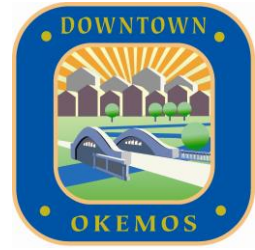




AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority

June 3, 2019 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. APPROVAL OF MINUTES – May 6, 2019
5. PUBLIC REMARKS

6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill 5.2019

8. OLD BUSINESS
 - A. TIF Policies and Procedures Review & Vote
 - B. Village of Okemos Approval Process Update

9. NEW BUSINESS
 - A. DDA Budget
 - B. Purchase of flowers for DDA – partial purchase or no purchase decision
 - C. Conflicts of Interest Review

10. TOWNSHIP BOARD REPORT
11. PLANNING COMMISSION REPORT
12. TOWNSHIP MANAGER REPORT
13. CHAIR REPORT
14. STAFF REPORT
 - A. Development Projects Update
 - B. DDA Annual Reporting to State

15. OPEN DISCUSSION/BOARD COMMENTS
16. PUBLIC REMARKS
17. NEXT MEETING DATE
 - A. July 8, 2019, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos

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)
Central Fire Station, 5000 Okemos Road, Okemos, MI 48864
Monday, May 6, 2019 – Minutes -DRAFT

Members

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

Members

Absent: None

Staff

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

Others

Present: Carmine Avantini and Justin Sprague, CIB Planning

1. CALL MEETING TO ORDER

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

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER RAYNAK TO APPROVE THE AGENDA. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 9-0.

3. APPROVAL OF MEETING MINUTES OF APRIL 8, 2019

MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 9-0.

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

Staff provided a summary update on the April 2019 Financial Report. Report on file.

6. AUTHORIZATION OF PAYMENTS

- a. Reviewed Consumers Energy 4.2019 bill totaling \$104.65.

MOTION BY MEMBER CAWOOD TO APPROVE THE PAYMENT FOR THE CONSUMERS ENERGY IN THE AMOUNT OF \$104.65. SUPPORTED BY MEMBER RAYNAK. MOTION APPROVED 9-0.

7. OLD BUSINESS

- a. TIF Policies and Procedures Subcommittee Update

The DDA reviewed the draft application packet that is composed of three items including the application, guidelines on the process and a score sheet used to weigh the project. The process would include the subcommittee reviewing any application submitted. If they approve of the application, with a score of 70% or higher, it would then go to the full DDA. Final approval would then be before the Township Board. Staff will review the attorney comments on the application packet and schedule one last subcommittee meeting in late May to review the red lined application packet. The final draft will then be on the agenda for the June 3rd DDA meeting and the June 4th Township Board meeting for approval.

- b. Village of Okemos Approval Process Update

The public hearing will be held at the Planning Commission meeting on May 13th.

8. NEW BUSINESS

- a. Discussion: Future DDA Budgets-Non-Project Specific Uses for TIF Funds

The Township budget process begins in June with approval from the Township Board in September. With the new TIF funds, there will be a new method of budgeting in the coming years.

9. TOWNSHIP BOARD REPORT

- Medical marijuana ordinances will be in front of the Board on Thursday
- 35 million dollar bond for road funding
- Renewal of CATA Redi-Ride Millage
- Senior living communities ordinance
- Central Park Road diet
- Update fire code
- Red Cedar Manor project

10. PLANNING COMMISSION REPORT

None.

11. TOWNSHIP MANAGER REPORT

None.

12. CHAIR REPORT

None.

13. STAFF REPORT

- Working with MEDC on predevelopment work in Haslett
- Met with Lake Lansing Park Directors
- Farmers' Market groundbreaking on May 22nd at 11:00am
- EDC gave TinkrLAB in the mall \$2,000 for summer camp scholarships for Meridian kids
- Big Lots sign is up
- Panera Bread framework is going up
- Crunch Fitness will be taking over the former Salvation Army space
- The former Leo's Lodge plan will be before the Planning Commission on May 13th.

14. OPEN DISCUSSION/BOARD COMMENTS

Business owners Village of Okemos open house today at 9:00am at Playmakers.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

a. June 3, 2019, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 8:40 am.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 05/31/2019 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$61,879.97
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$61,879.97
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 12/31/18	(\$127,800.22)
2019 YTD Net Income	\$40,180.19
TOTAL FUND BALANCE	(\$87,620.03)
TOTAL LIABILITIES & FUND BALANCE	\$61,879.97

INCOME STATEMENT

	<u>April</u>	<u>May</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$27,299.39	\$0.00	\$26,855.49
PPT Reimbursement	\$0.00	\$0.00	\$12,764.04
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$27,299.39	\$0.00	\$39,619.53
EXPENDITURES			
Operating Costs	\$104.65	\$0.00	\$560.34
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	\$104.65	\$0.00	(\$560.66)
2019 Net Income	\$27,194.74	\$0.00	\$40,180.19



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

Amount Due: \$101.23
Please pay by: June 12, 2019



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



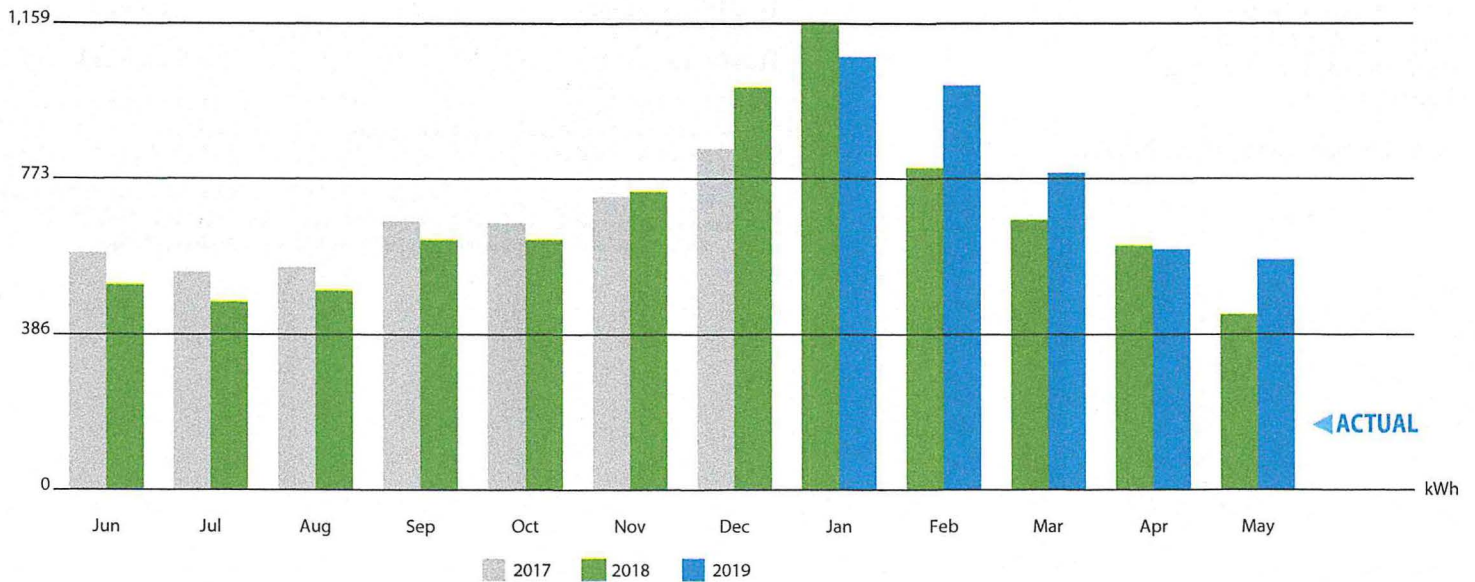
▶ **Thank You** - We received your last payment of **\$104.65** on **April 29, 2019**

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

May Energy Bill

Service dates: April 18, 2019 - May 19, 2019 (32 days)

Total Electric Use (kWh - kilowatt-hour)



May Electric Use

572 kWh

May 2018 use: 436 kWh

Cost per day:

\$3.16

kWh per day:

18

Prior 12 months electric use:

8,482 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
www.ConsumersEnergy.com/startsaving



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: May
Service dates: 04/18/2019 - 05/19/2019
Days Billed: 32
Portion: 14 05/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 06/18/2019

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 04-18
Ending Read Date: 05-19
Beginning Read: 17138
Ending Read: 17710 (Actual)
Usage: 572 kWh

Total Metered Energy Use: 572 kWh

May Energy Bill

Invoice: 206612050794

Account Summary

Last Month's Account Balance	\$104.65
Payment on April 29, 2019	\$104.65-
Balance Forward	\$0.00

Payments applied after May 20, 2019 are not included.

Electric Charges

Energy	572@ 0.095527	\$54.64
Cap. Tax Reform Credit B	572@ 0.002158-	\$1.23-
PSCR	572@ 0.000890-	\$0.51-
System Access		\$20.00
Distribution	572@ 0.042472	\$24.29
Dist. Tax Reform Credit B	572@ 0.003514-	\$2.01-
Energy Efficiency		\$4.47
Power Plant Securitization	572@ 0.001139	\$0.65
Low-Income Assist Fund		\$0.93

Total Electric **\$101.23**

Total Energy Charges **\$101.23**

Amount Due:

\$101.23

by June 12, 2019

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

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.

Meridian Township

TAX INCREMENT FINANCING (TIF)

ASSISTANCE

Application Packet



A PRIME COMMUNITY

Dear Prospective Developer,

Welcome to Meridian Township! Our Board of Trustees is passionate about the quality redevelopment of our Downtown Development Authority district. As such, we've developed robust programs to incentivize quality development projects, including Tax Increment Financing (TIF).

Please review the contents of this document to learn the qualifications, process and ultimately the application to request TIF funding through our DDA.

For further information about the Township goals and other incentives, please utilize the links provided below.

Thank you for your potential investment in our Prime Community!

Sincerely,

Ronald J. Styka
Township Supervisor

[2018 DDA TIF Plan](#)

[2017 Meridian Township Master Plan](#)

[Meridian Redevelopment Fund](#)

[Height & Density Zoning Amendment MUPUD Overlay](#)

[MEDC Redevelopment Ready Communities Incentive Programs](#)

**Community Development
Department Director of
Community Development**

Dear Applicant:

This packet contains information and materials necessary for submitting an application for Tax Increment Financing (TIF) assistance from the Meridian Township Downtown Development Authority.

This packet includes the following:

- ☐ TIF Assistance Application Approval Process Overview
- ☐ TIF Application
- ☐ Personal Profile Form
- ☐ Sources & Uses of Funds, Detailed Pro Forma and Revenue Projection Worksheets

Please complete every section of this application, incomplete applications will not be accepted. If any of the aforementioned items are missing from your packet, please feel free to contact Chris Buck, Economic Development Director at (517) 853-4568.

Funding Priorities

The Meridian Township DDA adopted a Tax Increment Finance and accompanying Development Plan (Plan) which captures new incremental tax revenues beginning in 2019 and concluding in 2039. 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. These priorities are identified below, in order of value priority, and will be the basis from which proposed projects are funded, should those projects meet specific criteria.

1. **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.
2. **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.
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. **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.
5. **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.

6. **Environmental Activities** – Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) 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.
7. **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.
8. **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 it 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.

Projects meeting or exceeding the scoring criteria driven by the priorities above could potentially qualify for project specific Tax Increment Financing to assist with the successful implementation of the project(s).

Meridian Township Tax Increment Financing (TIF) Application Approval Process Overview

A subcommittee of the DDA reviews all applications for Tax Increment Financing (TIF) assistance. The process outlined below usually takes at least 30-90 days, although more complex projects typically require more time to review and approve.

1. Convene Introductory Meeting Prior to Formal Submission of TIF Application

Prior to preparation of a formal TIF application, prospective applicants should request a meeting with the DDA Subcommittee to discuss the concept of the potential project and its scope as well as to obtain general information.

2. Submission & Review of TIF Application *

The DDA requires submission of a formal application for TIF assistance in order to consider an applicant's request for TIF assistance. TIF assistance may only be used to pay for eligible costs in accordance with the Applicable Michigan Statutes. An application must include the items referenced in the TIF application checklist, (see the enclosed application) and applicants are required to demonstrate a financial need or TIF assistance as well as the public benefit of the payment.

The submission will be reviewed by the subcommittee of the DDA for conformance with the guidelines of the Tax Increment Finance Assistance Program. An application will be considered complete after it has been signed, finances have been reviewed, an assessor's report has been issued and the subcommittee has reviewed and authorized the application for scoring by the entire DDA Board of Directors.

**Application information will be considered confidential except as disclosure may be required under the Michigan Freedom of Information Act (FOIA), which applies to the DDA and Township. The DDA shall advise an applicant of any FOIA request it receives for application documentation before disclosing the same under the FOIA.*

3. Present Proposed Developer Scope/Project to DDA

4. DDA Scores Project and Votes to Recommend Full Approval, Partial Approval or Denial of the Project Application.

5. Township Board Reviews Recommendation from the DDA and Votes to Approve or Deny the Application

6. Execute Development Agreement

7. Implement Project / Payout Funds

Meridian Township DDA TIF Application Checklist

Please Include This Checklist When Applying For TIF Assistance.

General Project Information

- Summary Letter
- Copies for DDA
- Project Narrative
- Site Map(s)

Detailed Project Information

- List of Parcel Identification Numbers (PIN's)
- Affordable Housing
- Table of Residential Unit Mix
- Renderings of Project
- Project Timeline
- Public Benefits
- Residential Displacement
- Evidence of Site Control

Project Financial Information

- Sources and Uses of Funds
- Employer Personnel Needs
- Request for TIF Assistance
- Budget of TIF Eligible Expenses
- Pro Forma Income & Expense Schedule
- Analysis of Financial Need
- Financial Commitment
- Most Recent Property Tax Bills
- Appeal of Property Taxes
- Other

Professional Studies

- Market Studies/ Demonstration of Need
- Environment Studies & Reports
- Other Studies & Reports
- Traffic Impact
- Appraisal

Developer Information

- Ownership Structure
- Financial Statement
- Resumes & Experience of Principals
- Principal Profile Information
- Developer License Number

Compliance Information

- Development Budget
- Affidavit & Escrow Agreement
 - Affidavit/Escrow agreement filled out in its entirety (Affidavit must be signed and notarized by both buyer & seller)
 - Copy of most recent Violation Notice
 - Itemized contractor's proposal from licensed contractor
 - Proof of contractor's licensing

Meridian Township Downtown Development Authority Tax Increment Financing (TIF) Assistance Application Requirements

The subcommittee of the DDA reviews all applications for TIF assistance. In order for the subcommittee to effectively evaluate a request for TIF assistance, the Applicant must:

- Provide all applicable items in a single submission
- Organize the submission and present the required information in the manner indicated below
- Provide five (5) copies of the submission

Failure to provide all the required information in a complete and accurate manner, could delay the processing of your application. The DDA subcommittee reserves the right to reject or halt the processing of applications that lack all required items.

The Following is a General Overview of the Items Referenced In The TIF Application Checklist:

General Project Information

Summary Letter

Provide a summary of the project in the form of a letter addressed to the Economic Development Director. The letter should not exceed two (2) pages in length and should include only the following essential information about the project:

- | | |
|--|---|
| <input type="checkbox"/> Description of site(s) or building(s), including address and TIF District | <input type="checkbox"/> Overview of private-sector financing |
| <input type="checkbox"/> Current and proposed uses | <input type="checkbox"/> Amount of TIF assistance requested |
| <input type="checkbox"/> Description of end users | <input type="checkbox"/> Statement regarding why TIF is essential |
| <input type="checkbox"/> Project start and end users | <input type="checkbox"/> Summary of increment projections |
| <input type="checkbox"/> Name of developer and owner | <input type="checkbox"/> Profitability |
| <input type="checkbox"/> Total development costs | <input type="checkbox"/> Description of public benefits, including job creation |

Project Narrative

Provide an in-depth overview of the project in narrative format. The narrative must include a description of the following aspects of the project:

- Current condition of the site and historical overview that includes the size and condition of any existing structures, environmental conditions, and past uses of the site.
- Proposed use(s) or project (e.g. industrial, commercial, retail, office, residential for sale or for rental, senior housing, etc.)
- Construction information about the project including size of any existing structure to be demolished or rehabbed; sized of any new construction; types of construction materials (structural and finish); delineation of square foot allocation by use; total number and individual square footage of residential units; type of residential units (e.g. for-sale, rental, condominium, single-family, etc.); number and type of parking spaces provided; and construction phasing.
- Confirm that this project is consistent with goals and objectives identified in the Township's Comp Plan.

Site Map(s)

Provide a map that shows the location of the site. Also provide a map that focuses on the project and its immediate surroundings. Both maps should be no longer than 11x17.

Detailed Project Information

List of PINs

Identify the specific Parcel Identification Numbers (PINs) included in the proposal. Also include the “base” SEV for each of these PINs. This information can be obtained in the TIF District Redevelopment Plan and from the Ingham County Assessor’s Office.

Table of Residential Unit Mix

Provide a detailed overview of the residential units in the project. Details must include: the number and type of unit (i.e. number of bedrooms and bathrooms), unit size measured in square feet, construction cost per square foot, base sales price, “write-down” for affordable units, and the projected amount of total sales revenue.

Renderings of Project

Provide preliminary architectural elevations, plans and renderings for the project. These drawings should be no larger than 11x17 inches.

Project Timeline

A comprehensive project timeline is required. Include anticipated dates for site acquisition, project start and completion, as well as other project milestones. Multi-phase projects must include details for each phase. The timeline should also identify any critical or time-sensitive dates as well as any time constraints facing the applicant.

Public Benefits

Fully describe the public benefits that can be realized by the completion of this project. Projects with a high degree of public benefits are typically more likely to receive TIF assistance. Examples of public benefits include, but are not limited to the following:

- ☑ Positive Property Value Impacts
- ☑ Re-occupancy of a vacant building
- ☑ Elimination of blight
- ☑ Creation of new retail choices
- ☑ Rehabilitation of a historic building
- ☑ Increased sales tax revenue
- ☑ Job-training opportunities

This statement should include qualitative examples of public benefits as well as quantifiable and measurable outcomes of the short-term and long-term benefits to the neighborhood and to Meridian Township. Support documentation for the estimates of public benefits can be included in the Professional Studies Section.

Demonstration of Need (GAP Analysis)

Provide a detailed statement that accurately and completely explains why TIF assistance is needed. This statement should provide the reasons why the project would have unacceptable financial returns without TIF.

Project Financial Information

Sources & Uses of Funds

Identify the sources of funds used to finance the project. Typical sources include equity, lender financing,

mezzanine financing, other anticipated types of public assistance, and any other types or methods of financing. Describe the sources of equity and include a term sheet for lender financing, if available.

Beware that TIF assistance is generally available as a reimbursement after the project is complete. Thus, the project budget must identify the up-front sources intended to finance the development costs of the project. If determined, specify the specific line items of the project budget that each source will finance.

Summarize the uses of funds. General categories to be identified include: acquisition and related site costs, hard construction costs, and a breakdown of soft costs.

All projects must include for the construction phase a monthly or quarterly cash flow (i.e. sources or “cash in” by source and uses or “cash out” by use).

Note, a performance guarantee may be required by the Township to ensure property improvements are completed.

For-sale housing developments must show income from the rental or sale of commercial space, the sale or rental of parking spaces, and unit upgrades must be included. Clearly identify all assumptions (such as absorption, sales prices, taxes, etc.). Identify the profit expected at the completion of the project.

Applicants are advised that to the extent possible, sales contracts for land acquisitions should not be executed until DDA and the Applicant have agreed on an amount of TIF assistance to be provided. This is because the purchase price of a development site to be acquired or recently acquired will be reviewed to determine acquisition costs that will be considered in the estimation of TIF assistance. The DDA subcommittee will review any market value appraisal submitted in support of an acquisition, and the department may obtain its own appraisal or review appraisal.

Development Budget

Provide an accurate and detailed development budget for the project that includes a detailed breakdown of significant line item costs consistent with the sample included in the application packet. The budget should be arranged to identify acquisition and site related costs, hard costs, and soft costs. Also, identify all line items that are performed by the developer, owner, or related entities.

Request for TIF Assistance

Specifically state the amount of TIF assistance that is necessary to make this project possible. Also specify the terms of payment (e.g. pay-as-you-go or developer note) and how the developer will fund project costs that will be reimbursed with TIF increment after those project costs have been incurred. For example, will the developer provide additional equity or borrow additional funds to “front-fund” the TIF assistance?

Budget of TIF Eligible Expenses

Identify which of the development budget costs are eligible for reimbursement as allowed by the Meridian Township DDA Development Plan.

Pro Forma Income & Expense Schedule

Applicants whose projects involve the rental of commercial, retail, industrial, or dwelling space must submit pro formas that identify income and expenses projections on an annual basis for an eleven-year period. A hypothetical property reversion is to be assumed. Clearly identify all assumptions (such as absorption, vacancies, debt service, operational costs etc.) that serve as the basis for the pro forma. Two sets of pro formas are to be submitted. The first set should show the project without TIF assistance and the second set with TIF assistance.

For owner occupied industrial and commercial projects, detailed financial information must be presented that supports need for financial assistance (see following page).

Analysis of Financial Need

Each application must include financial analyses that demonstrate the need for TIF assistance. Two analyses must be submitted: one without TIF assistance and one with TIF assistance. The applicant must indicate the minimum return or profit the applicant needs to proceed with the project and rationale for this minimum return or profit. The analyses will necessarily differ according to the type or project that is being developed.

For Sale Residential – Show profit as a percent cost (minus developer fee and overhead and minus sales commissions and closing costs, which should be subtracted from gross sales revenue). Other measures of profitability may be submitted, such as profit as a percent of sales revenue.

Mixed Use Commercial / For-Sale Residential – Provide either separate analyses for each component of the project or include in the revenue sources for the for-sale portion, the sale value of the commercial component based on the net operating income of the commercial space at stabilization. Indicate how the sale value was derived.

Owner-Occupied Commercial – For projects, such as “big-box” retail projects, provide copies of the analyses that the company used to determine the amount of TIF assistance that would be needed to allow the company to meet or exceed the company’s minimum investment threshold(s) for proceeding with the project.

Competitive Projects – In instances where the Township is competing with other jurisdictions for the project (e.g. corporate headquarters, new manufacturing plant), present detailed analyses that demonstrate the capital and operating cost differential between the proposed location(s) in the township and locations outside the township that are being seriously considered by the applicant.

TIF Performance Measures

Identify the performance outcomes of the requested TIF assistance. Actual performance will vary from project to project. Typical performance measures of TIF assistance include:

- | | |
|---|---|
| <input type="checkbox"/> TIF assistance as a percentage of total project costs | <input type="checkbox"/> Ratio of public (TIF) to private investment |
| <input type="checkbox"/> TIF assistance as a percentage of increment generated by | <input type="checkbox"/> TIF assistance per Full Time Equivalent job created |
| | <input type="checkbox"/> TIF assistance per Full Time Equivalent job retained |

Financial Commitments

Submit commitment letters and/or term sheets from all lenders for proposed debt (such as construction, mezzanine, permanent, and government financing) and all other financial sources of the project (such as grants, and tax credits). Commitment letters must clearly specify the nature and terms of the obligations.

Most Recent Property Tax Bills

Submit a copy of the most recent second installment property tax bill for each PIN in the project.

Appeal of Property Taxes

Provide a statement, signed by the developer/owner, that the property has not received a Meridian Township real estate tax reduction. and that such a reduction has not and will not be applied for if TIF assistance is awarded to the project.

Other Available Subsidies

Identify all other forms of public assistance that will be applied for to support this project.

Professional Studies

Market Studies

Applications for commercial and residential projects must include a comprehensive market study. Market studies are not required for industrial projects. The market study must identify target markets, analysis of competition, demographics, market rents, letters of intent/interest from prospective tenants, or for housing developments sale prices or rental rates of comparable properties.

Appraisal

All projects that involve the transfer of land must include a recent appraisal. Projects that include land as a form of equity or collateral must also submit a recent appraisal. The appraisal must value the property "as is", and the impact on value must be considered for such items as demolition, environmental remediation, relocation of utilities, lease buy-outs and other work necessary to make the site developable. The property must be valued assuming that the highest and best use is the proposed use.

Environmental Studies and Reports

Submit a copy of the Phase I environmental report/study performed on the property. If there is probable or potential contamination on the project site, then a Phase II report/study or evidence that the site has been or is being enrolled in an EGLE No-Further-Remediation-Program must be also be included.

Other Studies and Reports

Include as appropriate other reports in support of information that is presented in the application.

Developer Information

Ownership Structure

Submit an organizational chart and narrative description of the ownership structure of the development and ownership entities, which includes information on individuals involved in each. The financial relationship of each entity must be clearly and accurately described. Where applicable, also identify the relationship between the developer/owner and the operating entity. Indicate the entities that will serve as construction manager and general contractor for the project.

Financial Statements

Provide year-end historical (prior 3 years) and interim financial statements of the Applicant and owning and/or operating entity if different from the Applicant. Financial Statements should include accountant an audited or compiled Balanced Sheet, Income Statement, and Statement of Cash Flows.

Resumes and Experience of Principals

Submit resumes for each of the principals of the developer, owner, and operator. Also include a brief history that identifies the development entity's experience and previous involvement in developing similar projects and the ownership or operating entity's experience or ability in managing similar projects.

Principal Profile Information

Submit the requested information for each of the principals and business entities involved in this project. This information will be used to verify that the applicants and related associates do not have any outstanding debts to the Township or recipients of child support payments. All outstanding Township debts and child support must be paid in full in order for the DDA subcommittee to proceed with processing any application for TIF assistance.

PRINCIPAL PROFILE

The following information must be provided for each individual that is an owner, partner, investor, director or officer of the applicant entity or of any entity holding an interest in the applicant. The information will be provided only to the Director of Finance the purpose of determining whether any of the listed persons have outstanding water bills, traffic or parking tickets, child support payments, or other obligations. All outstanding obligations must be satisfied before the DDA subcommittee will proceed with the application.

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

Name:	
Home Address:	
Date of Birth:	
Social Security Number	
Driver's License Number	
License Plate Number	

(NOTE: This Profile Must Be Typed

SOURCES AND USES OF FUNDS, DETAILED PRO-FORMA, AND REVENUE PROJECTIONS

Project Name: _____

Date: _____

Developer: _____

SOURCES AND USES OF FUNDS

I. Sources of Funds

				<u>% of total project costs</u>
Equity				
Developer Equity	\$ _____			_____ %
Other Equity (_____)	\$ _____			_____ %
Total Equity	\$ _____			_____ %
Loans		Rate	Term	
Construction Financing	\$ _____	_____ %	_____ %	_____ %
Permanent Financing	\$ _____	_____ %	_____ %	_____ %
Government Assistance (_____)	\$ _____			_____ %
Other (_____)	\$ _____			_____ %
TOTAL SOURCES OF FUNDS	\$ _____			_____ %

II. Uses of Funds

		<u>\$ Per SF of Building Area</u>
Land Acquisition	\$ _____	\$ _____
Demolition	\$ _____	\$ _____
Site Clearance and Preparation	\$ _____	\$ _____
Soft Costs/Fees	\$ _____	\$ _____
Soft Cost Contingency	\$ _____	\$ _____
Hard Construction Costs	\$ _____	\$ _____

III. Detailed Pro Forma (must correspond to line times for Uses of Funds on previous page)

Land Acquisition	\$ _____
Demolition	\$ _____
Site Clearance and Preparation	\$ _____
Infrastructure	\$ _____
Utilities/removal	\$ _____
Utilities/relocation	\$ _____
Utilities/installation	\$ _____
Hazardous Materials Removal	\$ _____
Other (_____)	\$ _____
Total Site Clearance and Preparation	\$ _____

Soft Costs/Fees

Project Management (____%)	\$ _____
General Contractor (____%)	\$ _____
Architect/Engineer (____%)	\$ _____
Developer Fee (____%)	\$ _____
Appraisal	\$ _____
Soil Testing	\$ _____
Environmental Testing	\$ _____
Market Study	\$ _____
Legal/Accounting	\$ _____
Insurance	\$ _____
Title/Recording/Transfer	\$ _____
Building Permit	\$ _____
Mortgage Fees	\$ _____
Construction Interest	\$ _____
Commissions	\$ _____
Marketing	\$ _____
Real Estate Taxes	\$ _____
Other Taxes	\$ _____
Other (_____)	\$ _____
Other (_____)	\$ _____
Sub-Total Soft Costs/Fees	\$ _____
Soft Cost Contingency	\$ _____

REVENUE PROJECTIONS – RENTAL PROJECT

			YEAR 1	YEAR 2	>>>YEAR 11
INCOME					
Commercial Rent	_____	\$ _____	\$ _____	\$ _____	
Commercial Expense Recoveries	_____	\$ _____	\$ _____	\$ _____	
Residential Rent – market rate units	_____	\$ _____	\$ _____	\$ _____	
Residential Rent – affordable units	_____	\$ _____	\$ _____	\$ _____	
Parking Revenue (per space)	_____	\$ _____	\$ _____	\$ _____	
Other Revenue (_____)		\$ _____	\$ _____	\$ _____	
Gross Potential Income			\$ _____	\$ _____	
Commercial	_____ %		\$ _____	\$ _____	
Vacancy Residential	_____ %		\$ _____	\$ _____	
Vacancy					
EFFECTIVE GROSS INCOME (EGI)			\$ _____	\$ _____	
EXPENSES			\$ _____	\$ _____	
Maintenance & Repairs			\$ _____	\$ _____	
Real Estate Taxes			\$ _____	\$ _____	
Insurance			\$ _____	\$ _____	
Management Fee			\$ _____	\$ _____	
Professional Fees			\$ _____	\$ _____	
Other Expenses (_____)			\$ _____	\$ _____	
Other Expenses (_____)			\$ _____	\$ _____	
TOTAL EXPENSES			\$ _____	\$ _____	
NET OPERATING INCOME (NOI)			\$ _____	\$ _____	
Capital Expenses (reserves, tenant improvements, commissions)			\$ _____	\$ _____	
Debt Service			\$ _____	\$ _____	
NET CASH FLOW (before depreciation)			\$ _____	\$ _____	
REVERSION IN YEAR 10:					
Year 11 NOI before Debt & Capital Expenses		\$ _____			
Capitalization Rate:		_____ %			
Gross Reversion:		\$ _____			

REVENUE PROJECTIONS – FOR-SALE PROJECT

GROSS SALES VALUE

HOUSING UNITS:

<u>Unit Type</u>	<u>Number</u>	<u>Price</u>	
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

Total Housing Sales

***Indicate Affordable Units**

\$ _____

Housing Unit Upgrades

\$ _____

PARKING SPACES:

<u>Type</u>	<u>Number</u>	<u>Price</u>	
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

Total Parking Sales:

\$ _____

COMMERCIAL SPACE:

<u>Unit Type</u>	<u>Size-SF</u>	<u>Price Per SF</u>	
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

Total Commercial Sales:

\$ _____

TOTAL GROSS SALES REVENUE

\$ _____

COSTS of SALES

Commission	_____ %	\$ _____
Marketing Closing	_____ %	\$ _____
Other Costs (_____)	_____ %	\$ _____

TOTAL COSTS of SALES

_____ %

\$ _____

NET SALES REVENUE

\$ _____

HARD COST CATEGORIES

It is not necessary to provide a detailed cost breakdown, but the hard construction costs indicated in the pro forma must include the items listed below, if applicable.

Site-work

Shoring & Underpinning
Erosion Control & Earth Retainage
Curbing
Paving
Drainage Control
Fencing
Accessories

Concrete

Concrete
Formwork
Reinforcement
Grout

Masonry

Masonry, Stone, Granite, Slate, Glass Block
Mortar/Grout
Reinforcing Accessories

Metals

Structural Framing
Metal Decking
Ladders & Rungs
Grates & Trench Covers
Stairs & Railings
Expansion Control

Wood

All lumber
Connections & Fasteners
Architectural Woodwork
Cabinetry
Hardware

Thermal & Moisture Protection

Water/Damp Proofing
Water Retardants & Repellents
Roofing
Siding
Flashing
Sealants

Finishes

Suspended Ceilings
Lath & Plaster/Gypsum Board
Flooring
Acoustical Treatment
Wall Finishes & Covers

Specialties

Toilet Partitions
Fireplaces & Stoves
Flagpoles
Signage
Lockers
Awnings
Movable Partitions
Toilet Accessories
Shelving

Appliances & Equipment

Window Washers
Kitchen Appliances
Audio/Visual
Laundry
Waste

Furnishings

Window Treatments
Furniture
Special Construction

Conveying Systems

Elevators
Lift
Pneumatic Tubes

Mechanical

Sprinkler System
Plumbing Fixtures
HVAC

Electrical

Conduit & Cabling
Lighting

This Completes Your Application!

Please Return To:

**Chris Buck
Economic
Development
Director**

buck@meridian.mi.us

517-853-4568

Guidelines for scoring Tax Increment Financing Assistance Applications

1. Upon receipt of an application for assistance, a subcommittee of the DDA consisting of the DDA Chair or their proxy, the Economic Development Director, Township Treasurer and Township Planner shall be convened to review the application packet for completeness and eligibility with program requirements.
2. An application will be considered complete after it has been signed, finances have been reviewed, an assessor's report has been issued and the subcommittee of the DDA has reviewed and authorized it for scoring by the entire DDA
3. The DDA Board shall score the application in accordance with the project priority score sheet included within the application package. While there are is a potential total of 70 points, it is expected that some criteria may not apply for specific projects. In that case, only the criteria that apply shall be scored.
4. For a project to meet the threshold for funding, it needs to receive a score of 70% or higher of the total points available from which the project is scored against. As noted above, some criteria may not apply for specific projects. In that case, the project shall still score 70% or higher utilizing the applicable criteria.
5. The entire DDA Board shall score the application unless a member identifies a potential conflict of interest with the project before the board.
6. The final score will be the average of all scores submitted be the entire DDA Board.
7. The DDA Board reserves the right to negotiate with those projects scoring near the 70% threshold to potentially improve the projects overall score.
8. The DDA Board recognizes that this TIF Assistance Program is discretionary and reserves the right to withhold or reduce funding assistance based on certain conditions that are reasonable to the public interest.
9. If a project meets the eligibility criteria, passes the 70% scoring threshold, the DDA Board will vote to recommend, modify or deny TIF funding assistance. If funding is agreed upon, the DDA will forward the request to the Township Board.
10. The Township Board will have final say for funding on all projects. Approved projects shall enter into a formal development agreement with the township
11. If a project is rejected by the Township Board or the DDA, the process starts over with the subcommittee.



To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 6.3.2019
Re: DDA 2020 Budget

With the newly adopted DDA TIF plan, it has been discussed that for the next few years the income to the DDA will be reduced from years past. As we prepare the budget for 2020, it is important to understand the state of our current funds and our anticipated income and expenses.

The Township finance director will create the formal Township budget in the coming months, and the DDA budget will be a chapter in that larger document. The DDA board and staff should provide information to the finance team to assist in them creating this document.

The DDA account has over \$60,000 in it currently. The Assessor and Treasurer have reported an increased value of the combined DDA parcels to be approximately \$332,000. The capture on that increment should total income to the DDA to be just under \$9,000, taking total assets to near \$70,000. Expenses for the DDA tend to be a monthly Consumers bill of roughly \$115.00 (approximately \$1380 annual), historically \$2000 for plants and an interest-only annual payment on the street lighting debt of \$4485 due in October. The sum of these expenses is just under \$8000 for the year.

If the DDA members are in agreement, I can provide these numbers to our finance team as the general components of our 2020 budget. Members could also consider a lump payment towards the principle if desired, although we are well within our agreement with the Township to make the interest only payment and wait until the increment grows to a point where we can satisfy that debt in its entirety.

Attachments:

- A. DDA Parcel Values for 2019
- B. Anticipated Capture for DDA

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-21-254-016	401	4837 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	36,680	37,560	880
33-02-02-21-254-017	202	OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	27,000	27,100	100
33-02-02-21-254-018	202	4825 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	27,000	27,100	100
33-02-02-21-254-030	201	4767 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	128,285	131,363	3,078
33-02-02-21-254-031	201	4787 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	120,621	123,515	2,894
33-02-02-21-254-032	201	4815 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	256,679	262,839	6,160
33-02-02-21-254-037	201	2131 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	1,297,251	1,328,385	15,567*
33-02-02-21-276-003	201	2041 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	218,172	223,408	5,236
33-02-02-21-276-005	201	2037 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	196,417	201,131	4,714
33-02-02-21-276-006	201	2049 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	573,699	587,467	13,768
33-02-02-21-276-009	201	2045 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	537,816	550,723	12,907
33-02-02-21-276-011	201	2085 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	642,923	658,353	15,430
33-02-02-21-276-012	201	4800 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	547,266	560,400	13,134
33-02-02-21-276-014	201	2075 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	935,100	950,400	15,300
33-02-02-21-276-015	201	2055 GRAND RIVER AVE	Active	0.0000	DDA #2 - OKEMOS	4,001,605	4,097,643	96,038
33-02-02-21-277-001	201	4780 OKEMOS RD #1	Active	0.0000	DDA #2 - OKEMOS	184,554	188,983	4,429
33-02-02-21-277-002	201	4780 OKEMOS RD #2	Active	0.0000	DDA #2 - OKEMOS	132,589	135,771	3,182
33-02-02-21-277-003	201	4780 OKEMOS RD #3	Active	0.0000	DDA #2 - OKEMOS	184,554	188,983	4,429
33-02-02-21-277-004	201	4780 OKEMOS RD #4	Active	0.0000	DDA #2 - OKEMOS	135,109	138,351	3,242
33-02-02-21-402-007	202	METHODIST ST	Active	0.0000	DDA #2 - OKEMOS	20,250	20,400	150
33-02-02-21-402-008	202	4217 ARDMORE AVE	Active	0.0000	DDA #2 - OKEMOS	20,250	20,400	150
33-02-02-21-403-003	201	2154 METHODIST ST	Active	0.0000	DDA #2 - OKEMOS	50,836	52,056	1,220
33-02-02-21-403-004	202	METHODIST ST	Active	0.0000	DDA #2 - OKEMOS	20,250	20,400	150
33-02-02-21-403-007	201	4733 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	94,200	96,460	2,260
33-02-02-21-403-008	401	4731 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	44,016	45,072	1,056

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-21-403-009	401	4717 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	54,763	56,077	1,314
33-02-02-21-403-011	201	4747 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	120,069	122,950	2,881
33-02-02-21-404-001	401	2188 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	82,943	84,933	398*
33-02-02-21-404-002	401	4705 ARDMORE AVE	Active	0.0000	DDA #2 - OKEMOS	49,168	50,348	1,180
33-02-02-21-404-007	201	2160 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	149,372	152,956	3,584
33-02-02-21-405-005	202	2148 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	72,937	74,687	1,750
33-02-02-21-405-008	201	4700 ARDMORE AVE	Active	0.0000	DDA #2 - OKEMOS	155,817	159,556	3,739
33-02-02-21-405-009	201	4695 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	197,676	202,420	4,744
33-02-02-21-405-010	201	2138 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	152,067	155,716	3,649
33-02-02-21-406-001	201	4708 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	134,899	138,136	3,237
33-02-02-21-406-002	201	4696 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	74,849	76,645	1,796
33-02-02-21-406-003	202	4703 MOORE ST	Active	0.0000	DDA #2 - OKEMOS	42,289	43,303	1,014
33-02-02-21-406-004	202	MOORE ST	Active	0.0000	DDA #2 - OKEMOS	5,240	5,365	125
33-02-02-21-406-005	201	4690 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	182,488	186,867	4,379
33-02-02-21-406-006	201	2114 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	154,626	158,337	3,711
33-02-02-21-408-001	201	2175 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	186,402	190,875	4,473
33-02-02-21-408-009	201	4663 ARDMORE AVE	Active	0.0000	DDA #2 - OKEMOS	436,090	446,556	10,466
33-02-02-21-409-001	201	2153 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	26,033	26,300	267
33-02-02-21-409-002	201	2149 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	74,115	84,500	10,385
33-02-02-21-409-003	201	2143 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	86,292	96,100	9,808
33-02-02-21-409-004	201	2137 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	50,743	51,960	1,217
33-02-02-21-409-006	202	2150 CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	32,700	32,700	0
33-02-02-21-409-008	201	4661 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	124,051	140,200	16,149
33-02-02-21-409-009	201	4675 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	75,656	79,900	4,244
33-02-02-21-410-007	201	4646 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	105,163	107,686	2,523

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-21-410-008	201	4659 MOORE ST	Active	0.0000	DDA #2 - OKEMOS	165,216	169,181	3,965
33-02-02-21-410-010	099	OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-21-410-012	201	2119 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	145,278	148,764	3,486
33-02-02-21-410-015	202	CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	63,046	64,559	1,513
33-02-02-21-411-001	401	2177 CLINTON ST	Active	100.0000	DDA #2 - OKEMOS	14,523	14,871	348
33-02-02-21-411-002	201	2165 CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	51,663	52,902	1,239
33-02-02-21-412-002	401	2149 CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	38,716	39,645	929
33-02-02-21-412-003	401	4633 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	36,337	37,209	872
33-02-02-21-412-004	401	4625 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	46,909	48,034	1,125
33-02-02-21-412-005	401	4619 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	80,846	82,786	1,940
33-02-02-21-412-006	401	2155 CLINTON ST	Active	100.0000	DDA #2 - OKEMOS	78,607	80,493	1,886
33-02-02-21-413-001	401	2120 CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	98,339	100,699	2,360
33-02-02-21-413-002	401	2122 CLINTON ST	Active	100.0000	DDA #2 - OKEMOS	92,898	95,127	2,229
33-02-02-21-413-003	401	2124 CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	92,686	94,910	2,224
33-02-02-21-413-004	401	2126 CLINTON ST	Active	100.0000	DDA #2 - OKEMOS	101,218	103,647	2,429
33-02-02-21-413-100	402	CLINTON ST	Active	0.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-21-426-001	201	4750 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	145,400	148,889	3,489
33-02-02-21-426-012	202	4649 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	62,542	64,043	1,501
33-02-02-21-426-013	202	4657 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	13,907	14,240	333
33-02-02-21-426-014	202	4663 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	47,990	49,141	1,151
33-02-02-21-426-015	202	4669 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	11,537	11,813	276
33-02-02-21-426-016	202	4675 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	77,991	79,862	1,871
33-02-02-21-426-020	201	2110 METHODIST ST	Active	0.0000	DDA #2 - OKEMOS	118,102	120,936	2,834
33-02-02-21-426-021	301	4704 MOORE ST	Active	0.0000	DDA #2 - OKEMOS	238,072	243,785	5,713
33-02-02-21-426-022	201	2104 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	187,596	192,098	4,502

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-21-426-023	099	4734 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-21-427-001	201	4737 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	308,000	296,400	-11,600
33-02-02-21-428-006	099	2086 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-21-429-003	201	4650 MOORE ST	Active	0.0000	DDA #2 - OKEMOS	118,206	121,042	2,836
33-02-02-21-429-004	401	2099 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	65,380	66,949	1,569
33-02-02-21-429-005	202	2095 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	49,700	49,700	0
33-02-02-21-429-027	201	2109 HAMILTON RD	Active	0.0000	DDA #2 - OKEMOS	208,617	213,623	5,006
33-02-02-21-451-005	099	4555 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-21-452-001	201	2248 MT HOPE RD	Active	0.0000	DDA #2 - OKEMOS	350,741	359,158	8,417
33-02-02-21-452-002	099	OKEMOS R/W RD	Active	0.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-21-453-005	099	OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	0	0	0*
33-02-02-21-453-006	401	4622 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	46,261	47,371	1,110
33-02-02-21-453-007	401	4612 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	82,088	77,500	-4,588
33-02-02-21-453-008	201	4632 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	115,270	118,036	2,766
33-02-02-21-453-009	401	2123 CLINTON ST	Active	100.0000	DDA #2 - OKEMOS	54,288	55,590	1,302
33-02-02-21-454-002	301	CONSUMERS R.O.W.	Active	0.0000	DDA #2 - OKEMOS	5,211	5,336	125
33-02-02-21-454-007	401	4534 OKEMOS RD	Active	0.0000	DDA #2 - OKEMOS	41,349	42,341	992
33-02-02-22-152-001	201	4775 MARSH RD	Active	0.0000	DDA #2 - OKEMOS	235,703	241,359	5,656
33-02-02-22-152-002	301	MARSH RD	Active	0.0000	DDA #2 - OKEMOS	7,984	8,175	191
33-02-02-90-200-115	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-200-120	251	2110 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-200-121	251	4750 OKEMOS RD #101	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-200-164	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-200-266	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-500-315	251	4787 OKEMOS RD #2	Active	100.0000	DDA #2 - OKEMOS	0	200	200

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-90-501-800	251	4787 OKEMOS RD #1	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-502-350	251	2137 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	14,800	0	-14,800
33-02-02-90-502-902	251	4780 OKEMOS RD #1	Active	100.0000	DDA #2 - OKEMOS	44,000	0	-44,000
33-02-02-90-503-170	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-503-340	251	2154 METHODIST ST	Active	100.0000	DDA #2 - OKEMOS	0	2,300	2,300
33-02-02-90-504-305	251	4767 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	3,400	3,200	-200
33-02-02-90-505-620	251	4700 ARDMORE AVE #100	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-506-555	251	4661 OKEMOS RD #2	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-506-700	251	4663 ARDMORE AVE	Active	100.0000	DDA #2 - OKEMOS	43,600	42,300	-1,300
33-02-02-90-510-705	251	4780 OKEMOS RD #4	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-510-800	251	2041 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-511-320	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-511-970	351	4704 MOORE ST	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-514-823	251	4646 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-514-900	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	1,838,600	1,707,500	-131,100
33-02-02-90-515-000	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	1,700	1,600	-100
33-02-02-90-515-300	251	2160 HAMILTON RD #A	Active	100.0000	DDA #2 - OKEMOS	2,700	2,700	0
33-02-02-90-515-504	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	8,500	8,500
33-02-02-90-515-558	251	2128 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	2,100	1,800	-300
33-02-02-90-517-700	251	4688 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	1,300	1,300
33-02-02-90-518-900	251	2143 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-519-000	251	4775 MARSH RD	Active	100.0000	DDA #2 - OKEMOS	7,100	23,500	16,400
33-02-02-90-519-770	251	4775 MARSH RD	Active	100.0000	DDA #2 - OKEMOS	4,800	4,400	-400
33-02-02-90-522-020	251	4737 MARSH RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-523-190	251	4661 OKEMOS RD #3	Active	100.0000	DDA #2 - OKEMOS	0	5,400	5,400

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-90-523-590	251	4780 OKEMOS RD #3	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-523-950	251	4747 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-524-676	251	2108 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-525-333	251	2160 HAMILTON RD #100	Active	100.0000	DDA #2 - OKEMOS	500	0	-500
33-02-02-90-525-472	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	800	700	-100
33-02-02-90-528-012	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-054	251	2109 HAMILTON RD #109	Active	100.0000	DDA #2 - OKEMOS	100	100	0
33-02-02-90-528-088	251	4692 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-176	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	104,400	89,100	-15,300
33-02-02-90-528-191	251	2160 HAMILTON RD #C	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-475	251	2112 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-549	251	4650 MOORE ST	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-659	251	4632 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-712	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	8,700	0	-8,700
33-02-02-90-528-736	251	4646 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-528-991	251	4700 ARDMORE AVE #106	Active	100.0000	DDA #2 - OKEMOS	0	700	700
33-02-02-90-529-017	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-019	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-020	251	VARIOUS LOCATIONS	Active	100.0000	DDA #2 - OKEMOS	0	2,200	2,200
33-02-02-90-529-032	251	2037 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	46,000	160,500	114,500
33-02-02-90-529-054	551	VARIOUS OKEMOS DDA	Active	0.0000	DDA #2 - OKEMOS	196,400	203,700	7,300
33-02-02-90-529-226	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-227	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-241	251	2104 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	300	300	0
33-02-02-90-529-309	251	2109 HAMILTON RD #100-C	Active	100.0000	DDA #2 - OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-90-529-340	251	2193 ASSOCIATION DR 100	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-344	251	2085 GRAND RIVER AVE	Inactive	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-379	251	4750 OKEMOS RD #2	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-462	251	2045 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	83,900	94,000	10,100
33-02-02-90-529-463	251	VARIOUS LOCATIONS	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-466	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-467	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-468	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-523	251	4659 MOORE ST	Active	100.0000	DDA #2 - OKEMOS	0	100	100
33-02-02-90-529-576	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-578	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-579	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-614	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-638	251	2114 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	300	300	0
33-02-02-90-529-663	251	2160 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-797	251	2131 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	159,500	139,000	-10,250*
33-02-02-90-529-806	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	200	200
33-02-02-90-529-817	251	2112 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	2,500	2,500
33-02-02-90-529-826	251	2110 METHODIST ST	Active	100.0000	DDA #2 - OKEMOS	1,200	0	-1,200
33-02-02-90-529-860	251	2055 GRAND RIVER AVE #B	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-529-865	251	4708 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	2,500	2,500	0
33-02-02-90-529-866	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-011	251	4690 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-025	251	2104 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-030	251	4646 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-90-530-113	251	2160 HAMILTON RD #C	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-133	251	4750 OKEMOS RD #108	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-152	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-160	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-203	251	2055 GRAND RIVER AVE #C	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-241	251	2049 GRAND RIVER AVE #A	Active	100.0000	DDA #2 - OKEMOS	20,000	20,000	0
33-02-02-90-530-248	251	4800 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	1,500	1,500	0
33-02-02-90-530-291	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	27,500	10,500	-17,000
33-02-02-90-530-333	251	4717 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-356	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-357	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-358	251	2055 MEIJER	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-359	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-360	251	2055 MEIJER	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-361	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-363	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-391	251	2075 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	249,200	214,600	-34,600
33-02-02-90-530-401	251	4733 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-411	251	2109 HAMILTON RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-413	251	2155 CLINTON ST	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-434	251	4700 ARDMORE AVE 104	Active	100.0000	DDA #2 - OKEMOS	0	1,500	1,500
33-02-02-90-530-436	251	4700 ARDMORE AVE 106	Active	100.0000	DDA #2 - OKEMOS	0	1,500	1,500
33-02-02-90-530-508	251	2160 HAMILTON RD C	Active	100.0000	DDA #2 - OKEMOS	0	7,500	7,500
33-02-02-90-530-586	251	4747 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-587	251	4747 OKEMOS RD	Active	100.0000	DDA #2 - OKEMOS	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2019	Captured Value
33-02-02-90-530-589	251	4750 OKEMOS RD #103	Active	100.0000	DDA #2 - OKEMOS	0	5,000	5,000
33-02-02-90-530-591	251	4750 OKEMOS RD #104	Active	100.0000	DDA #2 - OKEMOS	0	5,000	5,000
33-02-02-90-530-592	251	4750 OKEMOS RD #105	Active	100.0000	DDA #2 - OKEMOS	0	7,500	7,500
33-02-02-90-530-593	251	4750 OKEMOS RD #106	Active	100.0000	DDA #2 - OKEMOS	0	7,500	7,500
33-02-02-90-530-594	251	4750 OKEMOS RD #107	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-530-595	251	4750 OKEMOS RD #112	Active	100.0000	DDA #2 - OKEMOS	0	5,000	5,000
33-02-02-90-532-434	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-440	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-441	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-443	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-446	251	2075 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-449	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-450	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-453	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	500	500
33-02-02-90-532-455	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	100	100
33-02-02-90-532-460	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-469	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	0	0
33-02-02-90-532-478	251	2055 GRAND RIVER AVE	Active	100.0000	DDA #2 - OKEMOS	0	1,200	1,200
33-02-02-90-532-479	251	LEASED EQUIPMENT	Active	100.0000	DDA #2 - OKEMOS	0	3,400	3,400

***** DDA/LDFA Totals *****

DDA/LDFA	Count	Base Taxable Value	Taxable Value 2019	Captured Value
DDA #2 - OKEMOS	219	19,823,387	20,152,450	322,154

Projected summer capture				
capture value	entity	millage		total
322,154	County	6.8		\$ 2,190.65
Projected winter capture				
capture value	entity	millage		total
322,154	Meridian	8.8007		\$ 2,835.18
	County	4.54		\$ 1,462.58
	CATA	3.007		\$ 968.72
	CRAA	0.699		\$ 225.19
	LCC	3.8072		\$ 1,226.50
	total mills	20.8539		\$ 6,718.17
			Total projected	\$ 8,908.81

DDA Team,

PLEASE READ THIS ALL AND RESPOND TO ME, NOT REPLY ALL. WILL RANDLE/JOHN PECKHAM, IF YOU HAVE ANY TIMELINE REVISIONS THAT HELP WITH VOTING, PLEASE REPLY ALL. Sorry this is unorthodox.

I failed to get consensus from the DDA as to what we should do about the hanging baskets we normally fund in the DDA, but we really should act before our June 3rd meeting if we act at all. Last year we did 21 baskets for a total of \$1,244.00 from Van Atta's and \$75.00 to turn on the irrigation.

The way I see it we have four options:

1. Order the usual and install. The DEQ plans to start in July and work for 30-45 days, followed by more environmental work – maybe the poles get disrupted in September or later and the baskets come down then anyway
2. Order HALF of the volume of baskets and hang them on the east side of Okemos Road and east on Hamilton Road only (see attached maps of light pole placement)
3. Skip baskets completely this year and save the money
4. Wait until June 3rd meeting and discuss publicly

Please let me know your individual wishes and I'll reply to the full board with the results and the plan and we'll approve the payment – if any - at our June meeting.



To: DDA Board Members
From: Chris Buck, Economic Development Director
Date: 6.3.2019
Re: Conflicts of Interest – DDA Bylaws

There have been numerous questions about what constitutes a conflict of interest on the DDA board. As we begin to vet development projects and offer funding sources, staff felt it was important to more clearly define conflicts of interest. Currently Article III, Section 4 of the DDA Bylaws reads:

Section 4. Conflict of Interest: A director who has a conflict of interest in any manner before the Board shall disclose that interest prior to the corporation taking any action with respect to the matter. This disclosure shall become part of the record of the Board's official proceedings. Any member who makes such disclosure shall then refrain from participating in the Board's decision-making process relative to such matters.

The Township attorneys have reviewed this language and proposed the revision below:

Section 4. Conflict of Interest: A director who has a direct conflict of interest in any matter before the corporation shall disclose that interest prior to the corporation taking any action with respect to the matter. This disclosure shall become part of the record of the Board's official proceedings. Any member determined to have a direct conflict of interest shall then refrain from participating in the Board's decision-making process relative to such matters. Instances of indirect conflict and mere appearances of conflicts of interest are not direct conflicts. A board member with an indirect conflict shall disclose the same to the Board and may take part in the decision making process.

Township attorneys continue:

- This isolates the direct conflict v indirect conflict as you proposed and we discussed.
- Direct conflicts continue to not participate.
- The language would permit the Board to determine or rule on direct and indirect conflicts, but does not require it.
- Many supposed "conflicts" can be cured or ameliorated by disclosure and thus I have provided for disclosure of indirect conflicts. As written that person would continue to participate as the "status quo" but the determination language regarding direct conflicts and the disclosure requirement provide for Board action should there be a dispute about whether a conflict is direct or indirect."

FOR CONSIDERATION: MOTION TO AMEND THE DDA BYLAWS TO REFLECT THE UPDATED LANGUAGE TO ARTICLE III, SECTION 4.



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

June 2019

Businesses Opened

- **Kumon Learning Center**, 2398 Joly Road, Okemos. Relocation from Alaiedon Twp

Commercial Use Under Construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility
- **Bread Bites, Mediterranean Cuisine & Bakery**, 5100 Marsh Road, Okemos (old Tannin site)
- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of formers McAllisters site)
- **Swagath Express**, food service adjacent to Swagath Market, 1731 W. Grand River (former Farm Fresh Seafood site)
- **Crunch Fitness**, new fitness center at 2655 E. Grand River Ave (former Salvation Army)
- **Zoom Express Laundry**, 3034 E. Lake Lansing Road (Carriage Hills)

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

Approved/Not Yet Commenced

- **Newton Park Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **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

Under consideration

- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River. Special Use Permit public hearing on 5.13.2019 at Planning Commission for drive through and work in the flood plain
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project at Township Board for approvals.
- **Woda Cooper**, rezoning 4.6 Acres to allow for 49 affordable housing units north of Whole Foods

Closings/Relocations

- **Farm Fresh Seafood**, 1731 W. Grand River Ave, Okemos
- **Payless Shoes**, 2090 W. Grand River, Okemos – press says closing nationally