



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
November 5, 2018 7:30 am
Fire Station – Community 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 – October 10, 2018
5. COMMUNICATIONS – Member Spanos and Weaver Thank You Letters
6. PUBLIC REMARKS

7. FINANCIAL REPORT
8. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy 9.2018 and 10.2018
 - B. Redwoods Landscaping

9. OLD BUSINESS
 - A. New DDA TIF plan update, status, timeline

10. NEW BUSINESS
 - A. 2019 Officers

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. December 3, 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)
Municipal Building, 5151 Marsh Rd., Okemos, MI 48864
Wednesday, October 10, 2018 – Minutes (Draft)

Members

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

Members Renee Korrey

Absent:

Staff

Present: Economic Development Director Chris Buck, Community Planning and Development Director Mark Kieselbach, and Executive Assistant Michelle Prinz

Others

Present: Eric Helzer, Advanced Redevelopment Solutions and Emily Stivers Planning Commission

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

Member Cawood suggested adding the future land use map for discussion under old business. Member Spanos requested adding DDA loan payment as item 8B.

MOTION BY MEMBER RAYNAK TO APPROVE THE AMENDED AGENDA. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 7-0.

3. APPROVAL OF MEETING MINUTES OF SEPTEMBER 10, 2018

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

4. COMMUNICATIONS

None.

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

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

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

7. AUTHORIZATION OF PAYMENTS

a. Snowflake Relighting and Installation

Discussed that public works will be refurbishing the snowflakes. The materials will cost \$825.36. Member Spanos and Member Weaver volunteered to donate the funds to cover this expense.

b. DDA Loan Payment

Discussed the DDA voted at the September 10, 2018 meeting to pay the minimum interest only loan payment of \$4,485.00 for this year. The DDA can revisit the payment schedule at any time to make additional payments.

8. OLD BUSINESS

a. Subcommittee Work Review and Timeline

Reviewed the DDA Plan Amendment adoption schedule.

MOTION BY MEMBER RAYNAK TO APPROVE THE DDA PLAN AMENDMENT, REQUESTING THE TOWNSHIP BOARD TO CALL FOR A PUBLIC HEARING REGARDING THE PLAN AMENDMENT, AND TO NOTIFY TAXING JURISDICTIONS AND PROVIDE AN OPPORTUNITY FOR A MEETING REGARDING THE PLAN AMENDMENT. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 7-0.

b. New DDA TIF Plan Draft Discussion

Discussion was had to update the following items in the DDA Plan: table of contents, addition of appendix A & B, list of parcels-legal description, estimated costs, and add source and dates on maps.

MOTION BY MEMBER WEAVER TO APPROVE RESOLUTION RECOMMENDING PROPOSED AMENDED DDA PLAN DRAFT AS OF 10/9/18. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 7-0.

c. DDA Business Listing Update

Reviewed the current business listing. Still working on a database.

9. NEW BUSINESS

a. New Board Member Application

Reviewed and discussed the public service application for Peter Campbell.

MOTION BY MEMBER CAWOOD TO APPROVE THE RECOMMENDATION OF PETER CAMPBELL TO THE DDA BOARD. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 7-0.

- b. 2019 Meeting Calendar
Discussed the calendar draft resolution.

MOTION BY MEMBER WEAVER TO APPROVE THE 2019 MEETING SCHEDULE RESOLUTION. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 7-0.

10. TOWNSHIP BOARD REPORT

Supervisor Styka reported the Board has been discussing medical marihuana.

11. TOWNSHIP MANAGER REPORT

None.

12. CHAIR REPORT

None.

13. STAFF REPORT

- a. Development Projects Update
Director Buck reviewed the development projects.
- b. 2019 Goals and Officers
This item will be moved to the November meeting.

14. OPEN DISCUSSION/BOARD COMMENTS

CATA Board meeting next week and upcoming taxing jurisdiction meetings with LCC and Ingham County.

15. PUBLIC REMARKS

Discussed the demolition of the three vacant buildings downtown. A suggestion was made regarding holding the developers to an April 2019 timeline for demolition.

16. NEXT MEETING DATE

- a. November 5, 2018, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 9:20 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

11/5/2018

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 \$425.36 donation to support the DDA snowflake restoration project.

Your generosity will help to keep our Downtown Okemos area bright and festive this winter season. Downtown Okemos is moving forward and we appreciate your dedication to improving the community.

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 Chair



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Okemos, MI 48864

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Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

11/5/2018

Scott Weaver
4609 Comanche
Okemos, MI 48864

Dear Scott,

On behalf of the Meridian Township Downtown Development Authority, we want to thank you for your \$400.00 donation to support the DDA snowflake restoration project.

Your generosity will help to keep our Downtown Okemos area bright and festive this winter season. Downtown Okemos is moving forward and we appreciate your dedication to improving the community.

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 Chair

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 10/31/2018 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS

Cash		\$88,242.19
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$88,242.19

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		\$35,587.62
TOTAL FUND BALANCE		(\$61,257.81)
TOTAL LIABILITIES & FUND BALANCE		\$88,242.19

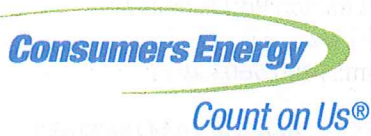
INCOME STATEMENT

REVENUES

	September	October	Year to Date
Tax Capture	\$14,208.11	\$0.00	\$29,188.11
PPT Reimbursement	\$0.00	\$0.00	\$11,218.47
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$20.96
TOTAL REVENUE	\$14,208.11	\$0.00	\$40,427.54

EXPENDITURES

Operating Costs	\$105.57	(\$928.88)	\$1,475.92
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	\$4,485.00	\$0.00	\$3,364.00
TOTAL EXPENDITURES	\$4,590.57	(\$928.88)	\$4,839.92
2018 Net Income	\$9,617.54	\$928.88	\$35,587.62



Questions:
Visit: ConsumersEnergy.com
Call us: **800-805-0490**

Amount Due: **\$105.57**
Please pay by: **October 11, 2018**

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



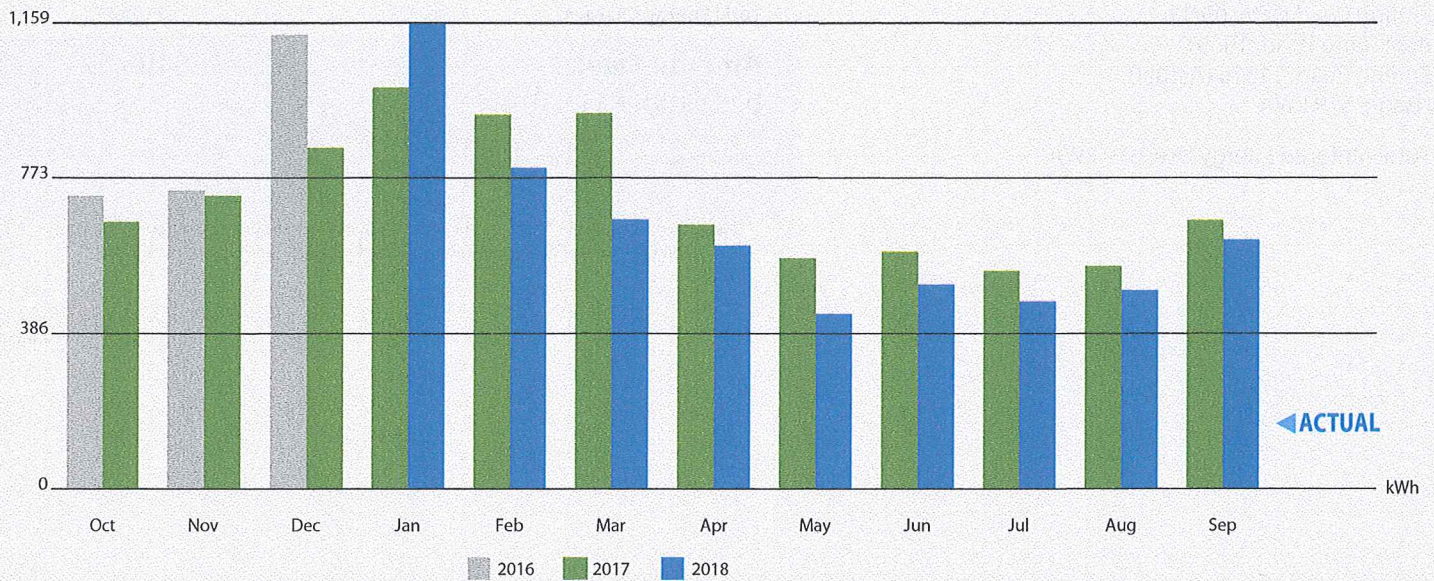
▶ **Thank You** - We received your last payment of **\$91.07** on **August 30, 2018**

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

September Energy Bill

Service dates: **August 17, 2018 - September 17, 2018 (32 days)**

Total Electric Use (kWh - kilowatt-hour)



September Electric Use

619 kWh
September 2017 use: 668 kWh

Cost per day:
\$3.30

kWh per day:
19

Prior 12 months electric use:
7,997 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.



Payment Reminders and Billing Alerts

Get up-to-date information and reminders about billing and payment **via phone, text or email.**

Stay informed - Anytime, Anywhere.

Sign Up Today
www.ConsumersEnergy.com/alerts





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: September
Service dates: 08/17/2018 - 09/17/2018
Days Billed: 32
Portion: 14 09/18

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 10/15/2018

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 08-17
Ending Read Date: 09-17
Beginning Read: 10697
Ending Read: 11316 (Actual)
Usage: 619 kWh

Total Metered Energy Use: 619 kWh

September Energy Bill

Invoice: 204476082639

Account Summary

Last Month's Account Balance	\$91.07
Payment on August 30, 2018	<u>\$91.07-</u>
Balance Forward	\$0.00

Payments applied after Sep 18, 2018 are not included.

Electric Charges

Energy	619@ 0.096879	\$59.97
Cap. Tax Reform Credit	619@ 0.001654-	\$1.02-
PSCR	619@ 0.005020-	\$3.11-
System Access		\$20.00
Distribution	619@ 0.042765	\$26.47
Dist. Tax Reform Credit	619@ 0.002692-	\$1.67-
Energy Efficiency		\$3.29
Power Plant Securitization	619@ 0.001139	\$0.71
Low-Income Assist Fund		<u>\$0.93</u>

Total Electric **\$105.57**

Total Energy Charges **\$105.57**

Amount Due: **\$105.57**
by October 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 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.

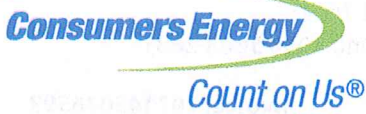
ALERT - Beware of phone and email scams regarding utility payments: Consumers Energy never demands payment using only a prepaid card. Many options at

www.ConsumersEnergy.com/waystopay.

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.



Questions:
Visit: ConsumersEnergy.com
Call us: **800-805-0490**

Amount Due: **\$103.52**
Please pay by: **November 08, 2018**

**C/O DOWNTOWN DEV AUTH
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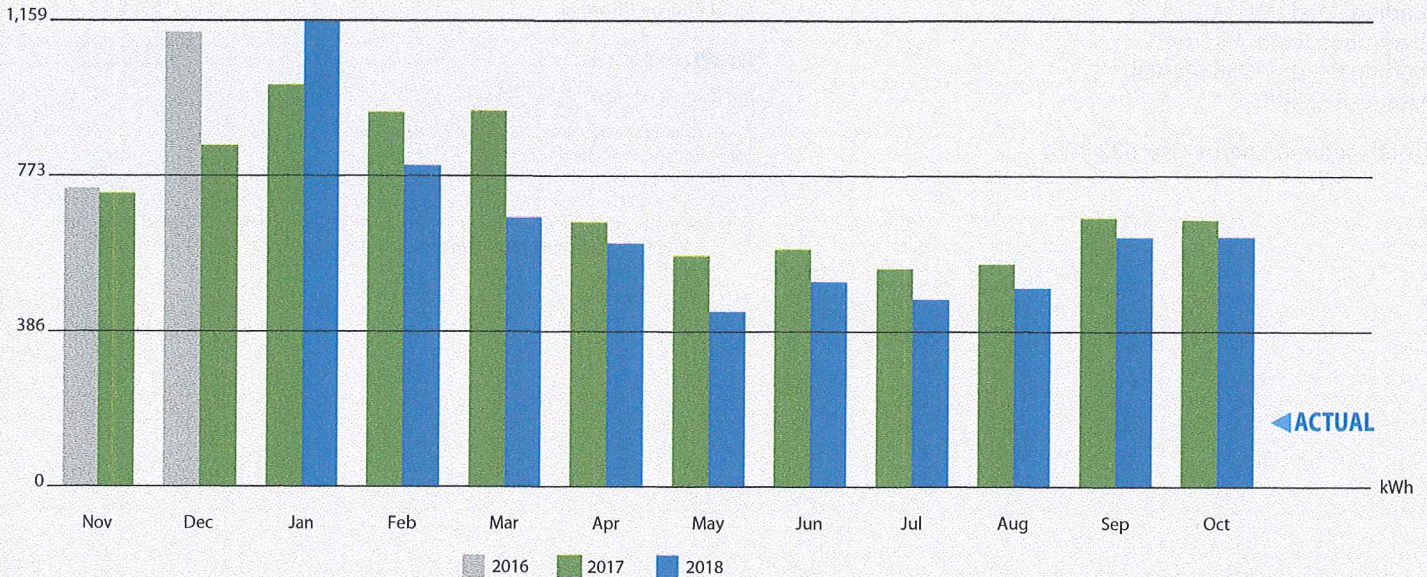
▶ **Thank You** - We received your last payment of **\$105.57** on **September 28, 2018**

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

October Energy Bill

Service dates: **September 18, 2018 - October 15, 2018 (28 days)**

Total Electric Use (kWh - kilowatt-hour)



October Electric Use

622 kWh

October 2017 use: 664 kWh

Cost per day:

\$3.70

kWh per day:

22

Prior 12 months electric use:

7,955 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.



Explore Energy Efficiency Solutions for Your Business

Discover the many ways your business can save, or tell us a little about your business to find the solutions best suited to you.

Get started

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Hearing/speech impaired: Call 7-1-1

Service Address:
2167 Hamilton Rd; Okemos MI
48864-1643
Account: **1000 5603 2681**

Account Information

Bill Month: October
Service dates: 09/18/2018 - 10/15/2018
Days Billed: 28
Portion: 14 10/18

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 11/14/2018

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 09-18
Ending Read Date: 10-15
Beginning Read: 11316
Ending Read: 11938 (Actual)
Usage: 622 kWh

Total Metered Energy Use: 622 kWh

October Energy Bill

Invoice: 207145076593

Account Summary

Last Month's Account Balance	\$105.57
Payment on September 28, 2018	\$105.57-
Balance Forward	\$0.00

Payments applied after Oct 16, 2018 are not included.

Electric Charges

Energy	622@ 0.092958	\$57.82
Cap. Tax Reform Credit	622@ 0.001654-	\$1.03-
PSCR	622@ 0.005040-	\$3.13-
System Access		\$20.00
Distribution	622@ 0.042765	\$26.60
Dist. Tax Reform Credit	622@ 0.002692-	\$1.67-
Energy Efficiency		\$3.29
Power Plant Securitization	622@ 0.001139	\$0.71
Low-Income Assist Fund		<u>\$0.93</u>

Total Electric **\$103.52**

Total Energy Charges **\$103.52**

Amount Due: **\$103.52**

by November 08, 2018

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will be added to your next bill.

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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.

DEVELOPMENT AND TAX INCREMENT FINANCING PLANS

Meridian Township Downtown Development Authority

DRAFT: 10/16/18

ACKNOWLEDGEMENTS

The Meridian Township Downtown Development Authority was established in 2006, pursuant to the Downtown Development Authority Act (Act 197 of 1975). The purpose of the Authority is to correct and prevent deterioration and promote economic growth within Meridian Township's principal business district.

For their vision and support, the following community leaders should be recognized:

TOWNSHIP BOARD

- RONALD J. STYKA, SUPERVISOR
- BRETT DREYFUS - CLERK, CMMC, CLERK
- JULIE BRIXIE, TREASURER
- PHIL DESCHAIINE, TRUSTEE
- PATRICIA HERRING JACKSON, TRUSTEE
- DAN OPSOMMER, TRUSTEE
- KATHY ANN SUNDLAND, TRUSTEE

DDA BOARD OF DIRECTORS

- SUSAN FULK, CHAIR
- RENEE KORREY, VICE CHAIR
- DEMETRIOS JAMES SPANOS, SECRETARY
- BILL CAWOOD, BOARD MEMBER
- WILL RANDLE, BOARD, MEMBER
- JAMES RAYNAK, BOARD MEMBER
- SCOTT WEAVER, BOARD MEMBER
- RONALD STYKA (TOWNSHIP BOARD LIAISON)

Chris Buck, Economic Development Director

Mark Kieselbach, Community Planning & Development Director

David Lee, Township Assessor

This Plan was prepared with assistance from:

CIB Planning



Advanced Redevelopment Solutions



ADOPTED BY AUTHORITY BOARD: _____

ADOPTED BY TOWNSHIP BOARD: _____

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BACKGROUND AND PURPOSES

GENERAL OVERVIEW

The Meridian Township Downtown Development Authority (DDA) and corresponding DDA/TIFA Plan was created in 2005. A DDA is governed by a Board of Directors whose primary purpose is to correct and prevent deterioration and promote economic growth within Meridian Township's principal business district. Other purposes of a DDA include reversing declining property values, improving the overall business climate, and increasing employment opportunities. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the district. These tax revenues are used to finance improvement projects or activities within the district, which furthers the goal of economic growth.

A Development Plan is one tool the DDA relies upon for identifying and implementing projects and activities aimed at spurring new private investment. The goals, objectives and recommended actions presented in this document are intended to plan and prioritize projects/activities and ensure that development and redevelopment within the DDA District occurs in an orderly manner. Recommendations also ensure that improvements match the available revenues and can enable the DDA to become eligible for other funding sources at the Federal, State and local levels. This Plan was prepared in accordance with the Downtown Development Authority Act, PA 197 of 1975.

A DDA can capture new tax increment in the district (TIF) and use it to pay for improvements that otherwise could not be afforded by either local businesses or township government. Moreover, creation of a TIF district does not take away current tax revenue; it just captures any new increment that results from improvements to property or an increase in value.

LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 17 and 18 of the Downtown Development Authority Act (Act 197 of 1975), as amended. More specifically, Section 17 of the Act states that “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 13 or tax increment financing as authorized in sections 14, 15, and 16, it shall prepare a development plan.”

DEVELOPMENT PLAN REQUIREMENTS

Section 17 also indicates that the Development Plan shall contain all of the following:

A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.

The boundaries for the corridor improvement district are shown on Map 1. The primary roads in and around the district include Grand River Ave., Marsh Road and Okemos Road. The legal description is found in Appendix A, Development Area Boundary, along with the amendment ordinance.

B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

As indicated in the property description, the district encompasses a wide variety of land uses including office, retail, residential, service and open space. Existing Land Uses are shown on Map 2: Existing Land Use.

C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The description of existing improvements to be demolished and associated schedule for implementation is provided in this Plan under the heading “Proposed Improvements.”

D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided below:

PROPOSED IMPROVEMENTS

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. Over the past few years the economy has shifted significantly, and the township has identified Downtown Okemos as:

- a critical redevelopment area in need of blight elimination;
- an area with businesses shuttering, resulting in a dwindling tax base;
- having parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- an area where previously proposed redevelopment projects have failed on key District blocks due to the aforementioned issues.

Further, the Meridian Township DDA 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. Below is a description of eligible activities and a projection of their estimated costs, also called proposed improvements.

- 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. **\$160,000.**
- 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. **\$1,000,000.**
- 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. **\$500,000.**
- 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. **\$250,000.**

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. **\$1,000,000.**
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. **\$100,000.**
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. **\$100,000.**
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. **\$500,000.**
9. **Lead & Asbestos and Mold Abatement** – Several buildings in pre-developed centers utilized lead-based materials or asbestos materials in their construction process. Additionally, buildings that have been blighted or become functionally obsolete incur water damage that leads to mold. As part of any redevelopment process, these materials must be abated prior to new development occurring. These are a costly and methodical necessity for redevelopment to succeed. **\$500,000.**
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, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm. **\$9,000,000.**
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. **\$1,000,000.**
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. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the township and DDA. **\$20,000,000.**

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. **\$1,000,000.**

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 to protect human health and the environment, off-set cost prohibitive environmental costs and insurance needs, etc. **\$500,000.**

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 to create new employment opportunities within the DDA District. **\$2,500,000.**

16. Consultation and Operational Expenditures – The Consultation and Operational Expenditures category provides for professional services and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services may be required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, this Plan’s writing, grant writing and administration, planning and architectural design, engineering, inspections & construction management services, environmental assessment & mitigation planning. DDA operational activities may include but are not limited to, public notices, mailings, office supplies, administrative support, equipment usage/rental, etc. **\$700,000.**

Total Estimated Cost of All Projects: \$38,810,000

E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The specific projects to be undertaken by the DDA are not known at this time. The “Proposed Improvements” table above will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

F. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.

Future land uses for DDA District are shown on Map #3 and it identifies existing and proposed open space.

G. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

H. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, OR UTILITIES.

The Mixed Use Planned Unit Development (MUPUD) zoning district has already been adopted to coincide with the DDA District and anticipated form of development. It is not anticipated that the location of the road network will change significantly, although there will be physical improvements to the roads and underground utilities. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. are not known at this time but will also be added to the Appendix.

I. AN ESTIMATE OF THE COST OF THE DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the district is contained in the project schedule and budget in this Plan under "Proposed Improvements." In addition to TIF tax capture, the DDA reserves the ability to utilize the following financing options for DDA projects/activities:

- a. Millage of up to two (2) mills;
- b. Special assessments;
- c. Revenue bonds;
- d. Revenues from property owned or leased by the DDA;
- e. Donations to DDA;
- f. Grants to DDA; and
- g. Contributions from the local unit of government.

J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

K. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.

All such procedures will follow both township and state law and at the present time there are no commitments made.

L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE UNITS IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should said displacement be planned during implementation of the Plan, the above information will be gathered accordingly.

M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT. 1894.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

O. A PLAN FOR COMPLIANCE WITH THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 AND ACT 227 OF THE PUBLIC ACTS OF 1972.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

P. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

Such other material will be identified or added as the need arises.

DRAFT

MAP I: DDA BOUNDARIES

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.



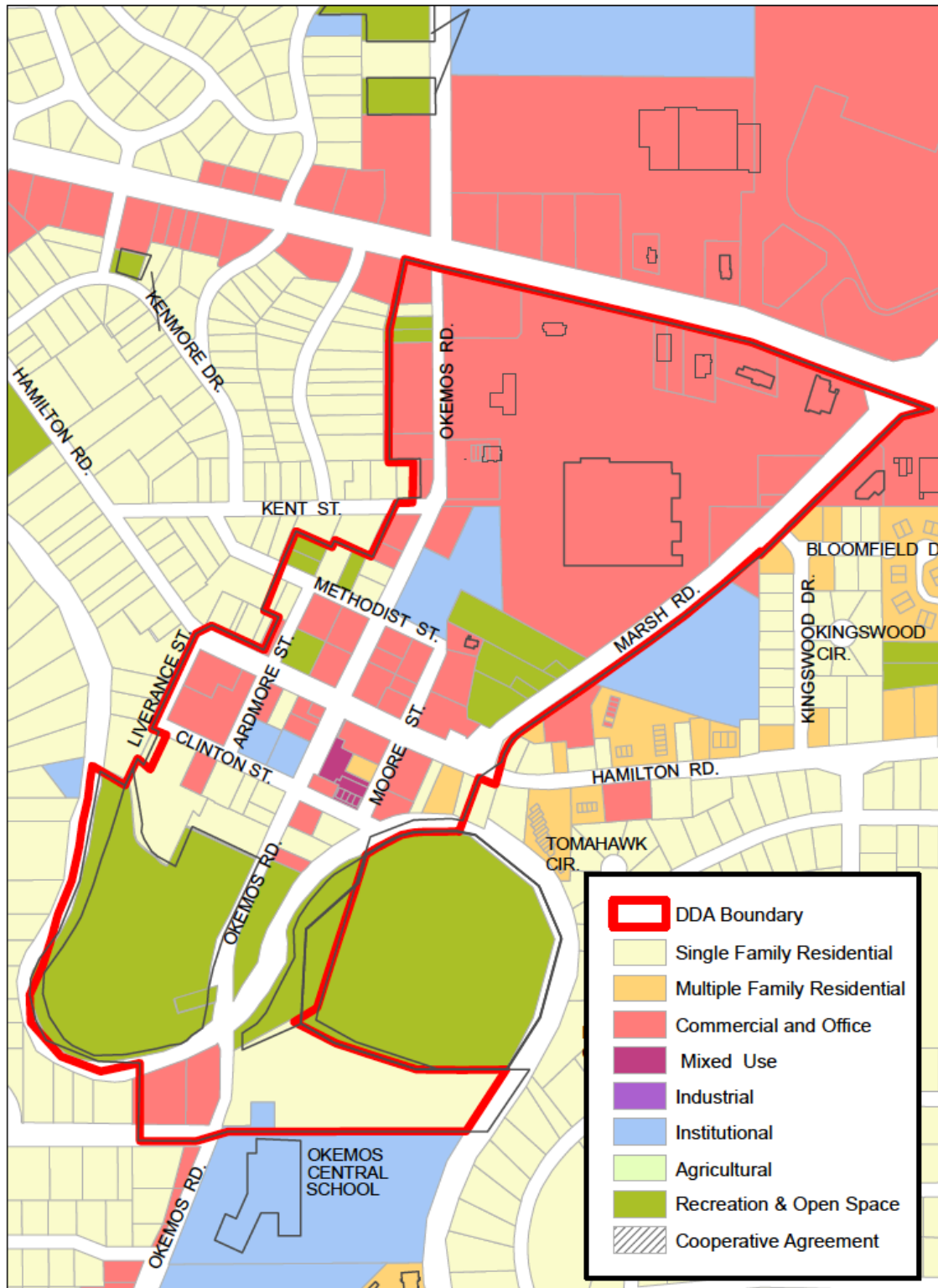
Downtown Development Authority (DDA) Map 2006



Map Source: Meridian Township Web Page, Meridian DDA Map (dated 2006)

MAP 2: EXISTING LAND USE

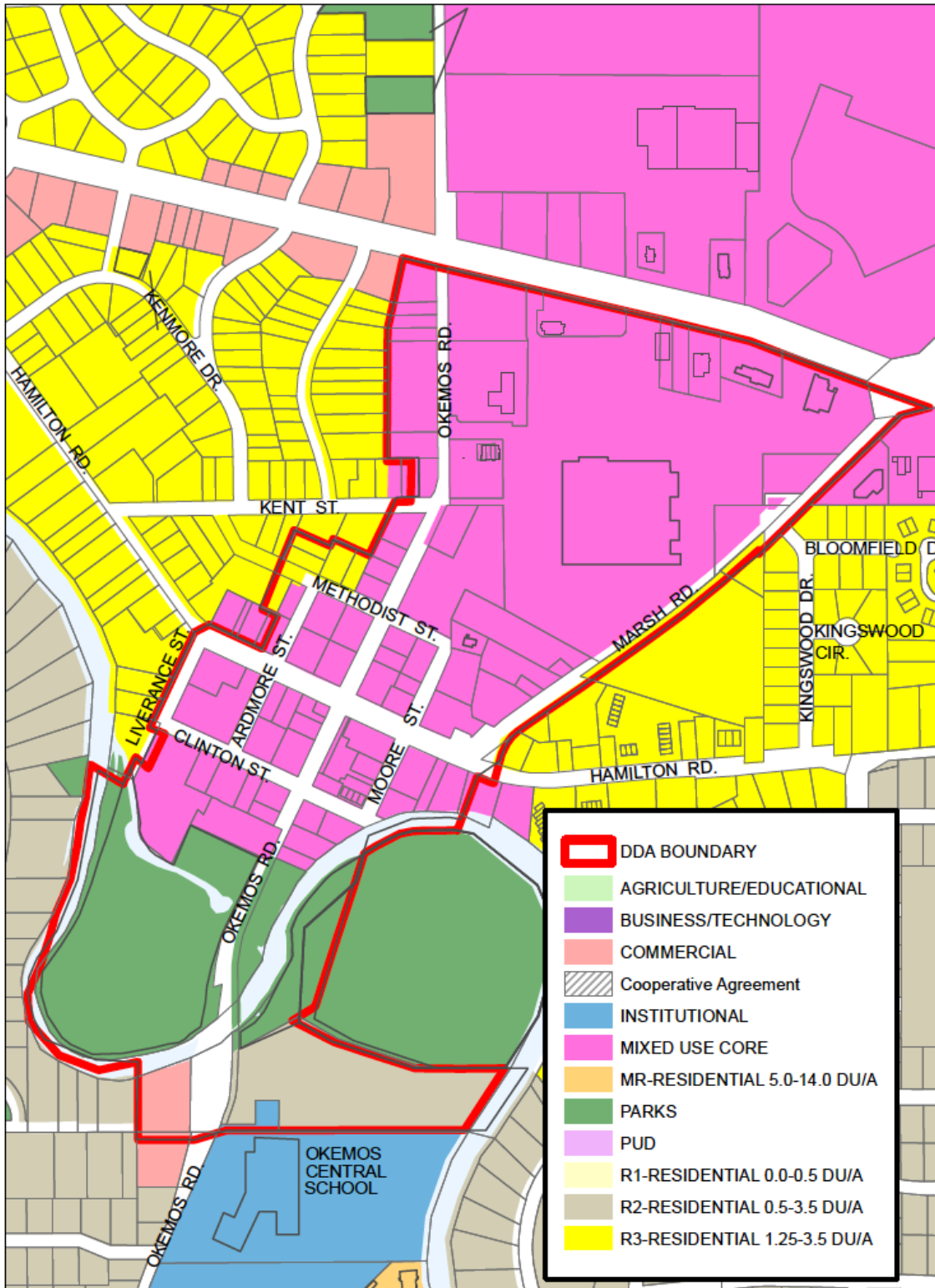
DDA Boundary with Existing Land Use



Map Source: 2017 Meridian Township Master Plan (dated 9/22/18 and as may be amended by the Township)

MAP 3: FUTURE LAND USE

DDA Boundary with Future Land Use



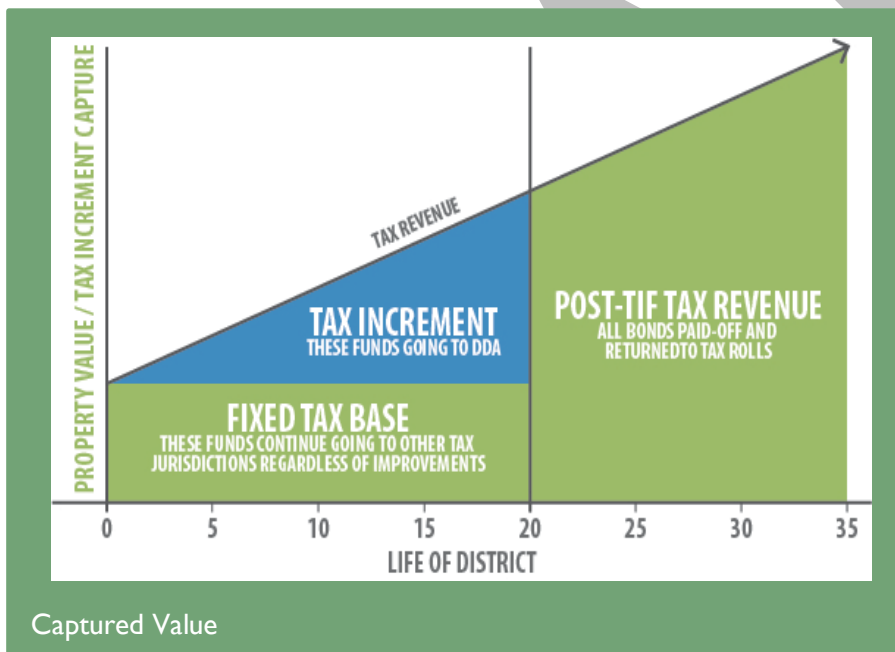
Map Source: 2017 Meridian Township Master Plan (dated 9/22/18 and as may be amended by the Township)

TAX INCREMENT FINANCING PLAN

EXPLANATION OF THE TAX INCREMENT PROCEDURE

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a Development Plan has been prepared by the Downtown Development Authority and adopted by the Township Board.

As provided in PA 197 of 1975, as amended, tax increment financing is an effective tool for financing redevelopment and planning of designated development areas within a Downtown Development Authority District. TIF financing can be used to fund facilities, structures, or improvements within the district and to: 1) market businesses within the district; 2) plan for property within the district; 3) acquire land; 4) improve sites; 5) construct buildings; and 6) administer the Development Plan. Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.



“Captured Assessed Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Assessed Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Assessed Value” represents the assessed value of properties at the time the DDA was established or amended, in this case 2018. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of

increases in actual property value. The difference between the initial assessed value (base year total) and the current assessed value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

I. Increase in taxable value. The initial assessed value (“SEV”) for this Plan is the assessed value of all real and personal property in the development area as determined on December 31, 2018 and finally equalized by the state in May of 2019. This is commonly considered the SEV for 2018. As shown in Table I, the base value of real property in the district is \$19,462,787.

Table 1
Estimated Taxable Value Increase ⁽¹⁾
 ESTIMATED TAX CAPTURE VALUE 2019 - 2038

Fiscal Year	Base Value	Taxable Value Increase from 2.14% Inflationary Increase ⁽²⁾	Taxable Value with Inflationary Increase ⁽³⁾	Taxable Value with Increases from Inflation and 3 Block Area Project ⁽⁴⁾
Base Year: 2018	\$19,462,787	\$0	\$19,462,787	\$19,462,787
2019	\$19,462,787	\$174,595	\$19,637,382	\$19,637,382
2020	\$19,462,787	\$352,919	\$19,815,706	\$25,256,667
2021	\$19,462,787	\$535,049	\$19,997,836	\$31,559,878
2022	\$19,462,787	\$721,068	\$20,183,855	\$33,786,258
2023	\$19,462,787	\$911,059	\$20,373,846	\$35,623,052
2024	\$19,462,787	\$1,105,106	\$20,567,893	\$40,182,889
2025	\$19,462,787	\$1,303,295	\$20,766,082	\$46,787,790
2026	\$19,462,787	\$1,505,716	\$20,968,503	\$50,339,621
2027	\$19,462,787	\$1,712,459	\$21,175,246	\$54,168,198
2028	\$19,462,787	\$1,923,616	\$21,386,403	\$59,522,232
2029	\$19,462,787	\$2,139,281	\$21,602,068	\$61,877,753
2030	\$19,462,787	\$2,359,550	\$21,822,337	\$62,957,908
2031	\$19,462,787	\$2,584,522	\$22,047,309	\$64,061,125
2032	\$19,462,787	\$2,814,298	\$22,277,085	\$65,187,895
2033	\$19,462,787	\$3,048,979	\$22,511,766	\$66,338,722
2034	\$19,462,787	\$3,288,670	\$22,751,457	\$67,514,119
2035	\$19,462,787	\$3,533,479	\$22,996,266	\$68,714,610
2036	\$19,462,787	\$3,783,514	\$23,246,301	\$69,940,732
2037	\$19,462,787	\$4,038,888	\$23,501,675	\$71,193,032
2038	\$19,462,787	\$4,299,714	\$23,762,501	\$72,472,069

(1) This table assumes taxable value based on a proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflation Rate Multiplier on Base Taxable Values - No new development or increase in value due to improvements beyond the proposed three (3) Block Area. New development outside of three (3) Block Area would increase taxable value.

(2) (a) Property Value Increase Used: 20-Year Average Inflation Rate Multiplier 2.14% growth/year. Per the Michigan Department of Treasury annual Bulletin "Consumer Price Level (CPL/CPI)" Memo at: https://www.michigan.gov/documents/treasury/Bulletin_16_of_2017_-_Inflation_Rate_Multiplier_for_2018_604882_7.pdf

(b) Inflationary Percentage (%) Change In Future Taxable Values (TV) is on Building(s) and Land Improvements (but not Personal Property)

(3) Taxable Value with Annual 2.14% Inflationary Increase on Base Taxable Value.

(4) Taxable Value Increase from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflationary Increase on Base Taxable Values.

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are

involved in order to project property values into the future to determine anticipated revenues. These assumptions are identified in the footnotes for each of the tables.

- 2. Capturable Taxable Value.** A specific amount of development is expected over the entire DDA District, based upon Development Scenarios assembled by the DDA using current and potential future project proposals for Downtown Okemos. For projection purposes of this Plan, the below Table 2 assumes taxable value based on a proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflation Rate Multiplier on Base Taxable Values. The Plan does not project any other new development or increases in value due to private investments/improvements beyond the proposed three (3) Block Area. However, new private development outside of three (3) Block Area in the District would result in added private investment/improvements thus increasing taxable value and increasing potential tax increment revenue capture for Plan Projects/Activities. Estimates of taxable value capture amount from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos does not include the base taxable value or the 2.14% Inflationary Increase on base taxable values.

In order to afford the taxing jurisdictions the ability to meet their annual budgetary needs and for these jurisdictions to remain whole with the existing taxes they are currently receiving from the parcels in the District, this Plan will pass-through the existing base taxes paid (Base Year 2018) of all parcels in the District and a portion (2.14% property value increase) of the increase on the base taxes paid due to any new private development within the District that results in added private investment/improvements thus increasing taxable values on those specific parcels. The property value increase used on the base taxable value is the current 20-Year Average Inflation Rate Multiplier of 2.14% growth/year (per the Michigan Department of Treasury annual Bulletin "Consumer Price Level (CPL/CPI)" Memo).

Table 2
Estimated Taxable Value Capture ⁽¹⁾
 ESTIMATED TAX CAPTURE VALUE 2019 - 2038

Fiscal Year	Base Value	Taxable Value Increase from 2.14% Inflationary Increase ⁽²⁾	Taxable Value with Inflationary Increase ⁽³⁾	Taxable Value with Increases from Inflation and 3 Block Area Project ⁽⁴⁾	Taxable Value Capture Amount Not Including Inflationary Increase on Base Taxable Value or Base Taxable Value ⁽⁵⁾
Base Year: 2018	\$19,462,787	\$0	\$19,462,787	\$19,462,787	\$0
2019	\$19,462,787	\$174,595	\$19,637,382	\$19,637,382	\$0
2020	\$19,462,787	\$352,919	\$19,815,706	\$25,256,667	\$5,440,961
2021	\$19,462,787	\$535,049	\$19,997,836	\$31,559,878	\$11,562,042
2022	\$19,462,787	\$721,068	\$20,183,855	\$33,786,258	\$13,602,403
2023	\$19,462,787	\$911,059	\$20,373,846	\$35,623,052	\$15,249,207
2024	\$19,462,787	\$1,105,106	\$20,567,893	\$40,182,889	\$19,614,996
2025	\$19,462,787	\$1,303,295	\$20,766,082	\$46,787,790	\$26,021,708
2026	\$19,462,787	\$1,505,716	\$20,968,503	\$50,339,621	\$29,371,118
2027	\$19,462,787	\$1,712,459	\$21,175,246	\$54,168,198	\$32,992,952
2028	\$19,462,787	\$1,923,616	\$21,386,403	\$59,522,232	\$38,135,829
2029	\$19,462,787	\$2,139,281	\$21,602,068	\$61,877,753	\$40,275,685
2030	\$19,462,787	\$2,359,550	\$21,822,337	\$62,957,908	\$41,135,571
2031	\$19,462,787	\$2,584,522	\$22,047,309	\$64,061,125	\$42,013,815
2032	\$19,462,787	\$2,814,298	\$22,277,085	\$65,187,895	\$42,910,810
2033	\$19,462,787	\$3,048,979	\$22,511,766	\$66,338,722	\$43,826,956
2034	\$19,462,787	\$3,288,670	\$22,751,457	\$67,514,119	\$44,762,662
2035	\$19,462,787	\$3,533,479	\$22,996,266	\$68,714,610	\$45,718,345
2036	\$19,462,787	\$3,783,514	\$23,246,301	\$69,940,732	\$46,694,431
2037	\$19,462,787	\$4,038,888	\$23,501,675	\$71,193,032	\$47,691,357
2038	\$19,462,787	\$4,299,714	\$23,762,501	\$72,472,069	<u>\$48,709,568</u>
					\$635,730,415

(1) This table assumes taxable value capture based on a proposed redevelopment project across a three (3) Block Area in Downtown Okemos not including the Base Taxable Value and not including a 2.14% Inflation Rate Multiplier on Base Taxable Values - No new development or increase in value due to improvements beyond the proposed three (3) Block Area. New development outside of three (3) Block Area would increase taxable value.

(2) (a) Property Value Increase Used: 20-Year Average Inflation Rate Multiplier 2.14% growth/year. Per the Michigan Department of Treasury annual Bulletin "Consumer Price Level (CPL/CPI)" Memo at: https://www.michigan.gov/documents/treasury/Bulletin_16_of_2017_-_Inflation_Rate_Multiplier_for_2018_604882_7.pdf
 (b) Inflationary Percentage (%) Change In Future Taxable Values (TV) is on Building(s) and Land Improvements (but not Personal Property)

(3) Taxable Value with Annual 2.14% Inflationary Increase on Base Taxable Value.

(4) Taxable Value Increase from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos with a 2.14% Inflationary Increase on Base Taxable Values.

(5) Taxable Value Capture amount from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos. Taxable Value Capture does not include the Base Taxable Value or the 2.14% Inflationary Increase on Base Taxable Values.

3. Tax Increment Capture. Beginning with the 2019 tax collection, and for each year within the term of the Plan, municipal and county treasurers transmit directly to the DDA, the applicable portion of the tax levy set by

the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA, but instead go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the DDA must prepare a Development Plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the DDA or the Township. All amendments must follow the procedures of the Act.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The Downtown Development Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 197 of 1975, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. There is currently no bonded indebtedness for the DDA. Future Plan updates will consider outstanding debt as it plans for continued investment in the district.

DURATION OF THE DEVELOPMENT PROGRAM

The duration of the tax increment financing plan is twenty (20) years, commencing in 2019 and will cease with tax collections due in December 2038, unless this Plan is amended to extend or shorten its duration.

STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

In addition to Meridian Township, the DDA is eligible to capture tax increment revenues from Ingham County, Capital Area Transportation Authority (CATA), Lansing Community College, Capital Region Airport Authority (CRAA), Capital Area District Libraries (CADL) and Lansing Community College (LCC).

Once the base taxable value of the District is set, the DDA will capture the revenue from any increase in property value, particularly through new project development. The base value amount would still flow to the appropriate taxing jurisdictions, non-captured. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the DDA Plan.

The following Table 3 presents a summary of the impact to taxing jurisdictions if the proposed redevelopment project across a three (3) Block Area in Downtown Okemos is completed. The impact to each individual taxing jurisdiction will be their proportionate share of the actual amount of the total tax increment revenues captured. For Plan projection purposes, if the three (3) Block Area in Downtown Okemos is completed, the impact to each individual taxing jurisdiction may be as much as their proportionate share of \$18,572,165 in projected tax increment revenue. Estimates of taxable increment revenue amount from the proposed redevelopment project across a three (3) Block Area in Downtown Okemos does not include the base taxable value or the 2.14% Inflationary Increase on base taxable values so long as new private investment/improvements are made resulting in increasing taxable values on those specific parcels.

Table 3
Estimated Tax Increment Revenue Capture by Taxing Jurisdiction
 ESTIMATED TAX CAPTURE VALUE 2019 - 2038

Fiscal Year	Meridian Township	Ingham County	Capital Region Airport Authority	Capital Area Transportation Authority	Capital Area District Libraries	Lansing Community College	Total Estimated Tax Increment Revenues Captured
<i>Millage Rates</i>	8.8007	11.3400	0.6990	3.0070	1.5600	3.8072	29.2139
Base Year:							
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$47,884	\$61,700	\$3,803	\$16,361	\$8,488	\$20,715	\$158,952
2021	\$101,754	\$131,114	\$8,082	\$34,767	\$18,037	\$44,019	\$337,772
2022	\$119,711	\$154,251	\$9,508	\$40,902	\$21,220	\$51,787	\$397,379
2023	\$134,204	\$172,926	\$10,659	\$45,854	\$23,789	\$58,057	\$445,489
2024	\$172,626	\$222,434	\$13,711	\$58,982	\$30,599	\$74,678	\$573,031
2025	\$229,009	\$295,086	\$18,189	\$78,247	\$40,594	\$99,070	\$760,196
2026	\$258,486	\$333,068	\$20,530	\$88,319	\$45,819	\$111,822	\$858,045
2027	\$290,361	\$374,140	\$23,062	\$99,210	\$51,469	\$125,611	\$963,853
2028	\$335,622	\$432,460	\$26,657	\$114,674	\$59,492	\$145,191	\$1,114,096
2029	\$354,454	\$456,726	\$28,153	\$121,109	\$62,830	\$153,338	\$1,176,610
2030	\$362,022	\$466,477	\$28,754	\$123,695	\$64,171	\$156,611	\$1,201,730
2031	\$369,751	\$476,437	\$29,368	\$126,336	\$65,542	\$159,955	\$1,227,387
2032	\$377,645	\$486,609	\$29,995	\$129,033	\$66,941	\$163,370	\$1,253,592
2033	\$385,708	\$496,998	\$30,635	\$131,788	\$68,370	\$166,858	\$1,280,356
2034	\$393,943	\$507,609	\$31,289	\$134,601	\$69,830	\$170,420	\$1,307,692
2035	\$402,353	\$518,446	\$31,957	\$137,475	\$71,321	\$174,059	\$1,335,611
2036	\$410,944	\$529,515	\$32,639	\$140,410	\$72,843	\$177,775	\$1,364,126
2037	\$419,717	\$540,820	\$33,336	\$143,408	\$74,399	\$181,571	\$1,393,251
2038	\$428,678	\$552,366	\$34,048	\$146,470	\$75,987	\$185,447	\$1,422,996
	\$5,594,873	\$7,209,183	\$444,376	\$1,911,641	\$991,739	\$2,420,353	\$18,572,165

Methodology for this Table: Total capture amount for each year was taken from the "Taxable Value Capture Amount Not Including Inflationary Increase on Base Taxable Value or Base Taxable Value" column in the Estimated Taxable Value Capture Table 3. Those amounts were then divided by 1000 and multiplied by the millage rates above to establish the tax capture for each taxing agency.

PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY

- I. **Estimate of Tax Increment Revenues.** Table 3 above summarizes the estimated capturable tax increment revenues by year. The projected annual growth in taxable value is estimated at 2.14% annually and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2.14% figure. These increases are beyond those projected in this Plan but if such increases occur, the tax increment revenues

will be captured and used in accordance to this Plan to accelerate the implementation and success of this Plan and the proposed improvements.

2. Expenditure of Tax Increment Revenues. Any additional tax increment revenues beyond those projected in this Plan will:

- a. be used to expedite any debt service, or
- b. further the implementation of the proposed improvements.

Should the tax increment revenues be less than projected, the DDA may choose to:

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific improvements,
- b. Consider implementing improvement projects/activities based upon the ability to match existing funds with expenditures while seeking out additional funding sources,
- c. Amend the Development Plan and/or tax increment financing plan to allow for alternative projects/activities and funding.

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APPENDIX A: BASE PARCEL DATA

**TABLE 4
PARCELS IN THE DDA DISTRICT**

TAX ID # / ADDRESS
33-02-02-21-254-016/4837 OKEMOS ROAD
33-02-02-21-254-017/OKEMOS ROAD
33-02-02-21-254-018/4825 OKEMOS ROAD
33-02-02-21-254-030/4767 OKEMOS ROAD
33-02-02-21-254-031/4787 OKEMOS ROAD
33-02-02-21-254-032/4815 OKEMOS ROAD
33-02-02-21-254-037/2131 GRAND RIVER AVENUE
33-02-02-21-276-003/2041 GRAND RIVER AVENUE
33-02-02-21-276-005/2037 GRAND RIVER AVENUE
33-02-02-21-276-006/2049 GRAND RIVER AVENUE
33-02-02-21-276-009/2045 GRAND RIVER AVENUE
33-02-02-21-276-011/2085 GRAND RIVER AVENUE
33-02-02-21-276-012/2055 GRAND RIVER AVENUE
33-02-02-21-276-014/2075 GRAND RIVER AVENUE
33-02-02-21-276-015/2055 GRAND RIVER AVENUE
33-02-02-21-277-001/4780 OKEMOS ROAD, #1
33-02-02-21-277-002/4780 OKEMOS ROAD, #2
33-02-02-21-277-003/4780 OKEMOS ROAD, #3
33-02-02-21-277-004/4780 OKEMOS ROAD, #4
33-02-02-21-402-007/METHODIST STREET
33-02-02-21-402-008/4217 ARDMORE AVENUE
33-02-02-21-403-003/2154 METHODIST STREET
33-02-02-21-403-004/METHODIST STREET
33-02-02-21-403-007/4733 OKEMOS ROAD
33-02-02-21-403-008/4731 OKEMOS ROAD
33-02-02-21-403-009/4717 OKEMOS ROAD
33-02-02-21-403-011/4747 OKEMOS ROAD
33-02-02-21-404-001/2188 HAMILTON ROAD
33-02-02-21-404-002/4705 ARDMORE AVENUE
33-02-02-21-404-007/2160 HAMILTON ROAD
33-02-02-21-405-005/2148 HAMILTON ROAD
33-02-02-21-405-008/4700 ARDMORE AVENUE
33-02-02-21-405-009/4695 OKEMOS ROAD
33-02-02-21-405-010/2138 HAMILTON ROAD
33-02-02-21-406-001/4708 OKEMOS ROAD
33-02-02-21-406-002/4696 OKEMOS ROAD

33-02-02-21-406-003/4703 MOORE STREET
33-02-02-21-406-004/MOORE STREET
33-02-02-21-406-005/4690 OKEMOS ROAD
33-02-02-21-406-006/2114 HAMILTON ROAD
33-02-02-21-408-001/2175 HAMILTON ROAD
33-02-02-21-408-009/4663 ARDMORE AVENUE
33-02-02-21-409-001/2153 HAMILTON ROAD
33-02-02-21-409-002/2149 HAMILTON ROAD
33-02-02-21-409-003/2143 HAMILTON ROAD
33-02-02-21-409-004/2137 HAMILTON ROAD
33-02-02-21-409-006/2150 CLINTON STREET
33-02-02-21-409-008/4661 OKEMOS ROAD
33-02-02-21-409-009/4675 OKEMOS ROAD
33-02-02-21-410-007/4646 OKEMOS ROAD
33-02-02-21-410-008/4659 MOORE STREET
33-02-02-21-410-010/OKEMOS ROAD
33-02-02-21-410-012/2119 HAMILTON ROAD
33-02-02-21-410-015/CLINTON STREET
33-02-02-21-411-001/2177 CLINTON STREET
33-02-02-21-411-002/2165 CLINTON STREET
33-02-02-21-412-002/2149 CLINTON STREET
33-02-02-21-412-003/4633 OKEMOS ROAD
33-02-02-21-412-004/4625 OKEMOS ROAD
33-02-02-21-412-005/4619 OKEMOS ROAD
33-02-02-21-412-006/2155 CLINTON STREET
33-02-02-21-413-001/2120 CLINTON STREET
33-02-02-21-413-002/2122 CLINTON STREET
33-02-02-21-413-003/2124 CLINTON STREET
33-02-02-21-413-004/2126 CLINTON STREET
33-02-02-21-413-100/CLINTON STREET
33-02-02-21-426-001/4750 OKEMOS ROAD
33-02-02-21-426-012/4649 MARSH ROAD
33-02-02-21-426-013/4657 MARSH ROAD
33-02-02-21-426-014/4663 MARSH ROAD
33-02-02-21-426-015/4669 MARSH ROAD
33-02-02-21-426-016/4675 MARSH ROAD
33-02-02-21-426-020/2110 METHODIST STREET

33-02-02-21-426-021/4704 MOORE STREET
33-02-02-21-426-022/2104 HAMILTON ROAD
33-02-02-21-426-023/4734 OKEMOS ROAD
33-02-02-21-427-001/4737 MARSH ROAD
33-02-02-21-428-006/2086 HAMILTON ROAD
33-02-02-21-429-003/4650 MOORE STREET
33-02-02-21-429-004/2099 HAMILTON ROAD
33-02-02-21-429-005/2095 HAMILTON ROAD
33-02-02-21-429-027/2109 HAMILTON ROAD
33-02-02-21-451-005/4555 OKEMOS ROAD
33-02-02-21-452-001/2248 MT. HOPE ROAD
33-02-02-21-452-002/OKEMOS ROAD (RIGHT-OF-WAY)
33-02-02-21-453-005/OKEMOS ROAD
33-02-02-21-453-006/4622 OKEMOS ROAD
33-02-02-21-453-007/4612 OKEMOS ROAD
33-02-02-21-453-008/4632 OKEMOS ROAD
33-02-02-21-453-009/2123 CLINTON STREET
33-02-02-21-454-002/CONSUMERS ENERGY CO. RIGHT-OF-WAY
33-02-02-21-454-007/4534 OKEMOS ROAD
33-02-02-22-152-001/4775 MARSH ROAD
33-02-02-22-152-002/MARSH ROAD

Data Source: Meridian Township Assessing Office

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APPENDIX B: LEGAL DESCRIPTION OF DISTRICT

The Authority shall exercise its power within the boundaries of the Downtown District, which are described as follows:

DDA located in parts of the E ½ of section 21 and W ½ of section 22, Meridian Charter Township, T4N, R1W, Ingham County, Michigan, beginning at the intersection of the east right of way of Marsh Road and the south right of way of Grand River Avenue, thence northwesterly along said south right of way to the intersection of the northwest corner of lot 21, Cedar Bend Heights subdivision, thence southwest 322.9 ft. along back lot lines to the northwest corner of lot 17, Cedar Bend Heights subdivision, thence south 550 ft. along back lot lines to the southwest corner of lot 8, Cedar Bend Heights subdivision, thence east 130 ft. along south line of lot 8, thence south 165 ft. to the north right of way line of Kent Street, thence west 94.9 ft. along said right of way line, thence southwest 263.6 ft. to the northwest corner of lot 3, Chas Bray's Addition, thence northwest 165 ft. to the centerline of vacated Ardmore Avenue, thence southwest 33 ft. along said centerline, thence northwest 165 ft. to the northwest corner of lot 12, Chas Bray's Addition, thence southwest 132 ft. to the north right of way line of Methodist Street, thence continuing southwest 231 ft. to the northwest corner of lot 7, Block 4, Hamilton plat, thence southeast 82.5 ft, thence southwest 165 ft. to the north right of way line of Hamilton Road, thence northwest 247.49 ft. to the intersection of the north right of way line of Hamilton Road and the centerline of the vacated Liverance Street, thence southwest to the intersection of the west right of way line of Liverance Street and the south right of way line of Hamilton Road, thence southwest along said west right of way line to the intersection of the west right of way line of Liverance Street and the south right of way line of Clinton Street, thence southeast to the centerline of the vacated portion of Liverance Street, thence southwest along said centerline to the north right of way line of the vacated Water Street, thence northwest to the intersection of the north right of way of the vacated Water Street and the west right of way line of the vacated Liverance Street, thence southeast to the southeast corner of lot 60, Supervisor's Plat #2 of Okemos, thence northwest along the south line of said lot line to the centerline of the Red Cedar River, thence along said centerline of river to the intersection of said centerline and the north-south section line, section 21, thence southeast 80 ft.+/- across the Red Cedar River to a point 9.4 ft. east and 262.2 ft. north of the south corner of section 21, thence south 295.2 ft. to the south right of way line of Mount Hope Road, thence east along said south right of way line to the intersection of the west right of way line of Okemos Road and the south right of way line of Mount Hope Road, thence northeast to the intersection of the south line of section 21 and the east right of way line of Okemos Road, thence 342.39 ft. east along said south section line to the centerline of the Red Cedar River, thence northeast 380 ft. +/- along said centerline of the Red Cedar River, to a point on intersecting a sanitary sewer easement centerline recorded in Uber 815, Page 846, Ingham County Register of Deeds, thence S 89°56'18"W 384.18 ft., thence N 72°09'00"W 366.09 ft., thence N 61°07'12"W 192.5 ft. to a point intersecting said easement centerline and a point on the south line of Ferguson Park, thence N 59°16'45"E 40 ft., thence north 450 ft.+/- to the centerline of the Red Cedar River, thence along said centerline of River to a point extended parallel to and 73.5 ft. westerly of the east line of lot 2, Supervisor's plat #1 of Okemos, thence northeast along said line to the south right of way line of Hamilton Road, thence northeast 120 ft. +/- to the intersection of the east right of way line of Marsh Road and the north right of way line of Hamilton Road, thence northeast along the east right of way line of Okemos Road, thence 342.39 ft. east along said south section line to the centerline of the Red Cedar River, thence northeast 380 ft. +/- along said centerline of the Red Cedar River, to a point on intersecting a sanitary sewer easement centerline recorded in Uber 815, Page 846, Ingham

County Register of Deeds, thence S 89°56'18"W 384.18 ft., thence N 72°09'00"W 366.09 ft., thence N 61°07'12"W 192.5 ft. to a point intersecting said easement centerline and a point on the south line of Ferguson Park, thence N 59°16'45"E 40 ft., thence north 450 ft. +/- to the centerline of the Red Cedar River, thence a long said centerline of River to a point extended parallel to and 73.5 ft. westerly of the east line of lot 2, Supervisor's plat #1 of Okemos, thence northeast along said line to the south right of way line of Hamilton Road, thence northeast 120 ft. +/- to the intersection of the east right of way line of Marsh Road and the north right of way line of Hamilton Road, thence northeast along the east right of way line of Marsh Road to the beginning.

DRAFT



To: DDA Board Members
From: Chris Buck, Economic Development Directors
Date: 11.5.2018
Re: 2019 Officers

The DDA bylaws state that “(T)he officers of the Board of Directors shall be elected annually by the Board”. We are required to have a Chairperson, Vice Chairperson and a Secretary/Treasurer. Currently Susan Fulk serves as the Chair, Renee Korrey was recently elected as Vice Chair with Sherry Fishers departure and Jim Spanos serves as Secretary/Treasurer.

We have no members of the DDA board with terms expiring and we are not required to make any changes.

I request the DDA board discuss the current officers and their interests to continue serving their roles and hear other wishing to serve as officers. Then it is appropriate for members to nominate candidates for each office, hear support, then perform a voice vote to determine our new officers.



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

November 2018

Businesses Opened:

- **Capellini Salon**, Central Park Drive between Saddleback and Thai Princess 10.30.18
- **Okemos Dental**, 1841 Newman Road. Dr. Carlton relocated and remodeled. 10.16.18
- **Woodworth Commercial**, commercial realtors at 4277 Okemos Road, Okemos 10.16.18
- **Family Doc Direct**, Medical Practice at 2289 Sower Blvd, Okemos 10.9.18
- **Experimac**, Apple product retailer, repair and used sales. Hannah Plaza 10.11.18

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **VIP Nail Bar**, Okemos Crossing next to State Side Deli near Starbucks @ Okemos & Jolly
- **Launch Trampoline Park**, 30k sq. ft. in Meridian Mall. Plan to open by the holidays

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
- **Big Lots**, former Office Max space next to Best Buy
- **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
- **Diamond Nails**, Central Park Drive – former Hampton Jewelers
- **Panera Bread**, Demo and rebuild BD Mongolian Grill. Drive-through & outdoor seating

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
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

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
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy
- **Fox Nissan**, new location proposed east of existing Panera on Grand River Ave
- **Newton Park**, mixed-use development project, approx. 20k sq ft commercial and 218 residential units. SE corner of Saginaw and Newton.
- **Firestone Complete Auto Care**, 2700 Grand River Ave, convert multi-tenant to Firestone

Renovations

- **Olive Garden**, Exterior remodel, complete interior makeover. Expected this fall.
- **Arby's**, at Okemos & Jolly, interior and exterior remodel. Completed 9.2018

Closings/Relocations

- **Tanin**, Relocating to Lansing in the fall.