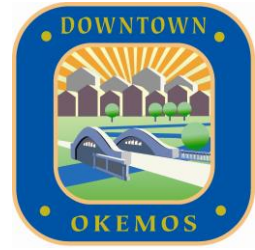




AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority

August 5, 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 – July 8, 2019
5. PUBLIC REMARKS
6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy
8. OLD BUSINESS
 - A. Village of Okemos Progress Report
 - B. Environmental Clean Up FAQs
9. NEW BUSINESS
 - A. Village of Okemos Public Funding Summary – Advanced Redevelopment Solutions
10. REPORTS
 - A. Township Board
 - B. Planning Commission
 - C. DDA Chair
 - D. Staff
 - i. Development Projects Update
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. September 9, 2019, 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
14. 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
Monday, July 8, 2019 – Minutes -DRAFT

Members

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

Members Jim Raynak and Scott Weaver

Absent:

Staff

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

Others

Present: None

1. CALL MEETING TO ORDER

Chair Fulk called the meeting to order at 7:30am.

2. APPROVAL OF THE AGENDA

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

3. APPROVAL OF MEETING MINUTES OF JUNE 3, 2019

MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 7-0.

4. PUBLIC REMARKS

None.

5. PRESENTATION

Manager Walsh presented the facts regarding the August 6, 2019 Local Street Bond.

6. FINANCIAL REPORT

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

7. AUTHORIZATION OF PAYMENTS

- a. Reviewed Consumers Energy 6.2019 bill totaling \$88.09, Redwood Landscaping invoice for \$75.00 and Van Atta receipt for \$1,254.

MOTION BY MEMBER KORREY TO APPROVE THREE PAYMENTS ABOVE FOR A TOTAL AMOUNT OF \$1,417.09. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 7-0.

8. OLD BUSINESS

- a. Village of Okemos Progress Report

Director Buck reported that the project is on the Board agenda tomorrow for action. Hamilton Road is closed for demolition preparation.

9. NEW BUSINESS

- a. DDA Annual Reporting re: PA 57 of 2018

Reviewed the 2018 DDA Annual Report.

MOTION BY MEMBER KORREY TO APPROVE THE 2018 DDA Annual Report. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 7-0.

10. TOWNSHIP BOARD REPORT

Supervisor Styka reported there will be a local street bond on the August 6th ballot. The Board has opted out of recreational marihuana.

11. PLANNING COMMISSION REPORT

Planning Commissioner Peter Trezise provided a summary of recent Planning Commission activities.

12. CHAIR REPORT

None.

13. STAFF REPORT

Director Buck reviewed the July update of development projects. The Township Board adopted the DDA TIF application and the DDA bylaws were updated.

14. OPEN DISCUSSION/BOARD COMMENTS

None.

15. PUBLIC REMARKS

None.

16. NEXT MEETING DATE

a. August 5, 2019, 7:30am

17. ADJOURNMENT

The meeting adjourned without objection at 8:15 am.

Meridian Twp DDA
Preliminary Financial Statements
 Period Ending 07/31/2019 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS

Cash	\$63,787.24
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$64,527.24

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	\$42,827.46
TOTAL FUND BALANCE	(\$84,972.76)
TOTAL LIABILITIES & FUND BALANCE	\$64,527.24

INCOME STATEMENT

REVENUES

	<u>June</u>	<u>July</u>	<u>Year to Date</u>
Tax Capture	\$0.00	\$3,345.08	\$30,200.57
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	\$5.51	\$5.51
TOTAL REVENUE	\$0.00	\$3,350.59	\$42,970.12

EXPENDITURES

Operating Costs	\$1,342.09	\$0.00	\$2,003.66
Professional Consultant/Contractual Services	\$0.00	\$0.00	(\$740.00)
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	\$1,342.09	\$0.00	\$142.66
2019 Net Income	(\$1,342.09)	\$3,350.59	\$42,827.46

Fund 900 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
900-000.000-001.000	CASH	63,787.24
900-000.000-001.003	CASH - CELEBRATE DOWNTOWN OKEMOS	0.00
900-000.000-003.000	CERTIFICATES OF DEPOSIT	0.00
900-000.000-020.000	TAXES RECEIVABLE	0.00
900-000.000-020.500	DELINQ TAXES RECEIVABLE	0.00
900-000.000-040.000	ACCOUNTS RECEIVABLE	740.00
900-000.000-084.070	DUE FROM GENERAL FUND	0.00
900-000.000-123.000	PREPAID EXPENSE	0.00
Total Assets		64,527.24
*** Liabilities ***		
900-000.000-202.000	ACCOUNTS PAYABLE	0.00
900-000.000-202.100	CREDIT CARD PAYABLE	0.00
900-000.000-214.150	DUE TO GENERAL FUND	0.00
900-000.000-214.300	DUE TO OTHER FUNDS	0.00
900-000.000-251.000	ACCRUED INTEREST PAYABLE	0.00
900-000.000-298.030	INSTALLMENT NOTE PAYABLE	149,500.00
900-000.000-298.035	CURRENT PORTION INSTALLMENT NOTE	0.00
900-000.000-299.000	DEFERRED INFLOWS REVENUE	0.00
900-000.000-299.500	UNEARNED REVENUE	0.00
Total Liabilities		149,500.00
*** Fund Balance ***		
900-000.000-390.000	FUND BALANCE	(127,800.22)
Total Fund Balance		(127,800.22)
Beginning Fund Balance		(127,800.22)
Net of Revenues VS Expenditures		42,827.46
Ending Fund Balance		(84,972.76)
Total Liabilities And Fund Balance		64,527.24

PERIOD ENDING 07/31/2019

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2019 AMENDED BUDGET	YTD BALANCE 07/31/2019	ACTIVITY FOR MONTH 07/31/2019	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	15,000.00	30,200.57	3,345.08	(15,200.57)	201.34
900-000.000-506.000	GRANT REVENUE - LOCAL	0.00	0.00	0.00	0.00	0.00
900-000.000-576.000	OTHER INTRGOVTL REVENUE	15,000.00	12,764.04	0.00	2,235.96	85.09
900-000.000-638.222	DDA DOWNTOWN EVENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-665.000	INTEREST	0.00	5.51	5.51	(5.51)	100.00
900-000.000-671.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
900-000.000-675.150	DONATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-695.000	CARRYOVER	0.00	0.00	0.00	0.00	0.00
900-000.000-696.000	OTHR FINANCING SRCE-BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00
900-000.000-698.000	PROCEEDS FROM LOAN	0.00	0.00	0.00	0.00	0.00
900-000.000-699.000	OPERATING TRANSFER IN	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000		30,000.00	42,970.12	3,350.59	(12,970.12)	143.23
TOTAL REVENUES		30,000.00	42,970.12	3,350.59	(12,970.12)	143.23
Expenditures						
Dept 000.000						
900-000.000-701.000	SALARIES	0.00	0.00	0.00	0.00	0.00
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	2,003.66	0.00	996.34	66.79
900-000.000-820.000	CONTRACTUAL SERVICES	5,000.00	(740.00)	0.00	5,740.00	(14.80)
900-000.000-825.000	PROFESSIONAL CONFERENCES/DUES	0.00	0.00	0.00	0.00	0.00
900-000.000-851.000	COMMUNICATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-890.000	Special Events	0.00	0.00	0.00	0.00	0.00
900-000.000-892.000	CELEBRATE DOWNTOWN - SPONSORED EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-892.500	CELEBRATE DOWNTOWN - DDA EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-920.000	UTILITIES-ELECTRIC/GAS/WATER	0.00	0.00	0.00	0.00	0.00
900-000.000-922.000	UTILITIES-STREET LIGHTS	0.00	0.00	0.00	0.00	0.00
900-000.000-964.000	REFUNDS	0.00	0.00	0.00	0.00	0.00
900-000.000-970.006	AARA GRANT EXPENDITURES	0.00	0.00	0.00	0.00	0.00
900-000.000-974.000	CONSTRUCTION/IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-993.000	PRINCIPAL EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	(1,121.00)	0.00	5,606.00	(24.99)
Total Dept 000.000		12,485.00	142.66	0.00	12,342.34	1.14
TOTAL EXPENDITURES		12,485.00	142.66	0.00	12,342.34	1.14
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		30,000.00	42,970.12	3,350.59	(12,970.12)	143.23
TOTAL EXPENDITURES		12,485.00	142.66	0.00	12,342.34	1.14
NET OF REVENUES & EXPENDITURES		17,515.00	42,827.46	3,350.59	(25,312.46)	244.52

User: WARNER

PERIOD ENDING 06/30/2019

DB: Meridian

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2019 AMENDED BUDGET	YTD BALANCE 06/30/2019	ACTIVITY FOR MONTH 06/30/2019	AVAILABLE BALANCE	% BDGT USED
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000.000						
900-000.000-402.000	CURRENT PROPERTY TAXES	15,000.00	26,855.49	0.00	(11,855.49)	179.04
900-000.000-506.000	GRANT REVENUE - LOCAL	0.00	0.00	0.00	0.00	0.00
900-000.000-576.000	OTHER INTRGOVTL REVENUE	15,000.00	12,764.04	0.00	2,235.96	85.09
900-000.000-638.222	DDA DOWNTOWN EVENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-665.000	INTEREST	0.00	0.00	0.00	0.00	0.00
900-000.000-671.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
900-000.000-675.150	DONATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-695.000	CARRYOVER	0.00	0.00	0.00	0.00	0.00
900-000.000-696.000	OTHR FINANCING SRCE-BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00
900-000.000-698.000	PROCEEDS FROM LOAN	0.00	0.00	0.00	0.00	0.00
900-000.000-699.000	OPERATING TRANSFER IN	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000		30,000.00	39,619.53	0.00	(9,619.53)	132.07
TOTAL REVENUES		30,000.00	39,619.53	0.00	(9,619.53)	132.07
Expenditures						
Dept 000.000						
900-000.000-701.000	SALARIES	0.00	0.00	0.00	0.00	0.00
900-000.000-728.000	OPERATING SUPPLIES	3,000.00	2,003.66	1,342.09	996.34	66.79
900-000.000-820.000	CONTRACTUAL SERVICES	5,000.00	(740.00)	0.00	5,740.00	(14.80)
900-000.000-825.000	PROFESSIONAL CONFERENCES/DUES	0.00	0.00	0.00	0.00	0.00
900-000.000-851.000	COMMUNICATIONS	0.00	0.00	0.00	0.00	0.00
900-000.000-890.000	Special Events	0.00	0.00	0.00	0.00	0.00
900-000.000-892.000	CELEBRATE DOWNTOWN - SPONSORED EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-892.500	CELEBRATE DOWNTOWN - DDA EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-920.000	UTILITIES-ELECTRIC/GAS/WATER	0.00	0.00	0.00	0.00	0.00
900-000.000-922.000	UTILITIES-STREET LIGHTS	0.00	0.00	0.00	0.00	0.00
900-000.000-964.000	REFUNDS	0.00	0.00	0.00	0.00	0.00
900-000.000-970.006	AARA GRANT EXPENDITURES	0.00	0.00	0.00	0.00	0.00
900-000.000-974.000	CONSTRUCTION/IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
900-000.000-993.000	PRINCIPAL EXPENSE	0.00	0.00	0.00	0.00	0.00
900-000.000-995.000	DEBT SERVICE-INTEREST	4,485.00	(1,121.00)	0.00	5,606.00	(24.99)
Total Dept 000.000		12,485.00	142.66	1,342.09	12,342.34	1.14
TOTAL EXPENDITURES		12,485.00	142.66	1,342.09	12,342.34	1.14
Fund 900 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		30,000.00	39,619.53	0.00	(9,619.53)	132.07
TOTAL EXPENDITURES		12,485.00	142.66	1,342.09	12,342.34	1.14
NET OF REVENUES & EXPENDITURES		17,515.00	39,476.87	(1,342.09)	(21,961.87)	225.39



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

Amount Due: \$86.28
Please pay by: August 13, 2019

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



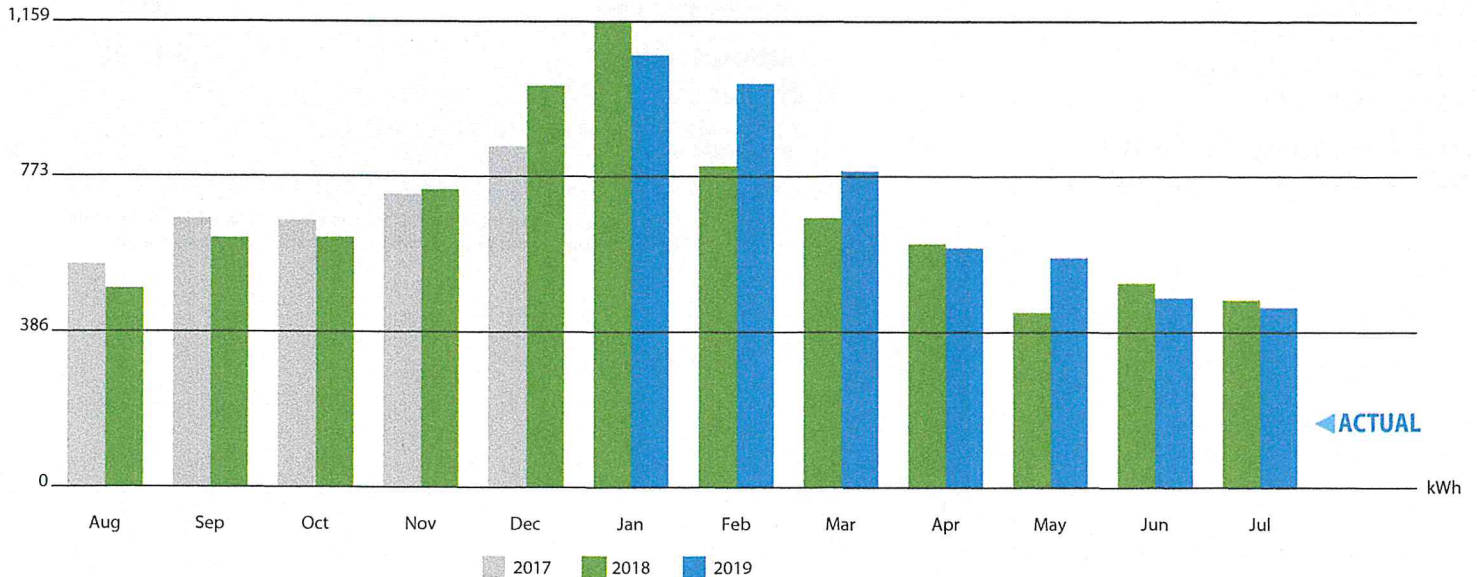
▶ **Thank You** - We received your last payment of **\$88.09** on **July 01, 2019**

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

July Energy Bill

Service dates: June 19, 2019 - July 18, 2019 (30 days)

Total Electric Use (kWh - kilowatt-hour)



July Electric Use

449 kWh

July 2018 use: 467 kWh

Cost per day:

\$2.88

kWh per day:

15

Prior 12 months electric use:

8,429 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: July
Service dates: 06/19/2019 - 07/18/2019
Days Billed: 30
Portion: 14 07/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 08/16/2019

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 06-19
Ending Read Date: 07-18
Beginning Read: 18183
Ending Read: 18632 (Actual)
Usage: 449.000 kWh

Total Metered Energy Use: 449 kWh
Total Recorded Interval Usage: 0.000 kWh

July Energy Bill

Invoice: **206434139151**

Account Summary

Last Month's Account Balance	\$88.09
Payment on July 01, 2019	<u>\$88.09-</u>
Balance Forward	\$0.00

Payments applied after Jul 19, 2019 are not included.

Electric Charges

Energy	449@ 0.096504	\$43.33
Cap. Tax Reform Credit B	179@ 0.002158-	\$0.39-
PSCR	449@ 0.002250-	\$1.01-
System Access		\$20.00
Distribution	449@ 0.042472	\$19.07
Dist. Tax Reform Credit B	179@ 0.003514-	\$0.63-
Energy Efficiency		\$4.47
Power Plant Securitization	449@ 0.001139	\$0.51
Low-Income Assist Fund		<u>\$0.93</u>

Total Electric **\$86.28**

Total Energy Charges **\$86.28**

Amount Due: **\$86.28**
by August 13, 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.



FILE

MESSAGE

McAfee E-mail Scan



Thu 7/11/2019 1:32 PM

Mary Ann Groop

2018 County Settlement Funds

To: Chris Buck

You replied to this message on 7/11/2019 1:34 PM.

Message 2018 DDA County Settlement.pdf

Chris,

Attached please find the breakdown for a deposit that will be made in the DDA account tomorrow. Settlement money was received from the County for the 2018 tax roll. This is what the county paid us for outstanding real property capture.

Total paid \$3350.59.

Summer capture	\$ 93.24
Winter capture	\$ 3251.84
Summer interest	\$ 5.51

(See attached for entity payment breakdown.)

Please let me know if you have any questions. I will give Miriam the information so it will be recorded in the GL.

Thanks!



Mary Ann Groop

Meridian Township Treasurer's Office

groop@meridian.mi.us

W 517.853.4148 | F 517.853.4096

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

2018 DDA SUMMER COLLECTION

taxable value	18,917,257			
base value	<u>16,762,550</u>			
capture value	2,154,707	County millage	6.8	\$ 14,652.01

	CO
total collection	\$ 14,652.01
paid to DDA 09- -18	\$ 14,208.11
paid to DDA 02-25-19	\$ 274.50
balance to pay DDA	\$ 169.40

real property delq \$ 93.24

Total real delq \$ 93.24

per property delq \$ 94.52

Total pers delq \$ 76.16

Total delq real/per \$ 169.40

Total bal to pay DDA \$ 169.40

balance still due DDA \$ 169.40

real pd \$ 13,961.39
 pers pd \$ 521.22

total real collection \$ 14,054.63
 total pers collection \$ 597.38

2018 DDA WINTER COLLECTION

taxable value	18,917,257
base value	16,762,550
capture value	<u>2,154,707</u>

	co	4.54	airport	0.699	meridian op	4.167	rec	0.1487	bikepath	0.3316	fire	0.6353	parks	0.6612	police	0.603	cata mer	0.1983	land pres	0.3273	road	0.2479	pol/fire	1.4804	total	
total collection	\$	9,782.37	\$	1,506.14	\$	8,978.66	\$	320.40	\$	714.50	\$	1,368.89	\$	1,424.69	\$	1,299.29	\$	427.28	\$	705.24	\$	534.15	\$	3,189.83	\$	30,251.44
real property delq		1051.72		161.87		965.32		34.41		76.76		147.11		153.1		139.63		45.88		75.76		57.35		342.93		3251.84
per property delq	\$	63.09	\$	9.70	\$	57.91	\$	2.06	\$	4.59	\$	8.81	\$	9.18	\$	8.36	\$	2.74	\$	4.53	\$	3.42	\$	20.56	\$	194.95
Total pers delq	\$	63.09	\$	9.70	\$	57.91	\$	2.06	\$	4.59	\$	8.81	\$	9.18	\$	8.36	\$	2.74	\$	4.53	\$	3.42	\$	20.56	\$	194.95
Total delq real/per	\$	1,114.81	\$	171.57	\$	1,023.23	\$	36.47	\$	81.35	\$	155.92	\$	162.28	\$	147.99	\$	48.62	\$	80.29	\$	60.77	\$	363.49	\$	3,446.79
Total to pay DDA	\$	8,667.56	\$	1,334.57	\$	7,955.43	\$	283.93	\$	633.15	\$	1,212.97	\$	1,262.41	\$	1,151.30	\$	378.66	\$	624.95	\$	473.38	\$	2,826.34	\$	26,804.65
real pd	\$	8,331.81	\$	1,282.86	\$	7,647.27	\$	272.92	\$	608.61	\$	1,165.97	\$	1,213.51	\$	1,106.69	\$	363.97	\$	600.72	\$	455.03	\$	2,716.85		
pers pd	\$	335.75	\$	51.71	\$	308.16	\$	11.01	\$	24.54	\$	47.00	\$	48.90	\$	44.61	\$	14.69	\$	24.23	\$	18.35	\$	109.49		

TOTAL DELINQUENT WINTER COUNTY CAPTURE & AIRPORT AUTHORITY CAPTURE	\$	1,286.38
TOTAL REAL DELINQUENT COUNTY	\$	1,051.72
TOTAL REAL DELINQUENT AIRPORT AUTHORITY	\$	161.87
TOTAL PERSONAL DELINQUENT COUNTY	\$	63.09
TOTAL PERSONAL DELINQUENT AIRPORT AUTHORITY	\$	9.70



Frequently Asked QUESTIONS



How does the EGLE ensure the process is safe and that the neighboring residents won't experience health concerns?

Air monitoring will be conducted while the Michigan Department of Environment, Great Lakes, and Energy (EGLE) is completing their portion of the excavation work at the Village of Okemos construction site. In addition, upon completion of this work, verification soil samples will be taken of the excavation to determine the amount of contamination remaining in this area.

What can you tell us about the smell coming from the work site area?

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) representatives have not indicated to "not worry about the smell coming from the work area" at the Village of Okemos construction site. However as mentioned, air monitoring will be conducted while EGLE is completing their portion of the excavation work on site. In addition, other general construction odors (e.g., fuel odors, mustiness associated with old construction debris demolition, other odors associated with utility work, etc.). If a community member has an environmental concern please feel free to contact the Pollution Emergency Alert System (PEAS), a 24-hour hotline, at 1.800.292.4706.

What is currently happening at the Village of Okemos construction site?

At this moment, sheet piling has been placed into the ground to support the roadway while the soil excavation, old utility abandonment and reconstruction, and building demolition and construction are occurring.

What is the length of time for the site contamination clean-up process (pending weather)?

The Michigan Department of Environment, Great Lakes, and Energy's (EGLE's) portion of the soil excavation work at the Village of Okemos construction site (located at the corner of Hamilton and Ardmore in the location of the former Okemos Cleaners), per our state contract, can take up to 30 days once the notice is given. EGLE's portion of the project is only a small portion of the development. The overall development and use of other EGLE Grant/Loan funds by the Township, through the development team, for other environmental activities (including but not limited to soil management during site preparation/construction activities, and vapor intrusion mitigation in the new buildings) will continue on through the course of the project.

What is the process of containing the contamination at the construction site?

Contaminated soil being removed from the Village of Okemos construction site will be excavated into trucks to haul the material immediately to US Ecology for disposal. The Michigan Department of Environment, Great Lakes, and Energy's (EGLE's) portion of the project only includes the removal of the most heavily contaminated soil from the dry cleaning source located at the corner of Hamilton and Ardmore in the location of the former Okemos Cleaners). Soil and groundwater contamination is expected to remain on the site and will be further addressed during the development by means of removal for development activities or risk mitigation and engineering controls to ensure the safe use of the new buildings.

Where does the contaminated soil go and what happens to it after it is removed?

The contaminated soil being removed from the Village of Okemos construction site under the Michigan Department of Environment, Great Lakes, and Energy's (EGLE's) contract is being hauled to US Ecology for disposal.

MTBRA and MTDDA Incentives Matrix Outline - Draft
Summary of Eligible Activities
Proposed Village of Okemos Project, Meridian Township, Michigan
as of July 22, 2019

This document is draft and for discussion purposes only with Meridian Township BRA, DDA, Staff and Officials and is subject to change.

Below is an incomplete list of eligible activities to be funded by the identified programs. Major eligible activity tasks are identified for discussion.

Some activities may be allowed by other programs but have been excluded based upon limited ability of that program to finance activities needed on the proposed project.

PUBLIC AGENCY INVOLVEMENT/APPROVALS ----->		MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/MSF (MEDC)	MTDDA/MT	MTDDA/MT
Activity #	Projected Eligible Activity Tasks Blocks 1 and 2	EGLE Self Performed Work	EGLE Grants	EGLE Loan and Reimbursed by Act 381 TIRs (state and limited local)	EGLE TIF Developer Sourced and Reimbursed by Act 381 TIRs (state and limited local)	MSF TIF Developer Sourced and Reimbursed by Act 381 TIRs (state and limited local)	DDA TIF Developer Sourced and Reimbursed by DDA TIRs (local)	MT Redevelopment Fund Loan and Reimbursed by DDA TIRs (local)
A	Baseline Environmental Assessment							
A1	Phase I/II Environmental Site Assessments				X			
A2	Baseline Environmental Assessment				X			
B	Lead & Asbestos and Mold Abatement							
B1	Surveys				X	X		
B2	Abatement				X	X		
C	Demolition							
C1	Pre-Demolition Surveys				X	X		
C2	Sheeting and Shoring (if needed for Demolition, requires discussion with State for Act 381 only)				X	X	X	X
C3	Building Demolition				X	X		
C4	On-Site Demolition (Utilities, Parking Lots, Associated Infrastructure)				X	X		
C5	Off-Site Demolition (Utilities, Roads, Sidewalks, Curbs & Gutters, Associated Infrastructure)				X	X		
D	Due Care Planning							
D1	Supplemental Environmental Site Assessments for Due Care Planning		X	X				
D2	Response Activity Plan/Plan for Due Care Compliance		X	X				
E	Vapor Mitigation							
E1	Vapor Intrusion Mitigation Design and Installation			X	X			

PUBLIC AGENCY INVOLVEMENT/APPROVALS ----->		MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/MSF (MEDC)	MTDDA/MT	MTDDA/MT
Activity #	Projected Eligible Activity Tasks Blocks 1 and 2	EGLE Self Performed Work	EGLE Grants	EGLE Loan and Reimbursed by Act 381 TIRs (state and limited local)	EGLE TIF Developer Sourced and Reimbursed by Act 381 TIRs (state and limited local)	MSF TIF Developer Sourced and Reimbursed by Act 381 TIRs (state and limited local)	DDA TIF Developer Sourced and Reimbursed by DDA TIRs (local)	MT Redevelopment Fund Loan and Reimbursed by DDA TIRs (local)
F	Implementation of a Due Care Response Activity							
F1	Sheeting and Shoring (if related to contamination, requires discussion with State for Act 381 only)			X	X		X	X
F2	Transport / Disposal of Contaminated Soils (Refined Petroleum)			X	X			
F3	Transport / Disposal of Contaminated Soils (Non-Hazardous)			X	X			
F4	Excavation of Contaminated Soils (Hazardous)	X						
F5	Transport / Disposal of Contaminated Soils (Hazardous)	X	X	X	X			
F6	Groundwater Management				X			
F7	Utility Gasketing (On-Site)				X			
F8	Utility Migration Barriers (On-Site)				X			
F9	Engineering and Professional Fees, Project Management/Reporting & Oversight		X	X	X			
F10	Unanticipated Water and/or Soil Management Activities				X			
G	Public Infrastructure Improvements							
G1	Sheeting and Shoring for Infrastructure						X	X
G2	Excavation for Infrastructure						X	
G3	Roads, Sidewalks, Curbs & Gutters, Street Lighting, Associated Infrastructure						X	
G4	Utilities (Water, Saitary Sewer, Storm Sewer, Gas, Traffic Signaization, Electric, Low Volt/telecommunications)						X	X
G5	Streetscape Enhancements (landscaping, waste receptacles, benches, brick pavers, decorative fencing, art)						X	

PUBLIC AGENCY INVOLVEMENT/APPROVALS ----->		MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/EGLE	MTBRA/MT/MSF (MEDC)	MTDDA/MT	MTDDA/MT
Activity #	Projected Eligible Activity Tasks Blocks 1 and 2	EGLE Self Performed Work	EGLE Grants	EGLE Loan and Reimbursed by Act 381 TIRs (state and limited local)	EGLE TIF Developer Sourced and Reimbursed by Act 381 TIRs (state and limited local)	MSF TIF Developer Sourced and Reimbursed by Act 381 TIRs (state and limited local)	DDA TIF Developer Sourced and Reimbursed by DDA TIRs (local)	MT Redevelopment Fund Loan and Reimbursed by DDA TIRs (local)
H	Private Infrastructure Improvements							
H1	Sheeting and Shoring for Infrastructure						X	X
H2	Excavation for Infrastructure						X	
H3	Integrated Parking Structures						X	
H4	Utilities (Water, Saitary Sewer, Storm Sewer, Gas, Electric, Low Volt/Telecommunications, Water and Sewer Tap Fees, Soft Costs and Others)						X	
I	Site Preparation							
11	Clearing & Grubbing						X	
12	Compaction and Sub-base Preparation						X	
13	Cut and Fill Operations						X	
14	Dewatering						X	
15	Excavation for Unstable Material						X	
16	Foundation Work to Address Special Soil Concerns						X	
17	Retaining Walls, Sheeting and Shoring						X	X

ABBREVIATIONS:

- BEA – Baseline Environmental Assessment
- DCC – Due Care Compliance
- EGLE TIF – Department of Environment, Great Lakes, and Energy Tax Increment Financing
- MEDC – Michigan Economic Development Corporation
- MSF TIF – Michigan Strategic Fund Tax Increment Financing
- MT – Meridian Township
- MTBRA – Meridian Township Brownfield Redevelopment Authority
- MTDDA – Meridian Township Downtown Development Authority



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

July 2019

Businesses Opened

- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza – grand opening July 26)

Commercial Use Under Construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center (Sept 1)
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid/Late 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office. (July)
- **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 former 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)
- **Title Boxing Club**, 2842 E. Grand River Ave (former Plato's Closet)

Residential or Long Term Construction/Phasing

- **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.
- **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