Amount to be Captured - Three tax increment revenue Scenario Schedules will be created to demonstrate the estimated dollar amounts of captured assessed values and tax increment revenues to be realized from projected increases in the assessed value during the next 20 years. Increases in assessed values within the District, which result in the generation of tax increment revenues, can result from any of the following three Scenario Schedules:

Scenario Schedule 1 - Utilizing current development trends, if the DDA Plan Update is not approved, increases in property values which occur for any other reason, including normal appreciation.

Scenario Schedule 2 - Construction of a newly proposed redevelopment project across a three (3) Block Area in Downtown Okemos occurring after the date establishing the “initial assessed value” or “base assessed value”, if the DDA Plan Update is approved. Increases in the remaining parcel property values within the District which occur for any other reason including normal appreciation will also be included.

Scenario Schedule 3 - Construction of new rehabilitation, remodeling alterations, or additions occurring after the date establishing the “initial assessed value” and because of the redevelopment that occurs under Scenario Schedule 2, if the DDA Plan Update is approved.



CIB PLANNING

Community Image Builders

To whom it may concern,

Advanced Redevelopment Solutions along with CIB Planning have been contracted by the Meridian Charter Township Downtown Development Authority (DDA) to amend the existing Tax Increment Finance Plan as well as the associated Downtown Development Plan. DDA's are authorized by Michigan Act 197 of 1975 and are a primary tool utilized by communities to revitalize their downtowns, especially those which have seen significant disinvestment over time. This is the case for Downtown Okemos, which has seen building vacancies rise and blight increase over the past several years. These vacancies and resultant blight have diminished property values to an all-time low in downtown Okemos.

As a means of spurring new investment, the DDA has decided to amend the TIFA/Downtown Development Plan as an opportunity to attract developers to invest and help create an exciting traditional mixed-use community. Already, there is interest in a potential redevelopment project that would invest tens of millions of dollars into downtown Okemos and redevelop several blocks in the downtown core, while remediating existing environmental hazards. This potential project is only feasible, however, with an updated Tax Increment Finance Plan and participation from all taxing jurisdictions.

Some of the benefits for the community, as well as Ingham County, include;

- Creation of a vibrant downtown with specialty retail, office and housing
- Significant new investment in the community and associated tax growth
- Existing income to taxing jurisdictions will remain
- New job creation within the community
- Increased ridership with CATA
- Blight removal in downtown Okemos
- The cleanup of environmentally hazardous sites
- Alignment with the MEDC Redevelopment Ready Communities (RRC) program and potential eligibility for State funding
- Provide opportunities for placemaking and the creation of a live/work/play center

As this project continues to develop, we look forward speaking with you and answering your questions about the exciting benefits this project will bring Okemos, Meridian Charter Township and Ingham County. If you have any further questions, please contact us at 810-335-3800.

Sincerely,

CIB Planning

Carmine P. Avantini, AICP
President

Justin Sprague
Vice President

DRAFT Eligible Activities/Projects

Meridian Township DDA TIFA Plan Update - Downtown Okemos (Okemos Village Area)

7-31-2018

The Meridian Township DDA adopted a Tax Increment Finance and accompanying Development Plan (Plan) which captures new incremental tax revenues beginning in 2006 and concluding in 2026. Since that time, the economy has shifted significantly, and the township has identified Downtown Okemos as a critical redevelopment area in need of blight elimination and has identified specific projects within the DDA District (District) that need funding. These projects will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. This update and corresponding amendment will reset the base year to 2018 with the first year of taxable capture to 2019 with a target conclusion date of 2039.

As such, it is necessary to review the eligible activities to be included in the Plan. Eligible activities are categories or projects which the DDA is eligible to spend tax increment revenue for enhancing, improving or redeveloping the District. Funds can also be utilized for marketing the District. The District as currently established will be left unchanged with no removal or addition of parcels. Below is a map with the shaded area identify the DDA District.



Below is a description of eligible activities. A detailed project list will be included later in this Plan.

1. Marketing and Development Studies – Destination branding, and marketing have a key relationship with successful downtown districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. These studies can also be utilized as tools to attract specific development types or specific developers.
2. Streetscape – Having an attractive, well designed streetscape strengthens the public realm within downtown corridors. It can enhance the image of the community, adds landscaping and other artistic elements and is complimentary to the pedestrian environment. Streetscape enhancements include but are not limited to planter boxes, waste receptacles, benches, brick pavers, decorative fencing, trees and tree grates, sculptures and other pieces of art and costs related to improving the street itself.
3. Façade Improvements – Typically, DDA’s utilize a portion of tax increment revenue funds to assist business owners with façade improvements for buildings in need of repair or upgrade within the District. This is usually set up as a low interest loan or competitive grant program with match requirements. These programs work great for improving the image of the buildings within the DDA District.
4. Park Improvements – Parks within downtowns can be gathering places and focal points for community events within the downtown. It is important to maintain parks and program events within the parks to draw pedestrians to the downtown and enhance the District.
5. Property Acquisition – This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.
6. Master Planning/Urban Design Plans – Downtown plans and urban design help to guide the built environment of the downtown District. Many times these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have be thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.
7. Promotions – In order for downtowns to function at their peak, they require a critical mass of people. Regular programming of events such as concerts, art walks, farmers

markets, and other events all assist with creating that critical mass but require promotions to reach specific target audiences which the District is trying to attract. This could include print content, web content, radio and television content and other forms of promotion to spread the message of the DDA.

8. Demolition – Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.
9. Lead & Asbestos Abatement – Several buildings in pre-developed centers utilized lead-based materials or asbestos materials in their construction process. As part of any redevelopment process, these materials must be abated prior to new development occurring. This is a costly and methodical necessity for redevelopment to succeed.
10. Public Infrastructure Improvements – Public improvements covers a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, stormwater improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm.
11. Public Spaces – Many people equate public spaces to parks, but they can also include public alleys, community centers, non-park public owned green spaces and many more. Projects that can enhance these spaces all fall under the eligible activity expenses of the DDA.
12. Private Infrastructure Improvements – As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, soft costs and others that support density in accordance with local zoning, master plans and township goals but may be cost prohibitive to complete the project.
13. Site Preparation – Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and township goals.

14. Environmental Activities - Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environmental Quality (MDEQ) under an approved Brownfield Plan and Act 381 Work Plan in order to protect human health and the environment, off-set cost prohibitive environmental costs and insurance needs, etc.

15. Gap Funding - Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make is feasible. It can also be used as a tool to attract companies and businesses to the township in an effort to create new employment opportunities within the DDA District.



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

July 2018

Businesses Opened:

- **Baskin-Robbins**, 1917 Grand River Ave – Open House 6.2.18
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units, 6.19.18 is opening party
- **Great Lakes Interiors**, office furniture retailer at 2076 Towner Road
- **Experimac**, Apple/Mac sales, trades and repairs at 4790 S. Hagadorn/Hannah Plaza
- **Mannik & Smith**, public & private consultants at 2193 Association Drive Okemos, open house 6.28.2018
- **Aldi**, renovation complete, reopened now

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. Plan to open Sept.

Under construction

- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **Peak Performance Physical Therapy**, new Meridian location next to Playmakers
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2018
- **Red Cedar Flats**, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive.
- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **Ingham County Medical Care Facility**, 64,000 square foot (48 room) addition at 3860 Dobie.
- **Marriot Courtyard**, 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.
- **Best Buy**, Shopping Center – exterior facelift, resizing spaces. Valued at \$770,000

Approved/not yet commenced

- **Tilted Kilt**, new restaurant at 5000 Northwind Drive (Red Cedar Flats)
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

Under consideration

- **Red Cedar Manor**, 2875 Northwind Drive. 70,000+ sq ft mixed use w/88 apartments
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.
- **New Hope Church**, Saginaw Highway & Newton Roads, construction expected in summer
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy (dormant for now)
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.

Renovations

- **Olive Garden**, Exterior remodel, complete interior makeover. No value yet

Closings/Relocations

- **Toys R Us**, Property up for auction
- **Younkers**, closing both anchor stores at Meridian Mall by August
- **Gilbert & Blakes**, sold and rebranding to Lucky's Steakhouse in August
- **Leo's Pub & Grub**, lease not renewed
- **Penn Station, Marsh & Grand River**, closed Okemos Location after 5 years