

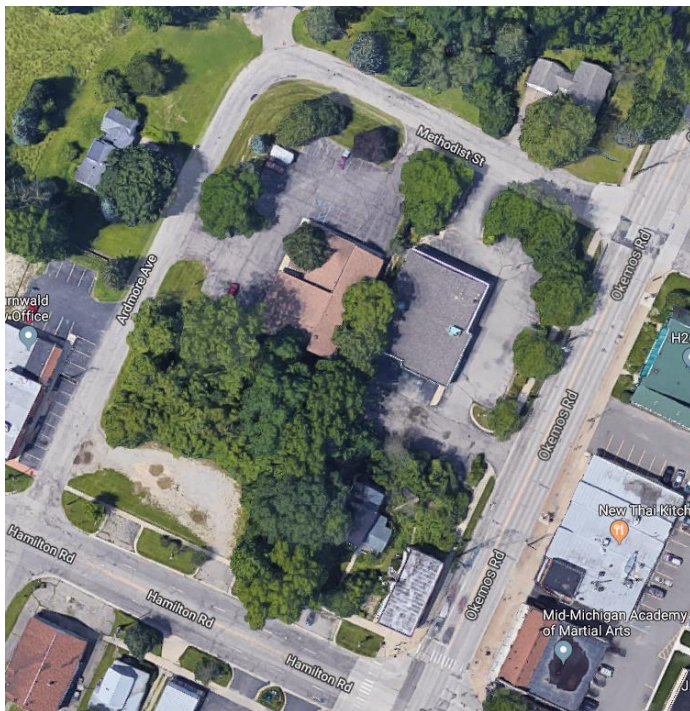


Welcome to Downtown Okemos!

Hamilton & Okemos Roads Redevelopment Opportunity
Meridian Township, Ingham County, Michigan

Contact:

Ken Lane
Economic Development Director
517.853.4568
lane@meridian.mi.us



Future Land Use:

Mixed-use core development for residents and shoppers to enjoy the best elements of residential, office and recreational uses.

Site Area:

- Three separate parcels totaling 1.5 Acres currently zoned C2 (Commercial)
- 8,448 total building size available
- Min. Lot Area is 4,000 sq. ft.
- Min. Lot Width is 100 ft.
- One parcel totaling .5 Acres of Vacant Land For Sale

Incentives:

- Close proximity to a major retail hub – Meridian Mall, Meijer, Kroger, Target, Kohls, Home Depot, Walmart, Best Buy and many others
- A short stroll to the scenic Red Cedar River, Wonch Park and Ferguson Park
- Award winning Okemos Schools
- Nearby Freeway access to I-96



Okemos Redevelopment Opportunity

Meridian Township, Ingham County, Michigan

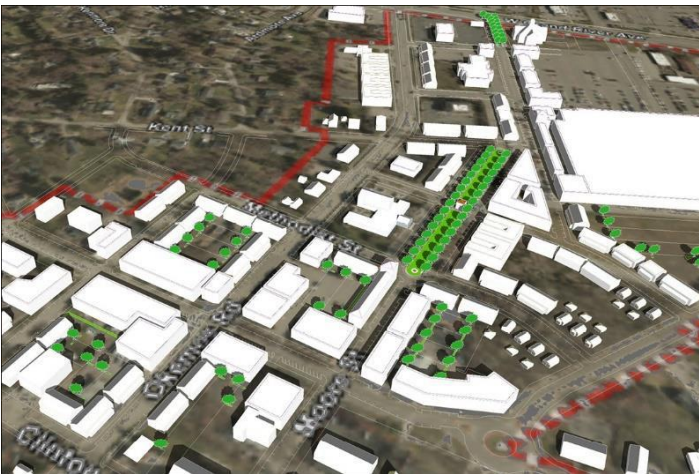
Commercial property located along Okemos Road, a short distance south of Grand River Avenue and within walking distance of scenic parks and the Red Cedar River.

A Bustling Downtown Destination:

- Traditional urban living
- Provide residents access to regional transportation systems
- First floor storefronts and upper-level and condos
- Eclectic mix of users for plazas and street cafes to create an active streetscape



Rendering of a Bustling Mixed Use Destination



Aerial View of a Bustling Downtown Destination

Okemos PICA Analysis

Retail Space:

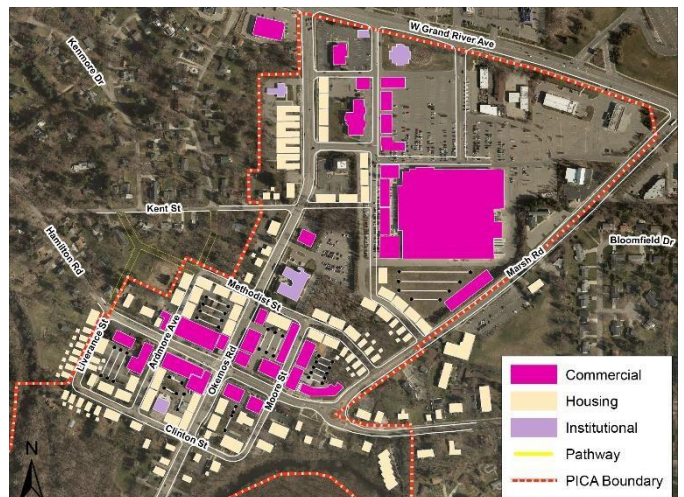
- 191,458 Square Feet
- 39.2% demand for new retail in Meridian Township
- 23.4% demand for new walkable shopping in Meridian Township

Possible Retail Tenants:

- Furniture/Home Furnishings Stores
- Electronics Stores
- Specialty Food Stores
- Beer/Wine/Liquor Stores
- Bars/Restaurants
- General Merchandise

Housing:

- 695 Housing Units





**CHARTER TOWNSHIP OF MERIDIAN
RESOLUTION
ZONING AMENDMENT #18020**

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 15th day of May, 2018, at 6:00 pm, Local Time.

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine,
Jackson, Opsommer, Sundland

ABSENT: _____

The following resolution was offered by Trustee Opsommer and supported by Trustee Deschaine:

WHEREAS, the Township Board, at its meeting on January 23, 2018 initiated the zoning amendment to amend Section 86-440 (Mixed Use Planned Unit Development) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would revise the current limitations on residential density and building height in mixed use planned unit development (MUPUD) projects; and

WHEREAS, the proposed zoning amendment limits policy changes to two specific geographic areas in the Township, a 14-acre area in Downtown Okemos and a 53-acre area in Downtown Haslett; and

WHEREAS, the proposed zoning amendment establishes performance criteria by which to evaluate MUPUD projects proposing increased residential density and/or building height; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 26, 2018 and reviewed staff material forwarded under cover memorandums dated February 21, 2018 and March 6, 2018; and

WHEREAS, at its regular meeting on March 12, 2018, the Planning Commission voted 7-1 to recommend approval of the proposed zoning amendment with revised draft ordinance language; and

WHEREAS, the Township Board reviewed the material from staff and the Planning Commission forwarded under cover memorandum dated April 6, 2018 and discussed the proposed zoning amendment at its meeting on April 17, 2018; and

WHEREAS, the proposed zoning amendment is consistent with Goal B of the 2018 Township Board Action Plan to create and adopt additional tools to assist in the redevelopment of our core commercial areas including the Four Corners of Okemos and Downtown Haslett; and

WHEREAS, the proposed zoning amendment is consistent with Goal 1, Objective B of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

WHEREAS, the proposed zoning amendment is consistent with Goal 3, Objectives A and B of the 2017 Master Plan to upgrade commercial areas and develop the Township's mixed use core into a viable business district; and

WHEREAS, the Township Board introduced Zoning Amendment #18020 for publication and subsequent adoption at its meeting on May 1, 2018.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2018-06, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article IV, Division IV, by amending Section 86-440."

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it was adopted within 15 days of this meeting.

ADOPTED: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Deschaine, Jackson
Opsommer and Sundland

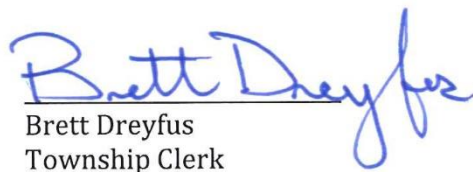
NAYS: Clerk Dreyfus

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 15th day of May, 2018.


Brett Dreyfus
Township Clerk

ORDINANCE NO. 2018-06

**ORDINANCE AMENDING THE CODE OF THE
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
CHAPTER 86 ARTICLE IV, DIVISION IV, BY AMENDING SECTION 86-440.**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Article IV, District Regulations, Division IV, Other Districts, Section 86-440 Mixed use planned unit development (MUPUD) of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-440 to read as follows:

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.

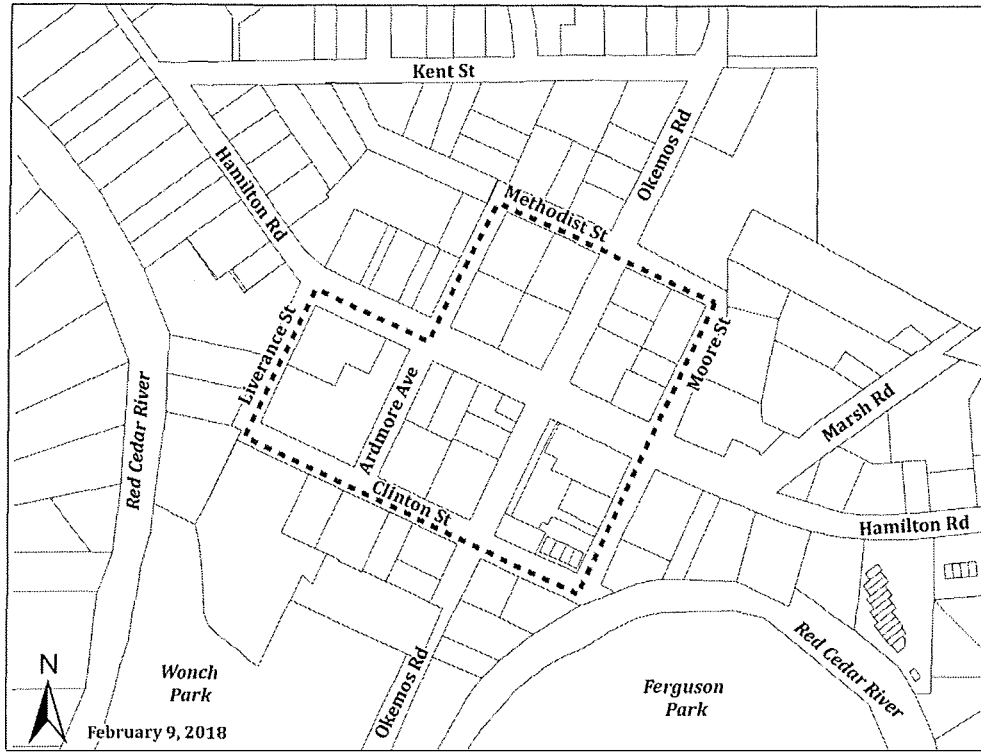
e. For mixed-use PUDs within the Okemos Downtown shown on Map 1 and the Haslett Downtown shown on Map 2 the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying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

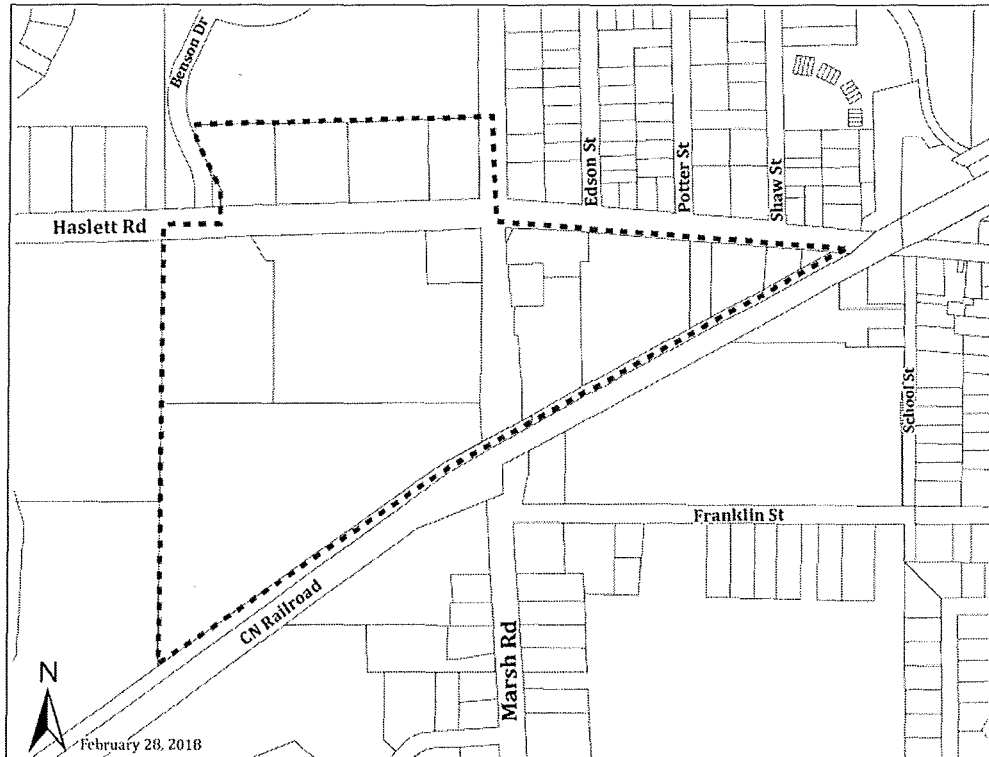
sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.

2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten foot setback for such fifth story from the predominant first floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor commercial or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
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 non-motorized 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



12. Uses may be mixed vertically and/or horizontally.

(d) Phasing. - ***Remains as written.***

(e) Amenities. - ***Remains as written.***

(f) Design standards. - ***Remains as written.***

(g) Procedure. - ***Remains as written.***

(h) Effect of issuance. - ***Remains as written.***

(i) Amendments. - ***Remains as written.***

(j) Enforcement. - ***Remains as written.***

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

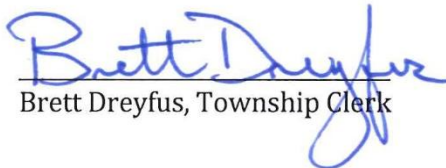
Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall become effective on the day following the date of publication.



Ronald J. Styka, Township Supervisor



Brett Dreyfus, Township Clerk

William K. Fahey, Township Attorney



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

6/15/20

Subject: Meridian Township Redevelopment Fund (MRF)

Dear Developers, Land Owners and Business Owners,

Thank you for your interest in the Meridian Township Redevelopment Fund (MRF). The Township Board and the Economic Development Corporation (EDC) have determined specific areas for redevelopment and have allotted funds 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 outlined in this packet.

Each funding application is individually evaluated. Approval for funding will be determined by, in order; Township 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 project being funded, 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 in its 2017 Master Plan. The funds are to be used as an economic development tool to retain, expand or attract development in downtown Okemos (Okemos & Hamilton Roads) and downtown Haslett (Haslett & Marsh Roads) – see included 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 Exhibits 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 for approved and completed project expenses. Loan terms, interest rates and repayment schedule will be made clear in the Townships correspondence when a project is 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 or bankruptcy. The Township may also recommend other funding

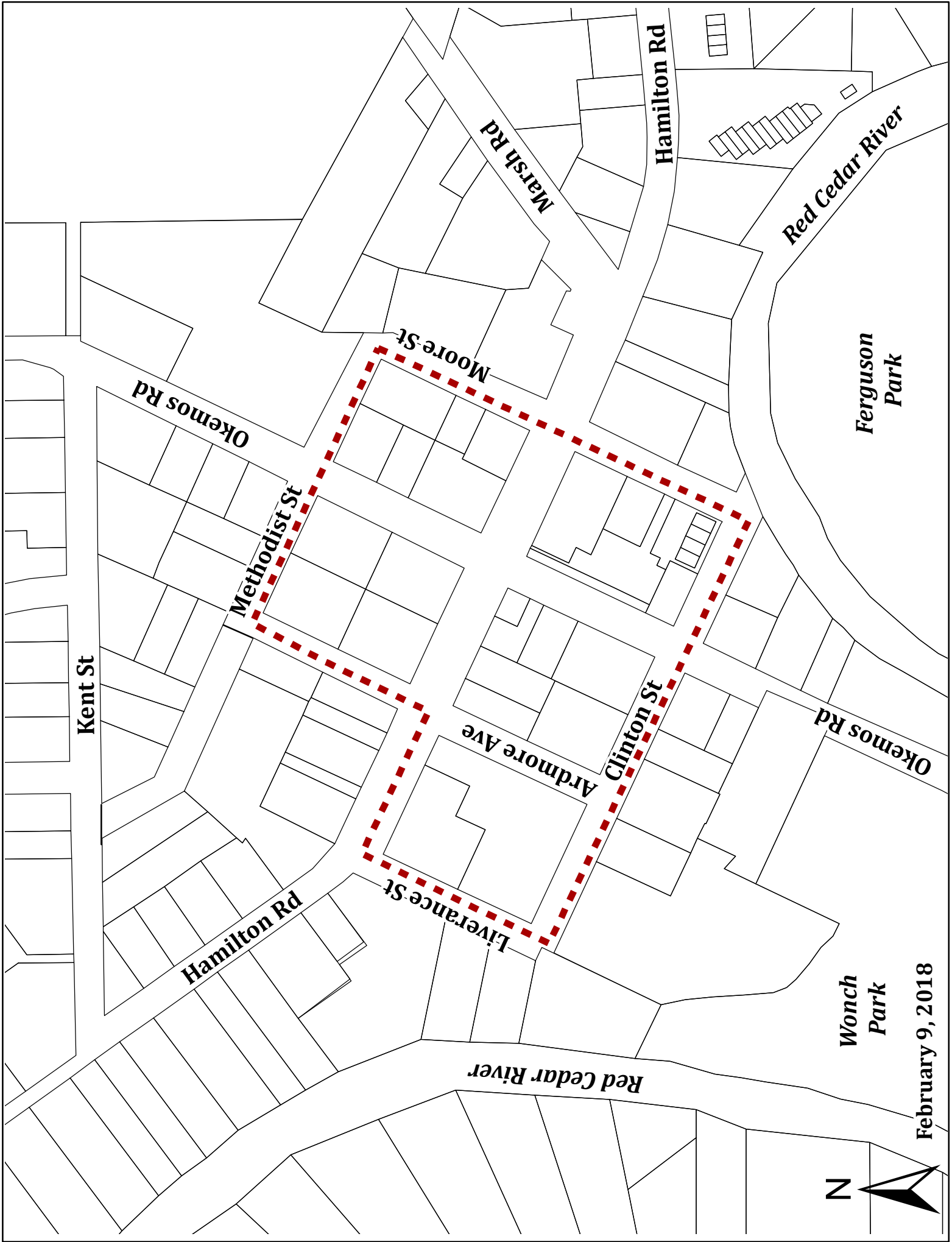
mechanisms it has information about or access to. Unless otherwise defined in the funding documents, once funding is approved and subsequent paperwork has been consummated, it is expected that the applicant will start the project soon after and outline the expected completion date. Performance of the applicant will be closely monitored.

If you have any questions, please contact me at lane@meridian.mi.us or call 517.853.4568. The application, with the attached forms and supporting documents can be emailed or mailed to:

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

Sincerely,

Ken Lane
Economic Development Director



Kent St

Okemos Rd

Methodist St

Moore St

Marsh Rd

Hamilton Rd

Ardmore Ave

Clinton St

Liverance St

Hamilton Rd

Red Cedar River

Ferguson Park

Okemos Rd

Red Cedar River

Wonch Park



February 9, 2018



MERIDIAN REDEVELOPMENT FUND (MRF) APPLICATION

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

Step 2. Submit a completed application, including supporting materials and renderings, to the Economic Development Director (EDD). The EDD will review your application for completeness.

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

Step 4. If the application meets the criteria as determined by the EDD, the project will be placed 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. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project. The EDC Board will then make a decision about your application.

Step 6. If the EDC votes to proceed with the funding request, the EDD will add the project to an upcoming Township Board meeting agenda, where the EDD, the EDC Board Chair and/or the applicant will present the project and funding request. The Township Board typically meets twice per month. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the State 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 the funding request is approved, Township attorneys and staff will prepare the appropriate loan or grant documents. Applicants 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, where applicable.

Step 8. The grant or loan closing will occur and the project can begin.

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 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:

Meridian Redevelopment Fund (MRF)

Application

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Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

Describe the repairs or alterations, 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:

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 the applicant):

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

Meridian Redevelopment Fund (MRF)

Application

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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:

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 *et seq.*

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