



AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
February 3, 2020 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 – December 2, 2019
5. PUBLIC REMARKS
6. FINANCIAL REPORT
7. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy x 2
8. OLD BUSINESS
 - A. Village of Okemos Progress Report
 - i. DDA TIF Request Status
 - ii. Update on DDA Road Program
9. NEW BUSINESS
 - A. DDA Annual Report
10. REPORTS
 - A. Township Board
 - B. Planning Commission
 - C. Chair
 - D. Staff
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. March 2, 2020, 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, December 2, 2019 – Minutes -DRAFT

Members

Present: Susan Fulk, Peter Campbell, Will Randle, Jim Spanos, Tom Stanko and Scott Weaver

Members

Absent: Jim Raynak, Bill Cawood, Supervisor Ron Styka and Renee Korrey

Staff

Present: Community Planning & Development Director Mark Kieselbach, 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 7:32am.

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER RANDLE TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 6-0.

3. APPROVAL OF MEETING MINUTES OF OCTOBER 7, 2019

MOTION BY MEMBER CAMPBELL TO APPROVE THE MINUTES. SUPPORTED BY MEMBER WEAVER. MOTION APPROVED 6-0.

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

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

6. AUTHORIZATION OF PAYMENTS

- a. Reviewed two Consumers Energy bills 10.2019 and 11.2019 totaling \$224.08 and one Redwood Landscape invoice for \$85.00.

MOTION BY MEMBER WEAVER TO APPROVE THE CONSUMERS ENERGY BILLS OF \$224.08 AND REDWOOD LANDSCAPE INVOICE OF \$85.00. SUPPORTED BY MEMBER RANDLE. MOTION APPROVED 6-0.

7. OLD BUSINESS

a. Updated Loan Repayment Schedule

Reviewed DDA updated installment loan due to general fund. The next payment will be due in October 2023.

8. NEW BUSINESS

a. 2020 Meeting Calendar Resolution

Reviewed the draft calendar. Due to 4th of July holiday there was agreement to move the July meeting from July 6th to July 13th.

MOTION BY MEMBER CAMPBELL TO APPROVE THE 2020 DDA MEETING SCHEDULE INCLUDING MOVING THE JULY MEETING TO JULY 13TH. SUPPORTED BY MEMBER STANKO. MOTION APPROVED 6-0.

b. DDA TIF Request Status Village of Okemos Progress Report

Discussed that the project has moved from concept design to builder design and now to funding. Infrastructure is very expensive and they would like to build more than is needed to allow for future development. Currently, there is a \$10,000,000 shortfall. Discussion was had around one possible solution to extend TIF 10 years from 20 years to 30 years. We will discuss amending the DDA TIF Plan in the first quarter of 2020.

9. TOWNSHIP BOARD REPORT

None.

10. PLANNING COMMISSION REPORT

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

11. CHAIR REPORT

Chair Fulk announced that Renee Korrey was honored at the Township volunteer recognition event for over 20 years of volunteering.

12. STAFF REPORT

Director Buck reviewed the updated member list in the packet, Village of Okemos letter and the December development projects. House to Home closed in the DDA. Baryames moved to Saginaw and Old Navy is closing at the Meridian Mall.

13. OPEN DISCUSSION/BOARD COMMENTS

None.

14. PUBLIC REMARKS

Discussion regarding graffiti on the back side of the old True Value building. Member Randle stated he will take care of it.

15. NEXT MEETING DATE

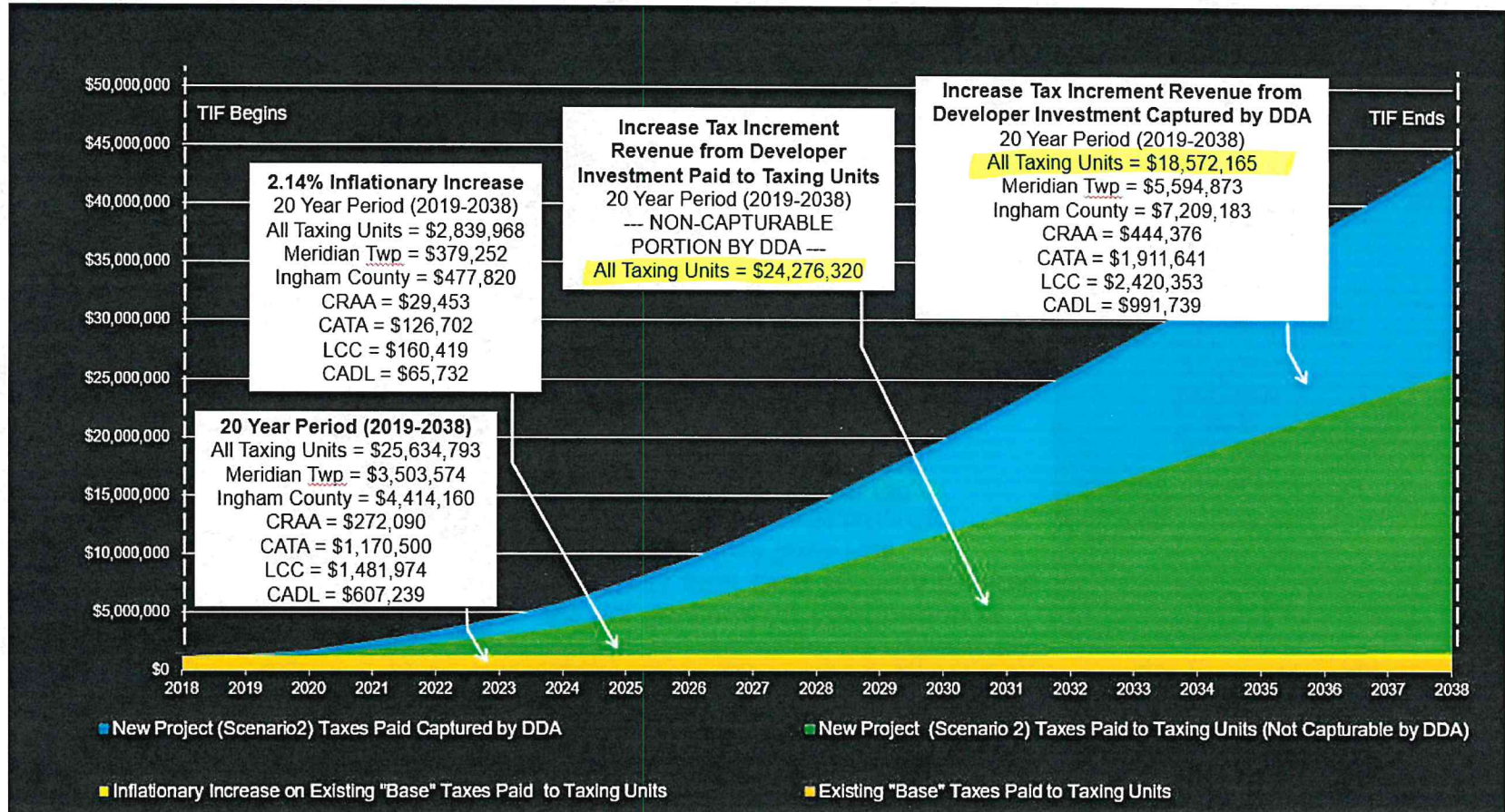
a. January 6, 2020, 7:30am

16. ADJOURNMENT

The meeting adjourned without objection at 8: 15 am.

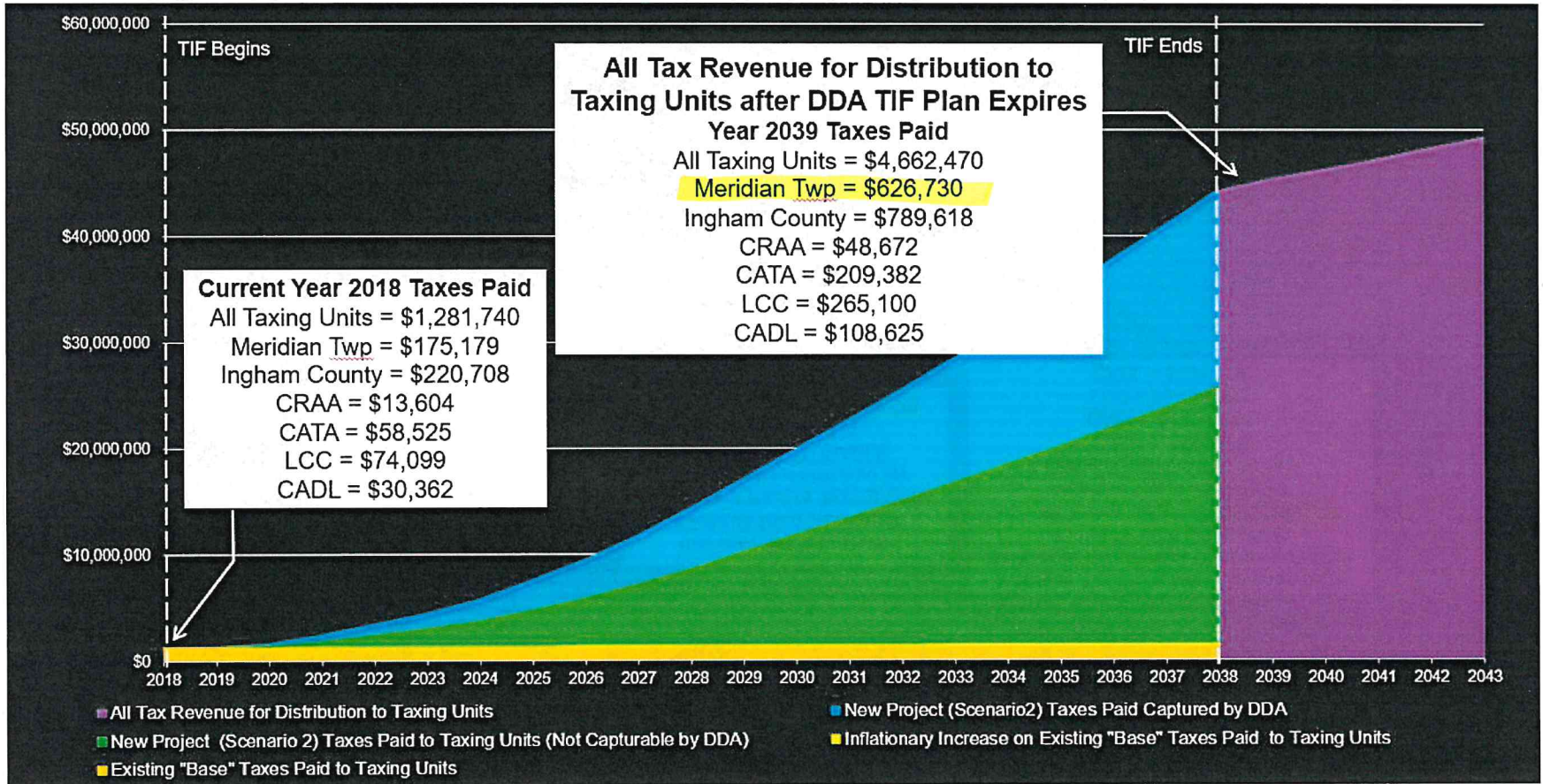


Value Increase, Capturable and Non-Capturable





Windfall in 2039



Meridian Twp DDA
Preliminary Financial Statements
Period Ending 12/31/2019 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$34,731.97
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$35,471.97
 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	\$124,500.00
TOTAL LIABILITIES	\$124,500.00
 FUND BALANCE	
Fund Balance 12/31/18	(\$127,800.22)
2019 YTD Net Income	\$38,772.19
TOTAL FUND BALANCE	(\$89,028.03)
TOTAL LIABILITIES & FUND BALANCE	\$35,471.97

INCOME STATEMENT

	<u>November</u>	<u>December</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$0.00	\$0.00	\$32,181.48
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	\$5.51
TOTAL REVENUE	\$0.00	\$0.00	\$44,951.03
 EXPENDITURES			
Operating Costs	\$85.00	\$287.15	\$2,814.84
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	\$3,364.00
TOTAL EXPENDITURES	\$85.00	\$287.15	\$6,178.84
2019 Net Income	(\$85.00)	(\$287.15)	\$38,772.19

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 01/31/2020 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$34,567.94
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$740.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$35,307.94
 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	\$124,500.00
TOTAL LIABILITIES	\$124,500.00
 FUND BALANCE	
Fund Balance 12/31/19	(\$89,118.13)
2020 YTD Net Income	(\$73.93)
TOTAL FUND BALANCE	(\$89,192.06)
TOTAL LIABILITIES & FUND BALANCE	\$35,307.94

INCOME STATEMENT

	<u>December</u>	<u>January</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$0.00	\$0.00	\$0.00
PPT Reimbursement	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00
 EXPENDITURES			
Operating Costs	\$377.25	\$73.93	\$73.93
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	\$0.00
TOTAL EXPENDITURES	\$377.25	\$73.93	\$73.93
2020 Net Income	(\$377.25)	(\$73.93)	(\$73.93)



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

Amount Due: \$139.77
Please pay by: January 06, 2020



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

▶ **Thank You** - We received your last payment of **\$117.38** on **December 09, 2019**

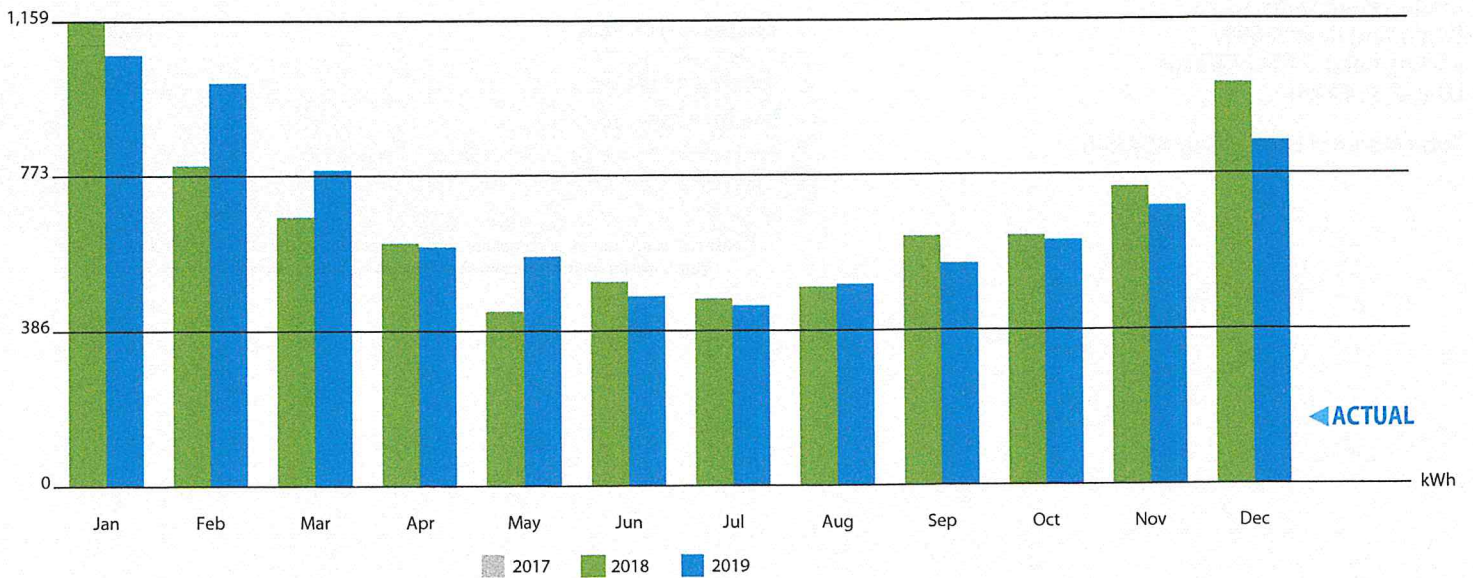
▶ **Service Address:**
2167 Hamilton Rd
Okemos MI 48864-1643



December Energy Bill

Service dates: November 15, 2019 - December 13, 2019 (29 days)

Total Electric Use (kWh - kilowatt-hour)



December Electric Use

854 kWh
December 2018 use: 999 kWh

Cost per day:

\$4.82

kWh per day:

29

Prior 12 months electric use:

8,164 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.



Save Energy and Money This Winter

We all know just how unpredictable Michigan weather can be. Temperature swings can impact your monthly bill. Manage your energy use with energy saving tips and rebates.

Did You Know? Higher energy bills may be caused by extensive cold snaps, expanded shifts or a larger facility.

Learn more at
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: December
Service dates: 11/15/2019 - 12/13/2019
Days Billed: 29
Portion: 14 12/19

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 01/14/2020

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 11-15
Ending Read Date: 12-13
Beginning Read: 20987
Ending Read: 21841 (Actual)
Usage: 854 kWh

Total Metered Energy Use: 854 kWh

December Energy Bill

Invoice: 205722617139

Account Summary

Last Month's Account Balance	\$117.38
Payment on December 09, 2019	\$117.38-
Balance Forward	\$0.00

Payments applied after Dec 14, 2019 are not included.

Electric Charges

Energy	854@ 0.095527	\$81.58
Cap. Tax Reform Credit	854@ 0.000446-	\$0.38-
PSCR	854@ 0.006390-	\$5.46-
System Access		\$20.00
Distribution	854@ 0.042472	\$36.27
Dist. Tax Reform Credit	854@ 0.000848-	\$0.72-
Energy Efficiency		\$4.47
U 20286 Tax Credit Surcharge		\$2.05
Power Plant Securitization	854@ 0.001213	\$1.04
Low-Income Assist Fund		\$0.92

Total Electric **\$139.77**

Total Energy Charges **\$139.77**

Amount Due: \$139.77
by January 06, 2020

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.



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

Amount Due: \$164.03
Please pay by: February 06, 2020



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



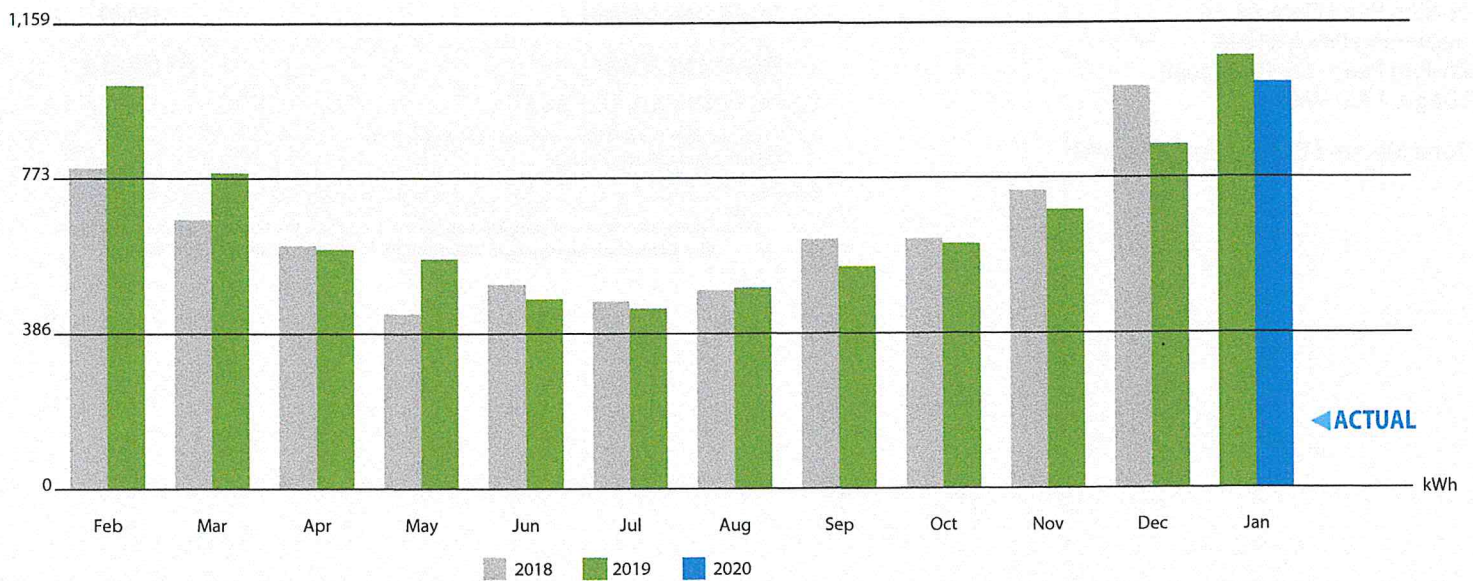
▶ **Thank You** - We received your last payment of **\$139.77** on **December 30, 2019**

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

January Energy Bill

Service dates: December 14, 2019 - January 14, 2020 (32 days)

Total Electric Use (kWh - kilowatt-hour)



January Electric Use

1,009 kWh
January 2019 use: 1,075 kWh

Cost per day:

\$5.13

kWh per day:

32

Prior 12 months electric use:

8,098 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.

Our Clean Energy Plan will meet the needs for Michigan for decades to come.

Choose clean and protect the natural resources we all know and love. Join the Movement by signing up at www.MICleanEnergy.com and we will plant a tree in honor of your business.



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: January
Service dates: 12/14/2019 - 01/14/2020
Days Billed: 32
Portion: 14 01/20

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 02/12/2020

Electric Service:

Smart Meter
Meter Number: 31278553
POD Number: 0000004053513
Beginning Read Date: 12-14
Ending Read Date: 01-14
Beginning Read: 21841
Ending Read: 22850 (Actual)
Usage: 1009 kWh

Total Metered Energy Use: 1009 kWh

January Energy Bill

Invoice: 202340981203

Account Summary

Last Month's Account Balance	\$139.77
Payment on December 30, 2019	\$139.77-
Balance Forward	\$0.00

Payments applied after Jan 15, 2020 are not included.

Electric Charges

Energy	1009@ 0.095527	\$96.39
Cap. Tax Reform Credit	1009@ 0.000446-	\$0.45-
PSCR	1009@ 0.000480-	\$0.48-
System Access		\$20.00
Distribution	1009@ 0.042472	\$42.85
Dist. Tax Reform Credit	1009@ 0.000848-	\$0.86-
Energy Efficiency		\$4.44
Power Plant Securitization	1009@ 0.001213	\$1.22
Low-Income Assist Fund		\$0.92

Total Electric **\$164.03**

Total Energy Charges **\$164.03**

Amount Due: \$164.03
by February 06, 2020

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

Please see the insert for details on the environmental
characteristics of electricity delivered to customers.

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.

Questions about your bill? Get an explanation of charges and learn more at www.ConsumersEnergy.com/business.



10.A

To: DDA Board Members
CC: Participating Taxing Jurisdictions
From: XXXXXXXXXXXXX, Economic Development Director
Date: TBD
Re: Review of Fiscal 2019 DDA TIF Activities per Act 57 of 2018

To remain compliant with Act 57 of 2018, any DDA with an active Tax Increment Financing Plan must comply with the following requirements:

1. By April 1, 2019, each authority must submit its currently adopted development plan or tax increment financing plan to the Department of Treasury.
2. Annually, after Jan. 1, 2019, each authority must submit a comprehensive annual report to Treasury, the governing bodies of its related municipality, and each taxing unit levying taxes that are captured by the authority. This report must contain detailed information on the capture and use of tax increment revenues and is due concurrent with the authority's audit report due date (typically six months after the fiscal year end).
3. Within 180 days after the authority's fiscal year end, subsequent to Jan. 1, 2019, the municipality which created the authority must give public access (either on its website or at a physical location within the municipality) to the following documents:
 - a. Minutes of all authority board meetings
 - b. Current authority staff contact information
 - c. Authority's approved budgets and annual audits
 - d. Currently adopted development or tax increment financing plans
 - e. Annual synopsis of the authority's activity, which includes the following:
 - i. For any tax increment revenues not expended within five years of receipt, include the reasoning for accumulating the funds, their expected uses, and a time frame of when they'll be expended.
 - ii. For any tax increment revenues not expended within 10 years of receipt, include the amount of those funds, along with a written explanation for the reason the funds haven't been expended.
 - f. For the immediately preceding fiscal year, a list of the authority's accomplishments, projects, investments, events, and promotional campaigns
 - i. List of authority accomplishments, including progress made on development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.



10.A

- ii. List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.
 - iii. List of authority events and promotional campaigns for the immediately preceding fiscal year.
4. The authority must hold, at a minimum, two informational meetings each year, and give a 14-day advance notice to the public and to the governing body of each taxing unit. These meetings may be held in conjunction with other public meetings of the authority or municipality.

The Meridian DDA report to this end is as follows:

- 1. This was completed and submitted on March 21, 2019
- 2. This document is submitted for review and approval by the DDA as part of this agenda item.
- 3. The compliance with these items is as follows:
 - a. In compliance via <https://www.meridian.mi.us/government/boards-and-commissions/downtown-development-authority>
 - b. In compliance via <https://www.meridian.mi.us/government/boards-and-commissions/downtown-development-authority>
 - c. In compliance via <https://www.meridian.mi.us/government/departments/accounting-budgeting>
 - d. In compliance via <https://www.meridian.mi.us/Home/ShowDocument?id=18447>
 - e. Response:
 - i. Response:

The following table reflects the audited DDA fund balance for the past six years:

	2014	2015	2016	2017	2018	2019
DDA Fund Balance	(\$172,920.36)	(\$147,824.89)	(\$122,795.98)	(\$96,845.43)	(\$127,800.22)	(\$89,028.03)

The Meridian Township DDA has operated with a fund deficit for the previous six years. While there is annual revenue that exceeds annual expenses, the debt to the Township for the street lighting project has a repayment plan that the DDA is fulfilling. The Authority decided in October 2019 to make an early principal payment of \$25,000 to this loan debt in an effort to repay the debt ahead of the approved schedule. The DDA has chosen to keep the modest cash on hand available for any projects that may come that fit within the eligible activities as outlined in the DDA TIF plan. A 2019 year-end revenue and expense report is attached to this report. Simply put, excess EDC funds will go to the principal debt to the Township, go to eligible activities or a specific development project.

- ii. There are no funds collected 10 or more years ago that haven't been spent.
- f. Response:



10.A

- i. The members of the Authority, Township staff and various consultants worked diligently in 2018 to author a completely new and updated plan that was adopted at the end of last fiscal year. In early 2019, the board, a subcommittee, consultants and Township attorneys help consummate the inter-local agreements between the DDA and the taxing entities who “opted in”. In addition, the DDA and Township Board adopted the application and process by which developers and business owners can solicit TIF funding for eligible activities. In late spring and summer of 2019, the DDA assisted the approval process for a transformational redevelopment project in the heart of our DDA. The Mixed-Use Planned Unit Development project was approved by the Township Board in July 2019. We are eager to receive our first TIF application in early 2020.
 - ii. There have been no projects or investments in fiscal 2019.
 - iii. The Authority agreed to spend a portion of the 2019 revenue on holiday decorations, seasonal plantings and banners plus the utilities and labor required to drive a more welcoming aesthetic to the district. In addition the Authority agreed to participate in the “Flags over Meridian” campaign held by the local Kiwanis chapter, who placed American flags throughout the district.
4. This meeting, dated XXXXX, serves as first of the Authorities two informational meetings for 2020. A 14-day advanced notice has been given to the public and the governing body of each taxing unit.

Attachments:

1. TIF District PA 57 Annual Report Fiscal 2019
2. 2019 Fiscal Year End Preliminary Financial Report – Meridian DDA

The following motion has been prepared for the Authority to consider:

MOTION TO APPROVE THE 2019 ANNUAL REPORT AND TO SUBMIT IT TO THE STATE, POST IT ON THE TOWNSHIP WEBSITE AND OTHERWISE MAKE THE DOCUMENT AVAILABLE FOR THE PUBLIC AND APPLICABLE TAXING JURISDICTIONS AS REQUIRED BY PUBLIC ACT 57 OF 2018

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Meridian Township	TIF Plan #	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	DDA		2019

Year AUTHORITY (not TIF plan) was created:	2005
Year TIF plan was created or last amended to extend its duration:	2006
Current TIF plan scheduled expiration date:	2026
Did TIF plan expire in FY19?	No
Year of first tax increment revenue capture:	2006
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	Choose from list
Year school tax capture is scheduled to expire:	

Revenue:

Tax Increment Revenue	\$ 29,814
Property taxes - from DDA levy	\$ -
Interest	\$ -
State reimbursement for PPT loss (Forms 5176 and 4650)	\$ 17,942
Other income (grants, fees, donations, etc.)	\$ -
Total	\$ 47,757

Tax Increment Revenues Received

From counties	\$ 29,360
From municipalities (city, twp, village)	\$ 17,833
From libraries (if levied separately)	\$ -
From community colleges	\$ -
From regional authorities (type name in next cell) Capital Region Airport A	\$ 1,578
From regional authorities (type name in next cell)	\$ -
From regional authorities (type name in next cell)	\$ -
From local school districts-operating	\$ -
From local school districts-debt	\$ -
From intermediate school districts	\$ -
From State Education Tax (SET)	\$ -
From state share of IFT and other specific taxes (school taxes)	\$ -
Total	\$ 48,772

Expenditures

Consumers Energy	\$ 1,381
Meridian Public Works	\$ 75
Redwood Landscape	\$ 160
Kiwanis	\$ 40
VanAtta's	\$ 1,244
Meridian Township - Interest Payment	\$ 4,485

	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to General Fund	\$	-
Total	\$	7,385
Outstanding non-bonded Indebtedness		
Principal	\$	149,500
Interest	\$	1,121
Outstanding bonded Indebtedness		
Principal	\$	-
Interest	\$	-
Total	\$	150,621
Bond Reserve Fund Balance	\$	-

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value
Ad valorem PRE Real	\$ 633,975	\$ 373,597	\$ 260,378
Ad valorem non-PRE Real	\$ 15,608,832	\$ 13,802,353	\$ 1,806,479
Ad valorem industrial personal	\$ -	\$ 42,900	\$ (42,900)
Ad valorem commercial personal	\$ 2,478,050	\$ 2,543,700	\$ (65,650)
Ad valorem utility personal	\$ 196,400	\$ -	\$ 196,400
Ad valorem other personal	\$ -	\$ -	\$ -
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -
IFT New Facility personal property, all other	\$ -	\$ -	\$ -
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -
Commercial Rehabilitation Act	\$ -	\$ -	\$ -
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -
Total Captured Value		\$ 16,762,550	\$ 2,154,707

Overall Tax rates captured by TIF plan	
Overall Tax rates captured by TIF plan	TIF Revenue
20.8397000	\$5,426.20
20.8397000	\$37,646.48
20.8397000	(\$894.02)
20.8397000	(\$1,368.13)
20.8397000	\$4,092.92
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
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0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$44,903.45 Total TIF Revenue

**Downtown Development Authority Meeting Dates
2020 Schedule**

RESOLUTION

At a regular meeting of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 4th day of November, 2019 at 7:30am, Local Time.

PRESENT: Susan Fulk, Peter Campbell, Will Randle, Jim Spanos, Tom Stanko and Scott Weaver

ABSENT: Jim Raynak, Bill Cawood, Supervisor Ron Styka and Renee Korrey

The following resolution was offered by Peter Campbell and supported by Tom Stanko.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Downtown Development Authority (DDA) desires to announce the time, date, and place of all regular meetings of the DDA, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Downtown Development Authority will meet for regular meetings on certain Mondays, January through December in 2020 in the Town Hall Room of the Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4258.
2. The specific dates for meetings are as follows:

January	6 - regular meeting
February	3 - regular meeting
March	2 - regular meeting
April	13 - regular meeting
May	4 - regular meeting
June	1 - regular meeting
July	13 - regular meeting
August	3 - regular meeting
September	14 - regular meeting
October	5 - regular meeting
November	2 - regular meeting
December	7 - regular meeting
3. Meetings will begin at approximately 7:30am
4. Special meetings of the Downtown Development Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Downtown Development Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

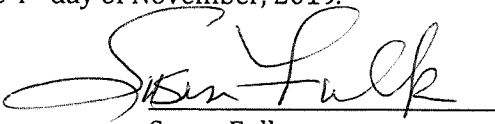
Downtown Development Authority Meeting Dates
2020 Schedule
Page 2

ADOPTED: YEAS: Susan Fulk, Peter Campbell, Will Randle, Jim Spanos, Tom Stanko and Scott Weaver

NAYS: None

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Downtown Development Authority held on the 4th day of November, 2019.



Susan Fulk
Downtown Development Authority Chairperson



CHARTER TOWNSHIP OF MERIDIAN
DOWNTOWN DEVELOPMENT AUTHORITY CONTACT LIST
2019/2020

Member Contacts (4 Year Terms)

Name	Phone	Email	Term Expiration
Susan Fulk (Chair)	517.242.7788	sfulk@ibcp.com	12.31.23
James Spanos (Secretary/Treasurer)	517.347.7568	msu962@aol.com	12.31.23
Scott Weaver	517.349.3616	scott.weaver@douglasj.com	12.31.23
Renee Korrey (Vice Chair)	517.420.4542	Rkorrey@yahoo.com	12.31.20
James Raynak	517.349.0440	Jimr4540@yahoo.com	12.31.20
Ronald J. Styka (Board Liaison)	517.853.4262	styka@meridian.mi.us	12.31.20
Bill Cawood	517.331.7718	cawoodbuilding@att.net	12.31.21
Will Randall	517.580.2550	will@branoffrandle.com	12.31.21
Peter Campbell	517.371.1034	pc@campbellpress.com	12.31.21
Thomas A. Stanko	678.229.7789	tastanko@gmail.com	12.31.22

Staff Contacts

Name	Phone	Email	Title
Chris Buck	517.853.4568	buck@meridian.mi.us	Economic Development
Mark Kieselbach	517.853.4506	kieselbach@meridian.mi.us	Planning Division

Attendance (10 members, 6 required for Quorum)

Name	Jan 6	Feb 3	Mar 2	Apr 13	May 4	Jun 1	Jul 13	Aug 3	Sep 14	Oct 5	Nov 2	Dec 7
Susan Fulk												
Peter Campbell												
James Spanos												
Ron Styka												
Bill Cawood												
Renee Korrey												
Will Randle												
Jim Raynak												
Scott Weaver												
Tom Stanko												