



## AGENDA

CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
September 10, 2018 7:30 am  
Municipal Building - Town Hall Room  
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
  2. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
  3. APPROVAL OF AGENDA
  4. MINUTES – August 6, 2018
  5. COMMUNICATIONS
    - A. Script from DDA presentation to Twp Board on 8.9.18
  6. PUBLIC REMARKS
  7. FINANCIAL REPORT
  8. AUTHORIZATION OF PAYMENTS
  9. OLD BUSINESS
    - A. Eligible Activities Document Review and Action
    - B. Subcommittee Work Review and Discussion
    - C. DDA Business Listing Update
  10. NEW BUSINESS
    - A. Township Board Work Session 9.11.18 Discussion and Preparation
    - B. Principal Payment Towards DDA Debt Discussion
  11. TOWNSHIP BOARD REPORT
  12. TOWNSHIP MANAGER REPORT
  13. CHAIR REPORT
  14. STAFF REPORT
    - A. Development Projects Update
  15. OPEN DISCUSSION/BOARD COMMENTS
  16. PUBLIC REMARKS
  17. NEXT MEETING DATE
    - A. October 1, 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)  
Fire Station, 5000 Road, Okemos, MI 48864  
Monday, August 6, 2018 – Minutes (Draft)

**Members**

**Present:** Jim Spanos, Will Randle, Scott Weaver, Jim Raynak and Supervisor Ron Styka

**Members** Bill Cawood, Susan Fulk, Renee Korrey

**Absent:**

**Staff**

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

**Others**

**Present:** Eric Helzer, Advanced Redevelopment Solutions; Carmine Avantini, CIB Planning, Niel Bowlby, Lucy Malett

1. CALL MEETING TO ORDER

Supervisor Ron Styka announced he would like to begin the meeting. Chair Fulk was unable to attend and Sherry Fisher, who resigned her position on the DDA recently, was vice chair.

**MOTION BY MEMBER RAYNAK TO APPROVE SUPERVISOR STYKA AS ACTING CHAIR FOR TODAY'S MEETING. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 5-0.**

Supervisor Styka called the meeting to order at 7:38 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER RAYNAK TO APPROVE AGENDA. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

3. APPROVAL OF MEETING MINUTES OF MARCH 5, 2018

**MOTION BY MEMBER RAYNAK TO APPROVE MINUTES. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

4. PUBLIC REMARKS

Neil Bowlby made comments regarding his desire to see more effort being placed on burying the power lines in the DDA vs. raising them. He also expressed concerns with the

proposed density per acre and suggested the developer reduce the number of residential units within the project.

Lucy Mailett spoke as a representative of the Four Corners Alliance citizen group. While she is happy to see the downtown redeveloped, she voiced concerns about the environmental implications of the large development and feels there is too much focus on residential development in the proposed project.

5. PRESENTATION

None

6. FINANCIAL REPORT

No report. Director Buck said no financials were presented and that was a mistake. He will correct the problem and ensure financials are prepared more frequently now that the DDA is meeting monthly.

7. AUTHORIZATION OF PAYMENTS

**MOTION BY MEMBER WEAVER TO AUTHORIZE CONSUMERS ENERGY ELECTICITY PAYMENT OF \$88.33. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 5-0.**

8. NEW BUSINESS

a. New Vice Chair.

With Sherry Fisher's resignation and relocation, a new vice chair is needed. Discussion was had regarding her replacement.

**MOTION BY MEMBER RAYNAK FOR MEMBER RENEE KORREY TO BECOME THE NEW VICE CHAIR OF THE DDA. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

9. OLD BUSINESS

a. DDA Subcommittee/Advanced Redevelopment Solutions Report re: updated DDA TIFA Plan proposal.

Eric Helzer led the discussion of the four documents in the board packet.

i. DRAFT Modeling Scenarios

Discussed the concept of developing three modeling scenarios, each to demonstrate the taxable value of the DDA as it is, as it would be with the proposed development project alone, and as it would be with the proposed development project and anticipated coattail development nearby. It will be important when discussing the merits of the new TIFA plan with taxing jurisdictions. They need to understand the impact using anticipated numbers.

**MOTION BY MEMBER WEAVER TO APPROVE THE CONSULTANT DEVELOPING THE MODELING SCENARIOS FOR REVIEW AT AN UPCOMING DDA MEETING. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 5-0.**

ii. Proposed Redevelopment Project Description

Eric Helzer discussed the 3-block project phasing as presented by the developer. It's important to relay the timelines and anticipated process when speaking with taxing jurisdictions. There is no need for action, just reference only.

- iii. CIB Planning 1-page project description  
Carmine Avantini led the discussion of the document, meant to be a simple explanation of the TIFA revision, why it's important and to help when discussing the project publicly. Director Buck offered a suggestion that a sentence be added at the end of the second paragraph that states that the TIFA plan will not increase taxes or result in reduced payment amounts to taxing jurisdictions since that will likely be what matters most to the audience.

**MOTION BY MEMBER WEAVER APPROVING THE DOCUMENT AS AMENDED.  
SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 5-0.**

Member Spanos left the meeting at 8:32 am, resulting in a loss of quorum. The remaining members agreed to continue with information updates and discussion and won't take formal action on any items from this point forward.

- iv. DRAFT Eligible Activities/Projects  
Eric Helzer explained the contents of this document explaining the similarities and differences between this list and the list the DDA currently operates under. Action on this item will be tabled until the September meeting.

10. CHAIR REPORT

None.

11. STAFF REPORT

Director Buck reported on key development projects listed in the board packet.

12. TOWNSHIP BOARD REPORT

Supervisor Styka communicated the Township Board's work on the medical marijuana discussion and the land swap being proposed between the mall and the Township to enable the farmer's market relocation to occur.

13. TOWNSHIP MANAGER REPORT

None

14. OPEN DISCUSSION/BOARD COMMENTS

The idea of burying the power lines was discussed. Consumers Energy doesn't want the lines buried because they are transmission lines and if any service on them needs to be done they would need to dig up a substantial portion of Okemos Road at great expense. Cost is estimated at 10x the price of raising them (\$7M as compared to \$700k).

It was suggested that at our next meeting we have a discussion regarding our financials, cash flow and the recommendation in the last meeting that the DDA consider making an

annual payment towards the principle of the street lighting debt. Director Buck agreed to put it on the next agenda.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

a. September 10, 2018, 7:30am

17. ADJOURNMENT

**MOTION BY MEMBER RAYNAK TO ADJOURN THE MEETING. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 5-0.**

The meeting adjourned without objection at 9:14 am.

Good evening, I'm Sue Fulk and I proudly serve as the volunteer board chair of the Meridian Township Downtown Development Authority. I am here tonight, representing the DDA, to inform you that the DDA is taking bold steps to assist in the redevelopment of the Okemos Village area. I want to update you on what the DDA is doing and, while there is no request for action tonight, prepare you for the approval the DDA will be requesting in the months to come.

***First, I'd like to confirm everyone understands the background and history of the DDA:***

- In 2005 the Meridian Township Board created the Downtown Development Authority (DDA) to encompass the area commonly referred to as "Downtown Okemos".
- The DDA was created to halt property value deterioration, increase property tax valuation where possible, eliminate the causes of such deterioration, and to promote economic growth.
- The DDA adopted a Tax Increment Finance and accompanying Development Plan which captures new incremental tax revenues beginning in 2006 and concluding in 2026.
- The capture of tax increment revenues was created to address specific needs within Downtown Okemos, one of which was to improve lighting along Okemos and Hamilton Roads.
- In 2010 the DDA entered into a loan agreement with the Township and incurred \$160,000 in debt to make the street light improvements.
- In 2013, Meijer won a property tax appeal, causing the DDA to refund to Meijer approximately \$86,000 in collected taxes from 2010, 2011 and

2012, and prevents the DDA from capturing any future taxes from their property. This has caused hardship on the DDA cash flow and prevents it from fulfilling its intended mission.

- In 2017 the Township made many bold steps to drive redevelopment.
  1. You adopted a new Master Plan that identifies three key areas of development, including the Village of Okemos.
  2. You hired a full-time Economic Development Director to work with businesses and developers interested in investing in Meridian Township.
  3. You established a local Brownfield Redevelopment Authority to expedite the approvals and cleanup of contaminated sites.
  4. You enrolled in the Redevelopment Ready Communities Program through the Michigan Economic Development Corporation in an effort to open up state incentives to developers who wish to invest in Meridian and Downtown Okemos in particular.
- In 2018 the Township:
  1. Created the Meridian Redevelopment Fund to assist appropriate projects in specific areas that improve the aesthetic, functionality and economic viability of their properties.
  2. And you modified the Mixed-use Planned Unit Development, or MUPUD, Ordinance to reduce barriers and give potential developers more discretion in what they can propose to build and more specific direction in what the community wants them to build.

These modifications **will** allow for the type of redevelopment needed to revitalize the Village of Okemos.

***Since the time that the DDA was established in 2005:***

- The economy has shifted significantly.
- Downtown Okemos has continued to have businesses shuttering, resulting in blight and a dwindling tax base.
- Infrastructure in this area is outdated and in need of significant repairs and upgrades to allow for redevelopment.
- Environmental contamination has been identified that both the Township Brownfield Redevelopment Authority and DDA can participate in to remediate these sites and support safe redevelopment.
- Two previously proposed redevelopment projects planned between 2012 and 2017 did not occur on key Village area blocks due to the aforementioned issues.
- The Township has been approached by a ***local*** developer who has a well-conceived plan to redevelop several downtown blocks, **and this project, and others to hopefully follow, are in need of DDA support on a level we are unable to provide today.**

***To accomplish the goals of redeveloping downtown Okemos as laid out by the Township, additional funding is needed.***

- The Economic Development Director asked a local expert to review the articles of incorporation TIF Plan and by-laws the Meridian DDA currently operates under. He was asked to compare them to other Michigan DDAs and make recommendations as to how our DDA can become a more powerful entity in this cause.



- Based on the feedback received, the DDA has decided to amend the DDA Tax Increment Financing Plan.
- The DDA voted unanimously to contract with Advanced Redevelopment Solutions and their team, which includes CIB Planning, to make recommendations to the DDA and prepare the DDA Plan Update.
- **This updated DDA TIF Plan will not increase tax rates or negatively impact any taxpayer but will take advantage of future tax increment revenue gains. Only new tax increment revenue generated within the DDA District may be captured by the DDA. Current taxes going to the taxing jurisdictions will remain unchanged.**
- **This DDA Plan update and corresponding amendment will:**
  1. Reset the base year to 2018 (from the original base year of 2006) with the first year of taxable capture to 2019 and have a target conclusion date of 2039, which is 20 years. This Plan is eligible to last 30 years, but the DDA is proposing to limit it to 20 years.
  2. It will amend the Eligible Activity categories and projects that the DDA will be able to spend the new revenues on - to enhance, improve or redevelop the district.
  3. In short, the new DDA plan will create more dynamic tools for the DDA to use to assist in redevelopment, creative connectivity and vibrancy, attract companies and create jobs within the DDA District.
- **The District as currently established will be left unchanged with no removal or addition of parcels. SEE YOUR HANDOUT OF DDA DISTRICT MAP.**

- Additional explanation of the benefits for the community are documented in your **OTHER HANDOUT**.
- The DDA is confident that it can pay for the investment in a new TIF Plan *and* the existing debt for the street lighting project, while at the same time, set the DDA up to be economically viable for the long-term.

We expect this process of revising the DDA plan to take the rest of the calendar year. Once we have a completed and updated TIF Plan, we will present it to the Township Board for consideration and, hopefully, approval.

Thank you for your time, and your commitment to the redevelopment to Downtown Okemos and the entire DDA District. We are here to answer any questions you have at this time.

**Meridian Twp DDA**  
**Preliminary Financial Statements**  
 Period Ending 8/31/2018 - UNAUDITED

**BALANCE SHEET**

Year to Date

ASSETS		
Cash		\$77,695.77
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$77,695.77
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		\$25,041.20
TOTAL FUND BALANCE		(\$71,804.23)
TOTAL LIABILITIES & FUND BALANCE		\$77,695.77

**INCOME STATEMENT**

REVENUES	<u>July</u>	<u>August</u>	<u>Year to Date</u>
Tax Capture	\$1,572.47	\$0.00	\$14,980.00
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	\$20.96	\$0.00	\$20.96
TOTAL REVENUE	\$1,593.43	\$0.00	\$26,219.43
EXPENDITURES			
Operating Costs	\$93.33	\$91.07	\$2,299.23
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	\$93.33	\$91.07	\$1,178.23
<b>2018 Net Income</b>	\$1,500.10	(\$91.07)	\$25,041.20



**Questions:**  
Visit: [ConsumersEnergy.com](http://ConsumersEnergy.com)  
Call us: **800-805-0490**

**Amount Due: \$91.07**  
**Please pay by: September 11, 2018**

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



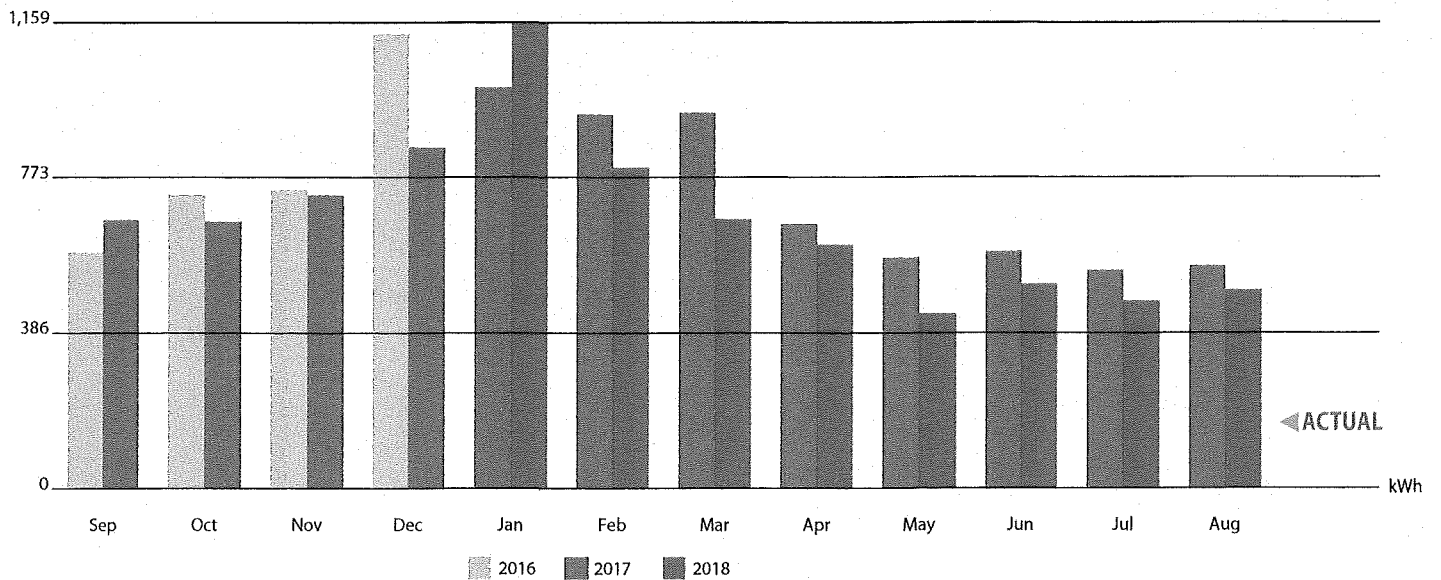
▶ **Thank You** - We received your last payment of **\$88.33** on **July 30, 2018**

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

## August Energy Bill

Service dates: July 19, 2018 - August 16, 2018 (29 days)

### Total Electric Use (kWh - kilowatt-hour)



### August Electric Use

**494 kWh**  
August 2017 use: 554 kWh

Cost per day:

**\$3.14**

kWh per day:

**17**

Prior 12 months electric use:

**8,046 kWh**

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



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



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



## Tax Reform Credit

Your bill includes a Tax Reform Credit from the 2017 Tax Cuts and Jobs Act.

We are pleased to pass along the savings from federal tax reform.

**Learn more about items on your bill**  
[www.ConsumersEnergy.com/ratesbiz](http://www.ConsumersEnergy.com/ratesbiz)





Need to talk to us? Visit [ConsumersEnergy.com](http://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: August  
Service dates: 07/19/2018 - 08/16/2018  
Days Billed: 29  
Portion: 14 08/18

### Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

### Meter Information

Your next scheduled meter read  
date is on or around 09/17/2018

### Electric Service:

Smart Meter  
Meter Number: 31278553  
POD Number: 0000004053513  
Beginning Read Date: 07-19  
Ending Read Date: 08-16  
Beginning Read: 10203  
Ending Read: 10697 (Actual)  
Usage: 494 kWh

Total Metered Energy Use: 494 kWh

## August Energy Bill

Invoice: 206878549946

### Account Summary

Last Month's Account Balance	\$88.33
Payment on July 30, 2018	\$88.33-
<b>Balance Forward</b>	<b>\$0.00</b>

Payments applied after Aug 17, 2018 are not included.

### Electric Charges

Energy	221@ 0.096799	\$21.39
Energy	273@ 0.096879	\$26.45
Cap. Tax Reform Credit	273@ 0.001654-	\$0.45-
PSCR	494@ 0.002930-	\$1.45-
System Access		\$20.00
Distribution	221@ 0.042598	\$9.41
Distribution	273@ 0.042765	\$11.67
Dist. Tax Reform Credit	273@ 0.002692-	\$0.73-
Energy Efficiency		\$3.29
Power Plant Securitization	494@ 0.001139	\$0.56
Low-Income Assist Fund		\$0.93

**Total Electric \$91.07**

**Total Energy Charges \$91.07**

**Amount Due: \$91.07**

by September 11, 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](http://ConsumersEnergy.com/aboutmybill) for details about the above charges.

### NEWS AND INFORMATION

**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](http://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](http://www.ConsumersEnergy.com/ratesbiz).

**Questions about your bill?** Get an explanation of charges and learn more at [www.ConsumersEnergy.com/business](http://www.ConsumersEnergy.com/business).

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**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.



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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

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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.



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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.

BUSINESS NAME	ADDRESS		CONTACT NAME	OFFICE	MOBILE	EMAIL	USE
ALLSTATE CHARLOTTE INNOVATION	4787 OKEMOS RD	#2	Pam Lambroupolis	517-349-4820	517-712-3097	<a href="mailto:pamlamb@allstate.com">pamlamb@allstate.com</a>	
AMERICAN BUSINESS INVESTMENTS	MEIJER						
AMERICAN MESSASING SERVICES LL	LEASED EQUIPMENT						
ANGEL NAILS	MEIJER						
ANIBAL & COMPANY, PC	4700 ARDMORE AVE	#101		517-347-9730		<a href="mailto:mark@anibalcpa.com">mark@anibalcpa.com</a>	
ARNOUTS & METHNER INSURANCE	4451 OKEMOS RD			517-347-1466		<a href="mailto:customerservice@arnoutsins.com">customerservice@arnoutsins.com</a>	
ARNOUTS INSURANCE AGENCY INC	4451 OKEMOS RD						
ART UNLIMITED	4692 OKEMOS RD		Anne O'Connor	517-349-8278		<a href="mailto:artfunlimitedgallery@hotmail.com">artfunlimitedgallery@hotmail.com</a>	
ASHLEY & ZALESKI PC	4646 OKEMOS RD		Curtis Zaleski			<a href="mailto:ashleyandzeleski@azlaw.com">ashleyandzeleski@azlaw.com</a>	
AVI FOODSYSTEMS	LEASED EQUIPMENT						
BAYER HEALTHCARE LLC	2055 GRAND RIVER	AVE					
BELLE TIRE	2045 GRAND RIVER	AVE	Jeremy Seguin	517-489-4994		<a href="mailto:jseguin@belletire.com">jseguin@belletire.com</a>	
BRYA DDS, GREGORY S	4780 OKEMOS RD	#1	Greg Brya	517-381-8181		<a href="mailto:drbrya@drbrya.com">drbrya@drbrya.com</a>	
BULL ENTERPRISES	2109 HAMILTON RD	#109	Roy Bull	517-694-6642		<a href="mailto:bulljanitorial@aol.com">bulljanitorial@aol.com</a>	
CADILLAC COFFEE CO	MEIJER						
CARLIN DDS PLC, BRIAN	2037 GRAND RIVER	AVE	Brian Carlin	517-639-0130			
CAWOOD BUILDING CO.	2154 METHODIST ST		Bill Cawood	517-349-9450	517-331-7718	<a href="mailto:cawoodbuilding@att.net">cawoodbuilding@att.net</a>	
CHICK-FIL-A	2075 W. GRAND RIVER	AVE	Nick Biggee		678-492-3607	<a href="mailto:nick.biggee@cfafranchise.com">nick.biggee@cfafranchise.com</a>	
CHRISTINE ZOUAOIU LPC	2160 HAMILTON RD	#C	Christine Zouaouiu	517-281-0644	517-281-0644		
CLASSIC TRAVEL	4767 OKEMOS RD		Joy Thrun	517-349-6200		<a href="mailto:info@classictravelusa.com">info@classictravelusa.com</a>	
COAST TO COAST CABINETS LLC	4750 OKEMOS RD	#108	Rob	517.719.0118		<a href="mailto:info@coasttocoastcabinets.com">info@coasttocoastcabinets.com</a>	
DOUGLAS J OKEMOS SALON AND SPA	4663 ARDMORE AVE		Scott Weaver	517-381-6485	517-420-1136	<a href="mailto:scott.weaver@douglasi.com">scott.weaver@douglasi.com</a>	
DR STEPHEN PHILLIPS DDS	4750 OKEMOS RD	#2	Stephen Phillips	517-574-5577			
DUCAT PHD, CAROL	2193 ASSOCIATION DR	STE 100	Carol Ducat	517-349-6608			
EDWARD D JONES & CO L P	4265 OKEMOS RD		Brian Dale	517-349-4681		<a href="mailto:brian.dale@edwardjones.com">brian.dale@edwardjones.com</a>	
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 Havens	517-203-5222		<a href="mailto:stan@h2ohydroponics.com">stan@h2ohydroponics.com</a>	
HALLMAN DDS, DAVID	4787 OKEMOS RD	#1	David Hallman	517-349-4560		<a href="mailto:drdave.hallman@gmail.com">drdave.hallman@gmail.com</a>	
HEAT-N-SWEEP	2041 GRAND RIVER	AVE	Don Davis	517-349-2555		<a href="mailto:davis@heatsweep.com">davis@heatsweep.com</a>	
HOME CITY ICE COMPANY	MEIJER						
HOT N SPICEY INC	MEIJER						
HOUSE TO HOME	4800 OKEMOS RD			517-887-8700		<a href="mailto:sales@housetohomefurniture.com">sales@housetohomefurniture.com</a>	
HUNTINGTON NATIONAL BANK	MEIJER	#B					
ICEE COMPANY, THE	MEIJER						
INDEPENDENT BANK	2119 HAMILTON RD		Susan Fulk	517-381-0817		<a href="mailto:SFulk@ibcp.com">SFulk@ibcp.com</a>	
INSTRUMENTED SENSOR TECHNOLOGY	4704 MOORE ST			517-349-8487		<a href="mailto:info@isthq.com">info@isthq.com</a>	
INTEGRITY COUNSELING SERVICES	2193 ASSOCIATION DR	DL 100					
JIMMY JOHNS	2049 GRAND RIVER	AVE #A	Spencer Korte	517-349-4400		<a href="mailto:marsh@jimmyjohns.com">marsh@jimmyjohns.com</a>	
JOHN MCPHEE AND COMPANY	4646 OKEMOS RD		John McPhee	517- 676-3467			
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		<a href="mailto:leoslodge@comcast.net">leoslodge@comcast.net</a>	

MARATHON PETROLEUM LP	2104 HAMILTON RD		Chris Parrish	517-349-0730		<a href="mailto:woodsokemosmarathon@gmail.com">woodsokemosmarathon@gmail.com</a>
MARU HOSPITALITY GROUP LLC	2110 METHODIST ST		Robert	517-763-2677		
MATTRESS FIRM INC	2049 GRAND RIVER	AVE #B		517-347-6807		
MCKEE BAKING COMPANY	MEIJER					
MCQUAID & ASSOC PC	4646 OKEMOS RD		Randy McQuaid	517-349-6600		<a href="mailto:info@mcquaidcpa.com">info@mcquaidcpa.com</a>
MEIJER THRIFTY ACRES	MEIJER		Chris Wilson	517-349-6800		<a href="mailto:christopher.wilson@meijer.com">christopher.wilson@meijer.com</a>
MERIDIAN TRAVEL	2160 HAMILTON RD	#A		517-349-8800		<a href="mailto:meridian_travel@yahoo.com">meridian_travel@yahoo.com</a>
MID MICHIGAN ACADEMY	2128 HAMILTON RD			517-349-5335		<a href="mailto:williams_timlim@msn.com">williams_timlim@msn.com</a>
MID-MICHIGAN NEUROFEEDBACK	2109 HAMILTON RD	#100-C	Gretchen	517-290-4965		
MINUTEKEY INC	MEIJER					
NESTLE USA, INC	MEIJER					
NEW THAI KITCHEN	4690 OKEMOS RD		Ying Xiong	517-574-5322		<a href="mailto:xiong_tyng@yahoo.com">xiong_tyng@yahoo.com</a>
OKEMOS BARBER SHOP	4688 OKEMOS RD		Vincent Zea	517-349-0650		<a href="mailto:zeaeone1@gmail.com">zeaeone1@gmail.com</a>
OKEMOS COMMUNITY CHURCH	4734 OKEMOS RD		Rev. Jeanne Randels	517-349-4220		<a href="mailto:info@okemoscommunitychurch.org">info@okemoscommunitychurch.org</a>
OKEMOS MARATHON PROPERTIES LLC	2104 HAMILTON RD		Chris	517-349-0730		
OKEMOS MASONIC CENTER	2175 HAMILTON RD		John Pulice		517-999-3089	<a href="mailto:john.pulice@yahoo.com">john.pulice@yahoo.com</a>
OKEMOS NURSERY SCHOOL	2165 CLINTON ST		Rena Slaton	517-349-4877		<a href="mailto:renae@okemosnurseryschool.com">renae@okemosnurseryschool.com</a>
PILGRIM HOUSE	4775 MARSH RD		Monica Edington	517-349-2210		<a href="mailto:monica@pilgrimhousefurniture.com">monica@pilgrimhousefurniture.com</a>
PRACTICAL REHAB SERVICES, LLC	4700 ARDMORE AVE	#106	Amanda	517-282-7779		
RAM CAPITAL INVESTMENTS LLC	4692 OKEMOS RD					
READERLINK DISTRIBUTION SERVIC	MEIJER					
REDBOX AUTOMATED RETAIL LLC	MEIJER					
RENEWED SPIRIT LLC	4750 OKEMOS RD	#101	Heidi Foland		517-490-3660	<a href="mailto:admin@renewedspiritspa.com">admin@renewedspiritspa.com</a>
RIVERSIDE CAT HOSPITAL	4632 OKEMOS RD		Kerry Lewis			<a href="mailto:the.cat.vet@gmail.com">the.cat.vet@gmail.com</a>
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			517-706-0338		NO EMAIL
SECOND TIME AROUND, THE	4737 MARSH RD		Nadine Isaacs	517-349-2151		<a href="mailto:contact@2ndtimeokemos.com">contact@2ndtimeokemos.com</a>
SMART HOMES INC	4650 MOORE ST		Lisa Delaporte	517-381-5171		<a href="mailto:ldelaporte@mymarhthomes.com">ldelaporte@mymarhthomes.com</a>
SOLARAY CORPORATION	MEIJER					
SPARROW FAST CARE	MEIJER	AVE #C		517-253-4009		
STATE FARM INSURANCE	4780 OKEMOS RD	#3	Tony Dalessandro	517-349-5520	517-349-5520	<a href="mailto:tony@tonydir.com">tony@tonydir.com</a>
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		<a href="mailto:gturnwald@comcast.net">gturnwald@comcast.net</a>
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		<a href="mailto:mgr.11286@store.walgreens.com">mgr.11286@store.walgreens.com</a>
WELLS FARGO BANK NA - 107317	4780 OKEMOS RD	#5				

### DDA Installment Loan due to General Fund (New proposed)

Year	Additions*	Payments**	Principal (Due 4/1)	Interest Rate (3%)	Interest (Due 10/1)	Total P	Outstanding Balance
							\$ 150,000.00
2013	\$ 60,000.00	\$ 500.00	\$ 10,000.00	3.00%	\$ 4,423.75		\$ 199,500.00
2014			\$ -	3.00%	\$ 5,985.00		\$ 199,500.00
2015			\$ -	3.00%	\$ 5,985.00		\$ 199,500.00
2016			\$ -	3.00%	\$ 5,985.00		\$ 199,500.00
2017		\$ 50,000.00	\$ -	3.00%	\$ 5,485.00		\$ 149,500.00
2018			\$ -	3.00%	\$ 4,485.00		\$ 149,500.00
2019			\$ -	3.00%	\$ 4,485.00		\$ 149,500.00
2020			\$ -	3.00%	\$ 4,485.00		\$ 149,500.00
2021			\$ -	3.00%	\$ 4,485.00		\$ 149,500.00
2022			\$ 25,000.00	3.00%	\$ 3,922.50		\$ 124,500.00
2023			\$ 25,000.00	3.00%	\$ 3,172.50		\$ 99,500.00
2024			\$ 25,000.00	3.00%	\$ 2,422.50		\$ 74,500.00
2025			\$ 25,000.00	3.00%	\$ 1,672.50		\$ 49,500.00
2026			\$ 25,000.00	3.00%	\$ 922.50		\$ 24,500.00
2027			\$ 24,500.00	3.00%	\$ 183.75		\$ -
<b>TOTAL</b>	<b>\$ 60,000.00</b>	<b>\$ 50,500.00</b>	<b>\$ 159,500.00</b>		<b>\$ 58,100.00</b>		
Total Payments		<b>\$ 210,000.00</b>					
*Addition of \$60K in July 2013							
**Payment of \$500 in Sept 2013 using money donated by board member to reduce the debt							
Assuming \$50,000 Payment will be made in May 2017							



## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

September 2018

### Businesses Opened:

- **Haslett Spirit**, 1561 Haslett Road (Shoptown – old Curves location). Ribbon Cutting 8.17.18
- **Peak Performance Physical Therapy**, next to Playmakers. Ribbon Cutting 9.10.18

### Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. Plan to open by the holidays
- **Lucky's Steakhouse**, former Gilbert & Blakes – reopening soon under new brand. By 9.20.18

### Commercial use under construction

- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in December 2018
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **Best Buy**, Shopping Center – exterior facelift, resizing spaces. Valued at \$770,000
- **X-Golf**, 4950 Marsh, Indoor golf driving range in Target Shopping Center, use-by-right
- **Indian Restaurant**, 4760 Marsh (former McAllisters)
- **CPA/Attorney Office**, Carriage Hills Shopping Center, former credit union location
- **Capellini Salon**, Central Park Drive between Saddleback and Thai Princess

### Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **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.
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **New Hope Church**, Saginaw Highway & Newton Roads

### Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.

### Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, former Paul Revere Tavern Site, 2703 Grand River. New site plan submitted
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy *\*\*dormant for now\*\**

### Renovations

- **Olive Garden**, Exterior remodel, complete interior makeover. Expected this fall.

### Closings/Relocations

- **Younkers**, closing door 8.28.18
- **Snap Fitness**, Meridian Crossings closed 8.30.18
- **Ruby Tuesday's**, Meridian Mall closed 8.28.18
- **Tanin**, Relocating to Lansing in the fall.
- **Little Caesars**, Jolly Oak Center