



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
October 18, 2022 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Lifesaving Award
 - B. Electronic Township Payments
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes-
 - (1) September 20, 2022 Regular Meeting
 - (2) October 4, 2022 Regular Meeting
 - C. Bills
 - D. Resolution Authorizing Defense of Former Director
 - E. Set Special Meeting- November 29, 2022
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Village of Okemos – Brownfield Plan
12. ACTION ITEMS (PINK)
 - A. 3rd Quarter Budget Amendments
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Village of Okemos – Brownfield Plan
 - B. Lake Lansing Road Transportation Improvement Project
 - C. Community Services Millage
 - D. Credit Card Policy & Elimination of Petty Cash
 - E. RRA, One Family Suburban Estate District Deletion
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. 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
Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY
meridian.mi.us



2022 ELECTRONIC PAYMENTS UPDATE



Phil Deschaine, Meridian Township Treasurer

[517-853-4140](tel:517-853-4140) - deschaine@meridian.mi.us



2022 Electronic Payments Update :

**October 2018 - Invoice Cloud Selected as
Electronic Payments Vendor**

The logo for InvoiceCloud, featuring the text "InvoiceCloud" in white on a blue rectangular background. The "i" in "Invoice" is lowercase, while "Cloud" is uppercase. A registered trademark symbol (®) is located at the top right of the word "Cloud".

InvoiceCloud®

Electronic Payments 3 Years of Invoice Cloud: 34,244 Payments / 16.9 Million Dollars

Electronic Tax Payments:

3,930 Annually / 12.4 million

Electronic Utility Payments :

30,014 Annually / 4.5 million

Costs of Electronic Payments:

1. No Charge for Tax and UB EFT Transactions for Residents/Taxpayers
2. 2.75% Charge for Tax Payments using Credit Cards
3. \$3.75 Charge for Utility Payments using Credit Cards

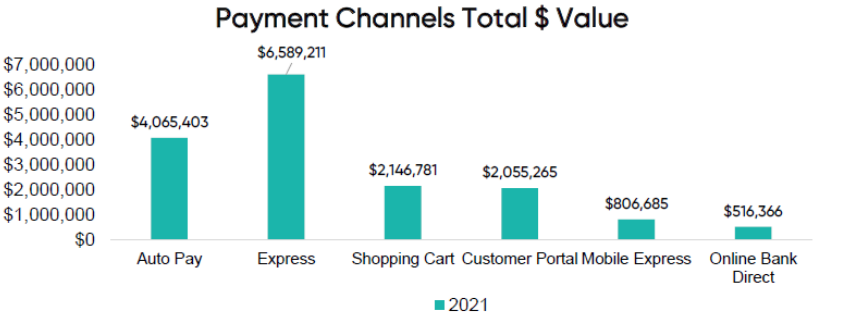
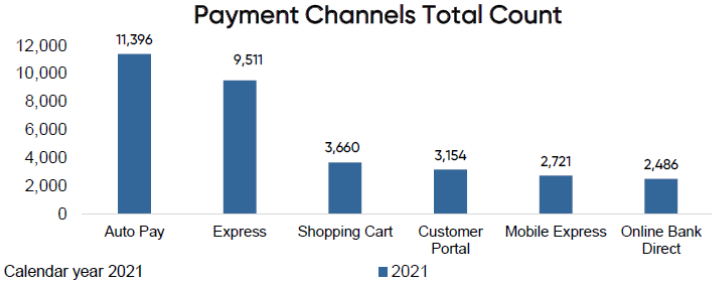
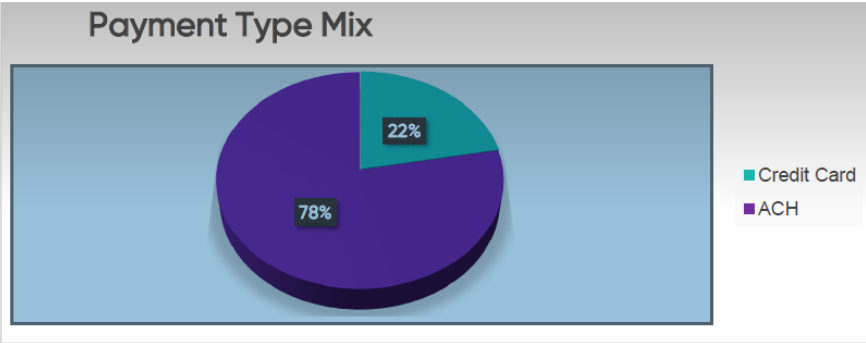
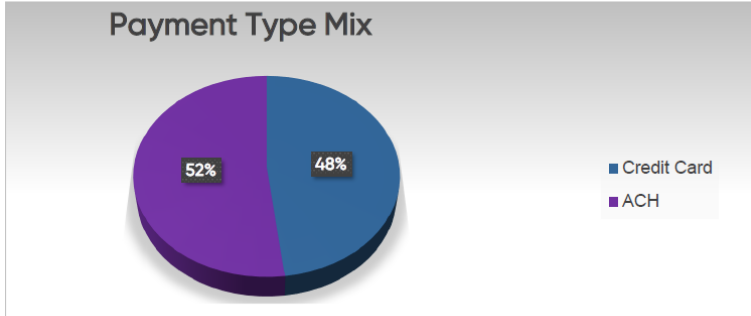
Top 4 Benefits of Electronic Payments:

1. More Convenient for Residents/Taxpayers
2. More Efficient Payment Processing and Banking for Township Staff
3. Eco-Friendly: Less Paper & Fewer Car Trips To Make Tax and Utility Payments
4. More Accurate Payments

2021 Electronic Payments by Count & Value:

2021 Total Payments Processed
34,244

2021 Total \$ Value Processed
\$16,910,344



Year over Year Growth in Electronic Payments:

YoY Growth

2021 Total Payments
Processed
34,244

2020 -28,998

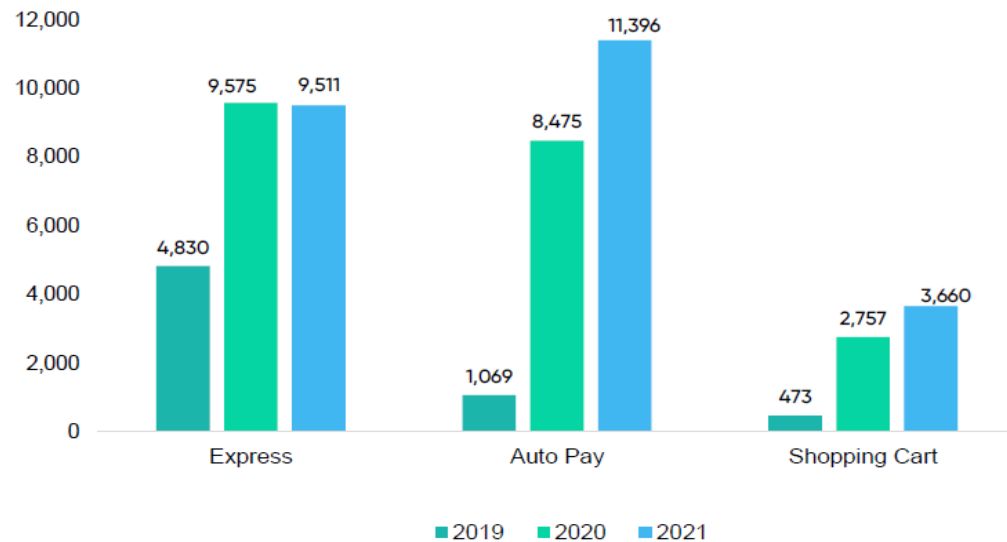
18% Increase

2021 Total \$ Value
Processed
\$16,910,344

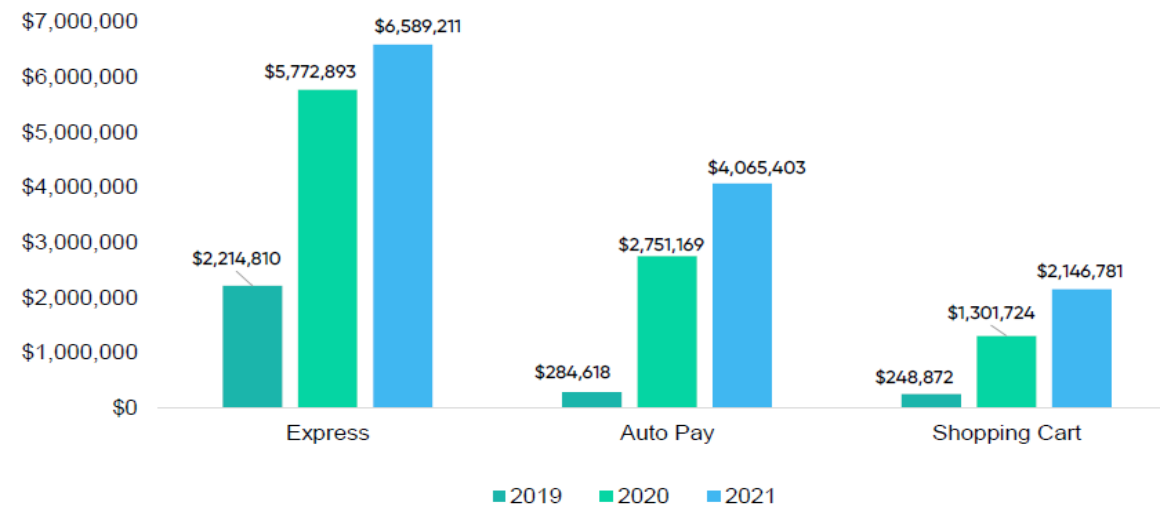
2020 -\$12,806,544

32% Increase

Top 3 Payment Channels by Count



Top 3 Payment Channels by \$ Value

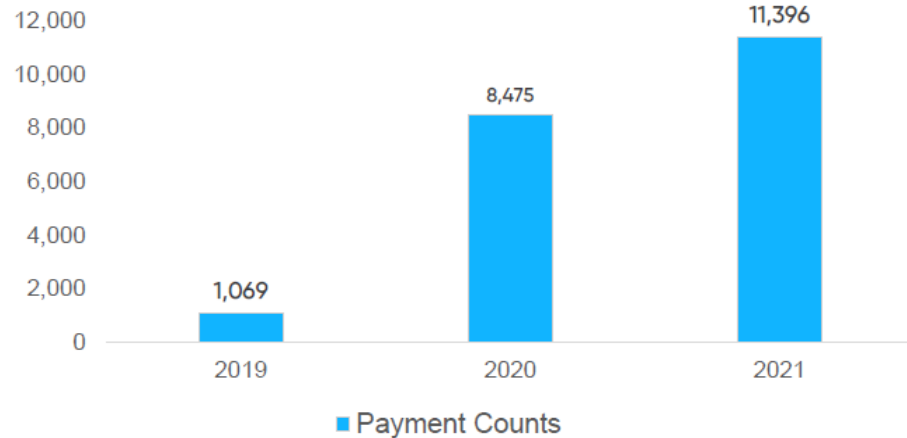


Growth in Autopay & Paperless Billing Notifications:

Auto Pay

33%
of online payments

Count of Auto Pay Payments



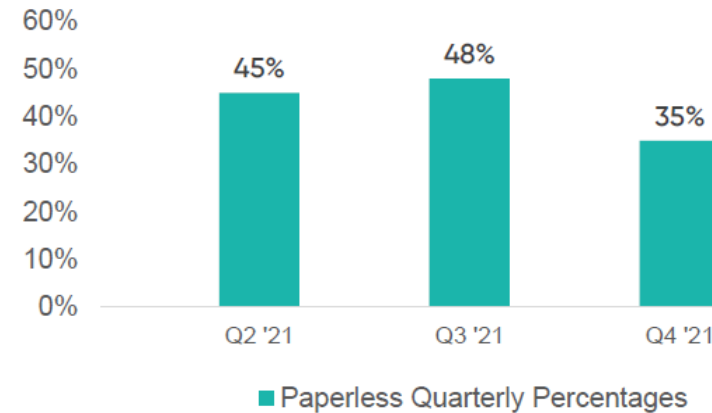
AutoPay

- 34% increase in Auto Pay payments from 2020 – 2021
- 48% increase in \$ value
- 2020 \$2,751,169 2021 \$4,065,403

Paperless

35%

Paperless Notifications

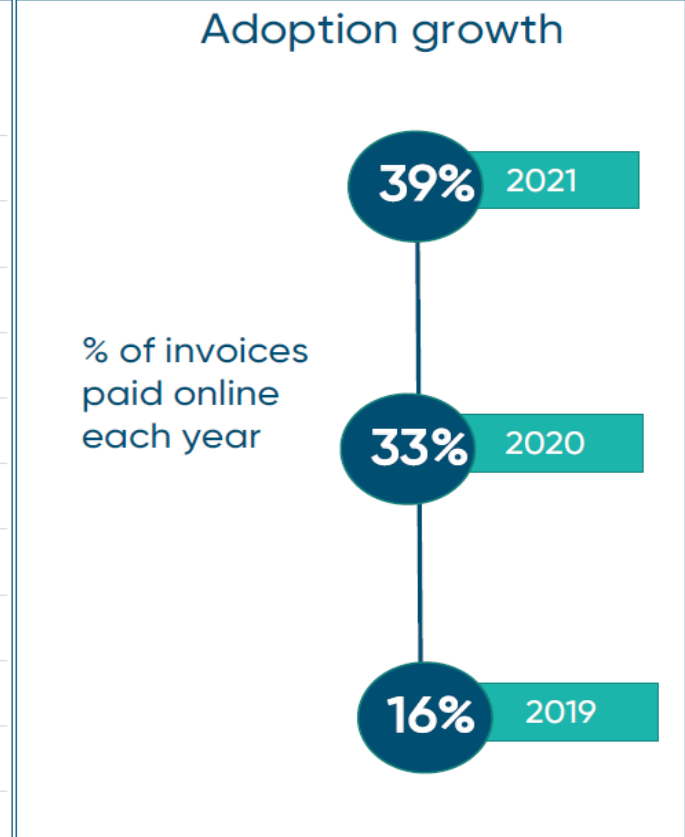
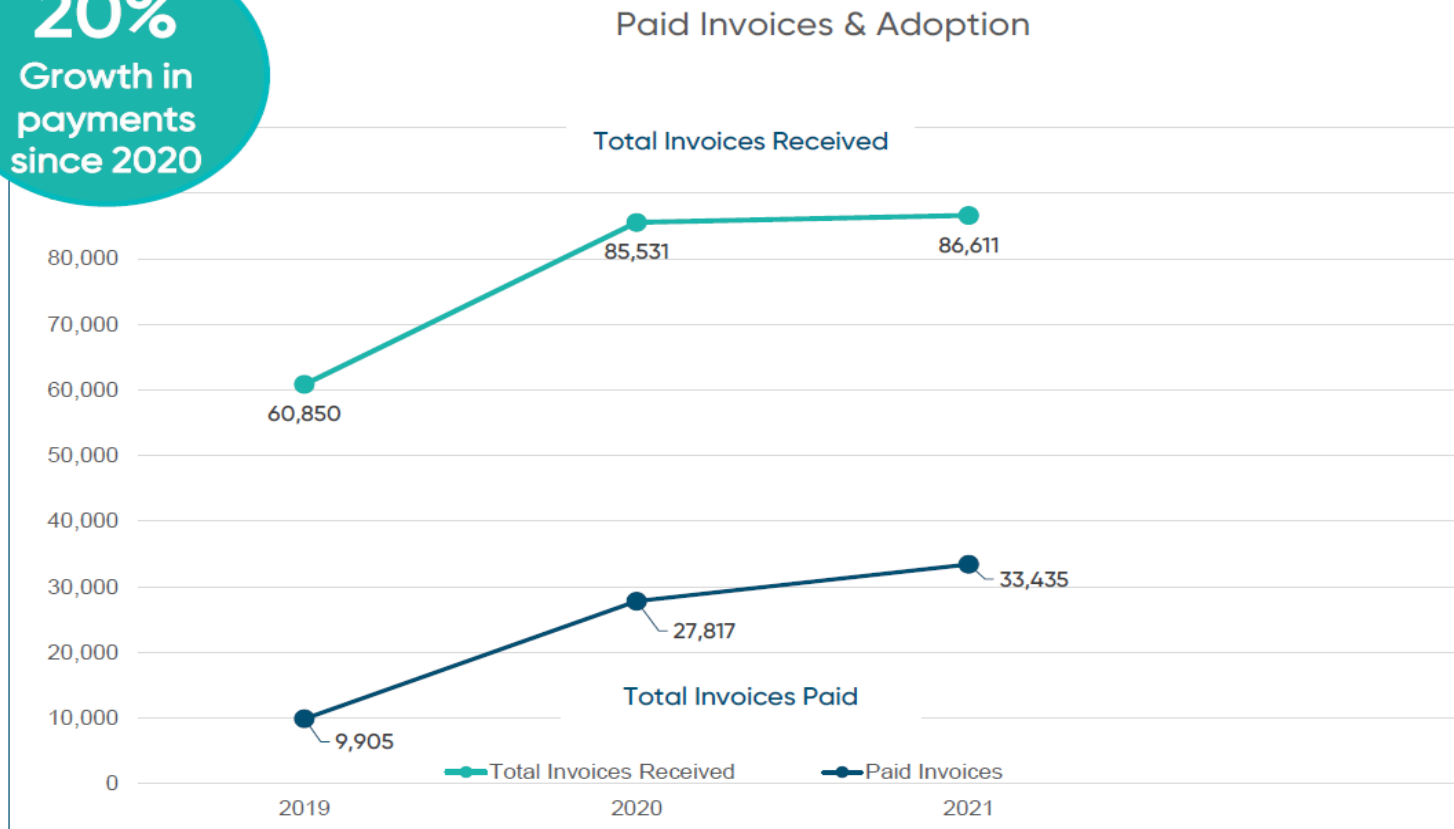


Paperless

- 22% decrease in paperless notifications from Q2 2021 – Q4 2021
- December 2021 6435 notifications sent, and 2251 were paperless.

Strong Growth Trends Towards Electronic Payments:

20%
Growth in payments since 2020

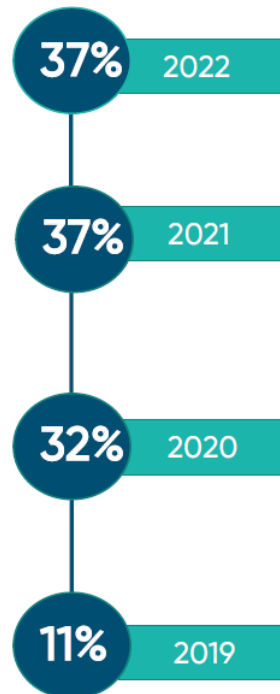


Strong Growth Trends Towards Electronic Payments, Cont.:

2019 - Current

Auto Pay

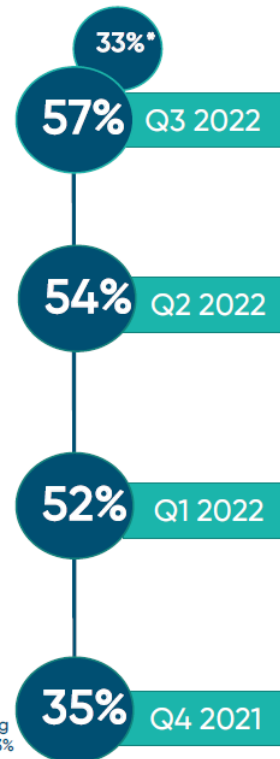
% of Auto Pay payments paid online



Includes data through 10/4/2022
2022 percentage may fluctuate

Paperless

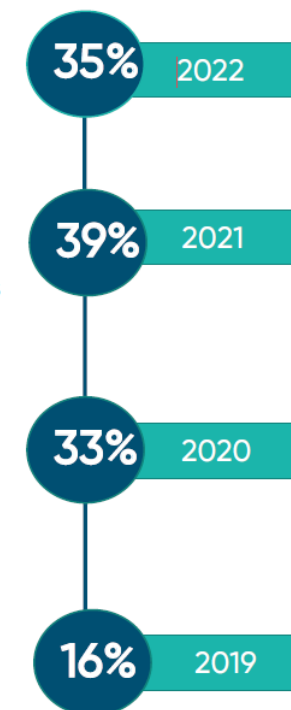
% of invoice notifications that are paperless



*If all customers were receiving invoice/email notifications 33% of the total count would be enrolled in paperless at this time.

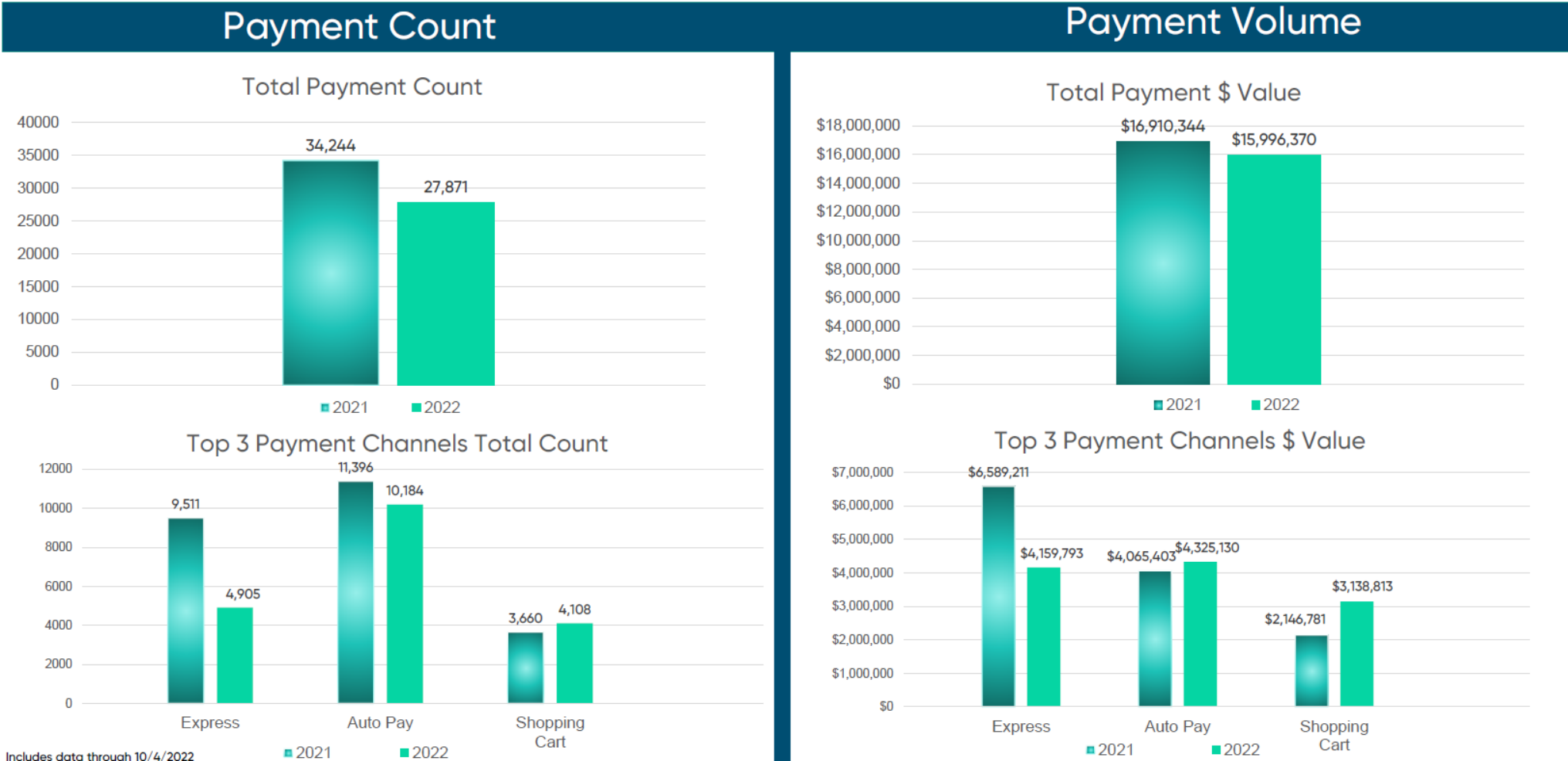
Adoption Growth

% of invoices paid online each year



Current Year Update In Electronic Payments:

Payments from January 2021 – Current



Includes data through 10/4/2022

Residents Have An Array of Electronic Payments Options:

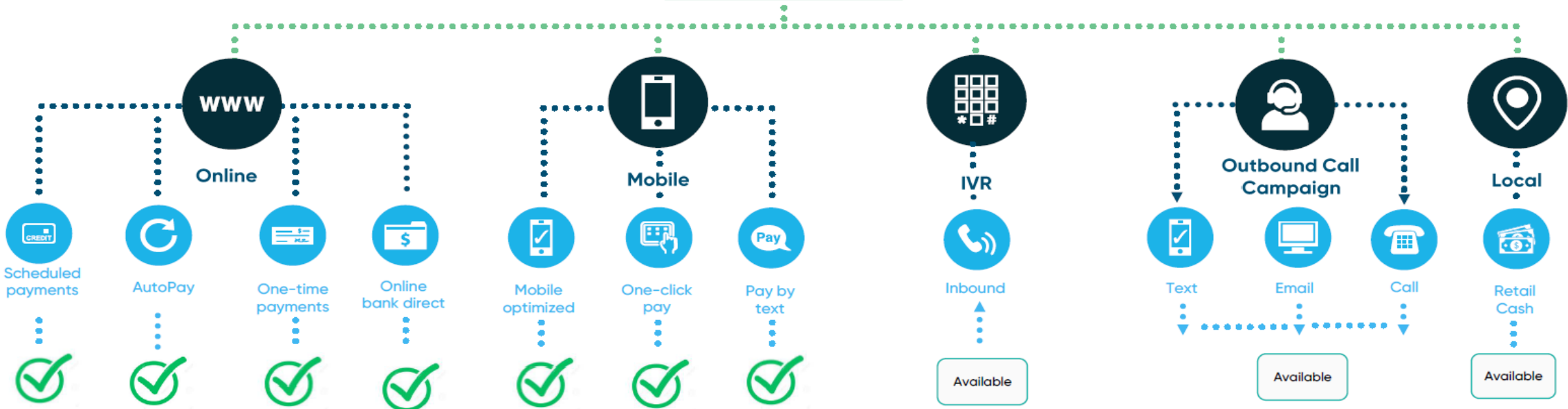
Expansive list of payment options



- Pay in 4
- Pay Later

Available

Pay my invoices



Invoice Cloud Payer Experience: Starting Up

The screenshot shows the Meridian Township website's payer experience. At the top left is the Meridian Township logo with "EST. 1842" above it. To the right are "Sign In" and "Contact Us" links. The main heading is "Pay or View Bills", followed by the instruction "Please select an item below to get started." Below this is a green bar with three buttons: "Water Bills", "Taxes - Winter", and "Taxes - Summer", each with a right-pointing arrow. A paragraph below states: "Charter Township of Meridian is excited to offer residents an easy and convenient method to view and pay their water, summer and winter tax bills online." This is followed by logos for eCHECK, VISA, Mastercard, AMERICAN EXPRESS, DISCOVER, G Pay, and Apple Pay. Three key benefits are listed: "Fast and Easy" (no registration required), "Safe and Secure" (information kept confidential), and "Eco-Friendly" (reduces paper use). The footer includes "Powered By InvoiceCloud", "Privacy Policy", and "Trustwave Secure Site".

EST. 1842
MERIDIAN
TOWNSHIP

Sign In Contact Us

Pay or View Bills

Please select an item below to get started.

Water Bills Taxes - Winter Taxes - Summer

Charter Township of Meridian is excited to offer residents an easy and convenient method to view and pay their water, summer and winter tax bills online.

eCHECK VISA AMERICAN EXPRESS DISCOVER G Pay Apple Pay

Fast and Easy
No registration is required for "One Time Pay," the fastest way to pay online and confirm payment.

Safe and Secure
Your information is kept confidential, secure, and backed by the highest security standards.

Eco-Friendly
Paying online reduces paper use and is an easy way to help the environment.

Powered By InvoiceCloud | Privacy Policy | Trustwave Secure Site

Invoice Cloud Payer Experience

Your Accounts At A Glance

I Want To...

[Pay My Invoices >](#)

[Manage My Accounts >](#)

 AutoPay ✔ Enrolled >

 Paperless ✘ Not Enrolled >

 Pay By Text ✘ Not Enrolled >

[Recent Open Invoices >](#)

No History Available

[Recent Closed Invoices >](#)

Invoice Date	Account #
6/27/2022	SILV-001383-0000-01
7/1/2022	33-02-02-26-155-005
7/1/2022	33-02-02-26-155-005

[Recent Payments >](#)

Payment Date	Account #	Amount
9/14/2022	33-02-02-26-155-005	\$3,140.13
8/19/2022	SILV-001383-0000-01	\$104.36
5/20/2022	SILV-001383-0000-01	\$148.06

[Upcoming Scheduled Payments >](#)

No History Available

Need Help?

You may reach us at (517) 853-4120.
You may email your questions to
utilitybills@meridian.mi.us.

[✉ Email Us](#)

Invoice Cloud Desktop Payer Experience

The screenshot displays the Innovative Biller desktop payer interface. At the top left is the Innovative Biller logo, and at the top right is a "Contact Us" link. Below the logo, there are three tabs: "Payment Options" (active), "Payment Information", and "Review Payment".

The main heading is "How would you like to pay?". Underneath, there is a section for "Available Payment Methods" with a dropdown menu. The dropdown is open, showing options: "Credit/Debit Card", "EFT (Check)", "PayPal", "PayPal Credit", and "Google Pay". To the right of the dropdown are logos for "AMERICAN EXPRESS", "PayPal", and "Credit".

Below the payment methods is another heading: "How much would you like to pay?". There are two radio button options: "Pay Full Invoice" (selected) with a value of "\$1,498.85", and "Pay Other Amount".

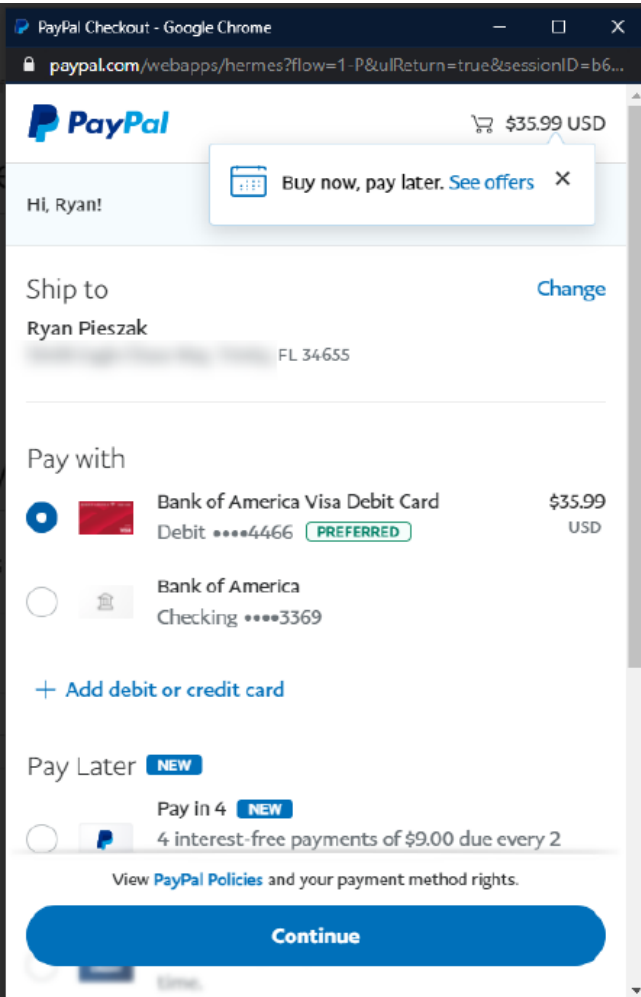
At the bottom of the main form area is a green button labeled "Continue to Payment Information" with a right-pointing arrow.

On the right side of the page, there is a "Payment Summary" box. It contains a table with the following data:

Invoice #	Amount
inu-paypal2-test1011611059 - View	\$1,498.85
SUBTOTAL	\$1,498.85
GRAND TOTAL \$1,498.85	

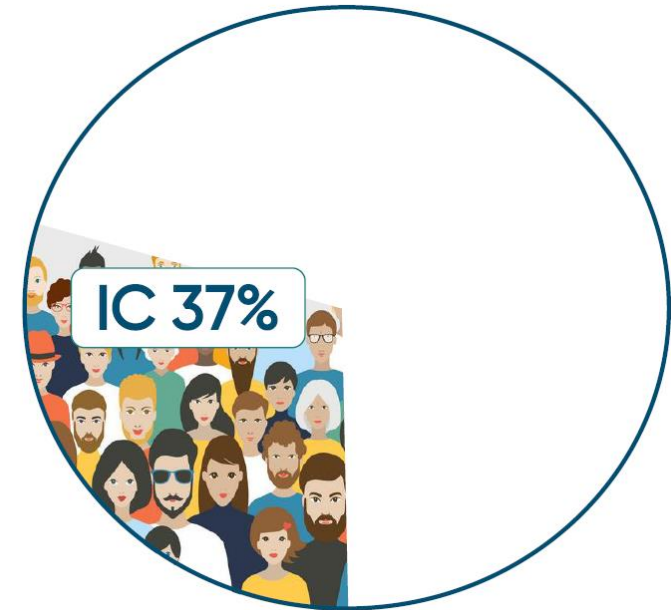
Below the table, a note states: "Any applicable service fees and/or discounts will be displayed before processing your payment."

Invoice Cloud Mobile Payer Experience



How We Are Collecting the Other 63% -- Non-Invoice Cloud Payments

- Mortgage Company Payments (23%)
- Paper Checks: Handwritten & Bank BillPay
Mailed & Delivered to Drop Box
- In Person Counter Payments



Goals for 2023 Expansion of Electronic Payments with Invoice Cloud

Counter Receipts:

- Permits Payments
- Delinq. Personal Property Tax
- Ambulance Payments.
- Miscellaneous Receivables

Departmental Receipts:

- Special Assessments
- Parking tickets
- False Alarms
- Code violations
- Ret. Health Insurance



9.A

**CONSENT AGENDA
BOARD
COMMUNICATION
October 18, 2022**

From: [Board](#)
To: Support for approval of an adult-use cannabis ordinance Thursday,
Subject: September 29, 2022 8:06:26 AM
Date:

Dear Meridian Township Board Members:

Now that the majority of township voters have declared their opposition to a cannabis ban, I urge you to adopt a plan to specifically allow a limited number of adult-use cannabis businesses within our borders.

By allowing this new industry to operate under strict regulations, we can generate new economic activity in several ways. The construction of the stores will mean more work for our skilled laborers who also frequent other businesses before and after work as well as on their lunch breaks. By giving customers options to make their cannabis purchases locally, we can also capture a portion of the state excise tax. Last year alone, each dispensary generated \$56,400 in tax revenue for their local communities. Even if we allowed just a handful of stores, it would bring welcomed resources that could be used toward our parks or other community programs.

While some members of the board have expressed skepticism toward this industry, I encourage you to look at the facts. Peer-reviewed academic research shows that limited access to legal cannabis is one of the most common reasons people continue to use the dangerous and illegal black market. Allowing a few carefully regulated stores is a harm-reduction strategy that will make our community safer, and that's on top of the economic benefit they bring.

As the township has already shown with the creation of its medical cannabis ordinance, it is possible to ensure that businesses are spread evenly throughout the community and kept away from sensitive places like daycares, parks and schools. The good work that has been done to carefully restrict where medical marijuana establishments locate can be used as a model for the adult-use ordinance.

Beyond our own community, I encourage you to look at other thriving cities that have found ways to embrace this new \$3 billion industry. Learn the lessons from thriving cities like Ann Arbor and Grand Rapids and smaller attractive communities like Grand Haven, East Lansing and Saugatuck. Each of these communities have created thoughtful regulations to allow a controlled number of cannabis businesses and reap the economic benefits. It's time for Meridian Township to open itself for new business.

Sincerely,

James Daly

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Monday, October 3, 2022 12:24:16 PM
Date:

Dear Meridian Township Board Members:

Now that the majority of township voters have declared their opposition to a cannabis ban, I urge you to adopt a plan to specifically allow a limited number of adult-use cannabis businesses within our borders.

By allowing this new industry to operate under strict regulations, we can generate new economic activity in several ways. The construction of the stores will mean more work for our skilled laborers who also frequent other businesses before and after work as well as on their lunch breaks. By giving customers options to make their cannabis purchases locally, we can also capture a portion of the state excise tax. Last year alone, each dispensary generated \$56,400 in tax revenue for their local communities. Even if we allowed just a handful of stores, it would bring welcomed resources that could be used toward our parks or other community programs.

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As the township has already shown with the creation of its medical cannabis ordinance, it is possible to ensure that businesses are spread evenly throughout the community and kept away from sensitive places like daycares, parks and schools. The good work that has been done to carefully restrict where medical marijuana establishments locate can be used as a model for the adult-use ordinance.

Beyond our own community, I encourage you to look at other thriving cities that have found ways to embrace this new \$3 billion industry. Learn the lessons from thriving cities like Ann Arbor and Grand Rapids and smaller attractive communities like Grand Haven, East Lansing and Saugatuck. Each of these communities have created thoughtful regulations to allow a controlled number of cannabis businesses and reap the economic benefits. It's time for Meridian Township to open itself for new business.

Sincerely,

Aubri Bacon

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Tuesday, October 4, 2022 9:20:15 AM
Date:

Dear Meridian Township Board Members:

At a previous township board meeting, patients would have been shocked and disappointed to hear of board members contemplating doing away with the township's medical marijuana licensing and zoning program.

Medical dispensaries are much-needed in our community to ensure that patients do not have to travel long distances to get their medication at affordable prices. Yet some members of this board discussed removing medical marijuana licenses in favor of adult-use only licensing, which would force patients to pay more for their meds if they wanted to buy locally. Why would you choose a policy that would specifically harm patients?

Beyond patient-centered reasons, if the township were to drop its medical cannabis license then board members would be unnecessarily eliminating upwards in \$25,000 in licensing revenue that it would otherwise collect.

I urge this board to allow both medical and adult-use cannabis businesses. A single store can hold both licenses, so there would not need to be an expansion of the number of businesses allowed. It will also enable stores to provide the service to customers who rely on cannabis for pain medication, seizure prevention and other medical issues while generating significant tax revenue for our community - not to mention more jobs - from non-medical patients who enjoy cannabis for its relaxing properties.

There is no reason to exclude one type of cannabis license in favor of another. Please listen to the majority of voters who supported adult-use legalization in 2018 and to the majority who blocked the ill advised cannabis ban this summer and bring this new industry to our township.

Sincerely,

Christian Henock - Berhanu

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Monday, October 3, 2022 12:28:16 PM
Date:

Dear Meridian Township Board Members:

Now that the majority of township voters have declared their opposition to a cannabis ban, I urge you to adopt a plan to specifically allow a limited number of adult-use cannabis businesses within our borders.

By allowing this new industry to operate under strict regulations, we can generate new economic activity in several ways. The construction of the stores will mean more work for our skilled laborers who also frequent other businesses before and after work as well as on their lunch breaks. By giving customers options to make their cannabis purchases locally, we can also capture a portion of the state excise tax. Last year alone, each dispensary generated \$56,400 in tax revenue for their local communities. Even if we allowed just a handful of stores, it would bring welcomed resources that could be used toward our parks or other community programs.

While some members of the board have expressed skepticism toward this industry, I encourage you to look at the facts. Peer-reviewed academic research shows that limited access to legal cannabis is one of the most common reasons people continue to use the dangerous and illegal black market. Allowing a few carefully regulated stores is a harm-reduction strategy that will make our community safer, and that's on top of the economic benefit they bring.

As the township has already shown with the creation of its medical cannabis ordinance, it is possible to ensure that businesses are spread evenly throughout the community and kept away from sensitive places like daycares, parks and schools. The good work that has been done to carefully restrict where medical marijuana establishments locate can be used as a model for the adult-use ordinance.

Beyond our own community, I encourage you to look at other thriving cities that have found ways to embrace this new \$3 billion industry. Learn the lessons from thriving cities like Ann Arbor and Grand Rapids and smaller attractive communities like Grand Haven, East Lansing and Saugatuck. Each of these communities have created thoughtful regulations to allow a controlled number of cannabis businesses and reap the economic benefits. It's time for Meridian Township to open itself for new business.

Sincerely,

Emma Beck

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance Monday,
Subject: October 3, 2022 12:18:16 PM
Date:

Dear Meridian Township Board Members:

At a previous township board meeting, patients would have been shocked and disappointed to hear of board members contemplating doing away with the township's medical marijuana licensing and zoning program.

Medical dispensaries are much-needed in the Meridian community to ensure that patients do not have to travel long distances to get their medication at affordable prices. Yet some members of this board discussed removing medical marijuana licenses in favor of adult-use only licensing, which would force patients to pay more for their meds if they wanted to buy locally. Why would you choose a policy that would specifically harm patients?

Beyond patient-centered reasons, if the township were to drop its medical cannabis license then board members would be unnecessarily eliminating upwards in \$25,000 in licensing revenue that it would otherwise collect.

I urge this board to allow both medical and adult-use cannabis businesses. Further, there is no reason for the separation of the two, which would allow new parties to enter into Meridian Twp, when previous permit holders have been vetted, have special use permits, property interests, and have met all zoning requirements.

A single store can hold both licenses, so there would not need to be an expansion of the number of businesses allowed. It will also enable stores to provide the service to customers who rely on cannabis for pain medication, seizure prevention and other medical issues while generating significant tax revenue for the community - not to mention more jobs - from non-medical patients who enjoy cannabis for its relaxing properties. In 2021 alone, municipalities received over \$56,000 PER adult-use retail license in their jurisdiction. This allows Meridian to increase their tax revenue to fund projects and initiatives that might be in deficit, or need a boost.

There is no reason to exclude one type of cannabis license in favor of another. Please listen to the majority of voters who supported adult-use legalization in 2018 and to the majority who blocked the ill advised cannabis ban this summer and bring this new industry to Meridian.

Sincerely,

Jamie Garmo

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Monday, October 3, 2022 12:18:15 PM
Date:

Dear Meridian Township Board Members:

After learning about the township board's recent discussions about whether we should allow adult-use cannabis businesses in our community, I strongly encourage you to follow democratic principals and listen to the 60% of voters who passed the 2018 legalization initiative and the majority who opposed the attempted cannabis business ban this summer.

The township has already crafted a thoughtful and carefully zoned medical marijuana ordinance. You should instruct staff to use this law as a model for its approach to adult-use cannabis businesses.

Meridian's medical marijuana ordinance already includes zoning and distance requirements between stores that would eliminate the possibility of "having stores on every corner" or there being "uncontrolled growth" of the businesses, like some neighbors have worried about. That ordinance also smartly spreads stores throughout the community by limiting how many can locate in each overlay district.

The township has already put in a lot of work. Make some minor adjustments to the medical program if needed, but there is no need to further delay allowing a few businesses to locate to our community while other cities capture the tax revenue and jobs that should be staying here in Meridian Township.

Sincerely,

Nickolas Noble

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Tuesday, October 4, 2022 9:20:17 AM
Date:

Dear Meridian Township Board Members:

At a previous township board meeting, patients would have been shocked and disappointed to hear of board members contemplating doing away with the township's medical marijuana licensing and zoning program.

Medical dispensaries are much-needed in our community to ensure that patients do not have to travel long distances to get their medication at affordable prices. Yet some members of this board discussed removing medical marijuana licenses in favor of adult-use only licensing, which would force patients to pay more for their meds if they wanted to buy locally. Why would you choose a policy that would specifically harm patients?

While I don't personally use cannabis, I've witnessed it's positive impact on patients of all ages and throughout Michigan's legalized markets have seen little ill effect. The states regulations are effective and the cannabis industry has proven to be productive, safe and community minded additions to the Michigan economy.

Beyond patient-centered reasons, if the township were to drop its medical cannabis license then board members would be unnecessarily eliminating upwards in \$25,000 in licensing revenue that it would otherwise collect.

I urge this board to allow both medical and adult-use cannabis businesses. A single store can hold both licenses, so there would not need to be an expansion of the number of businesses allowed. It will also enable stores to provide the service to customers who rely on cannabis for pain medication, seizure prevention and other medical issues while generating significant tax revenue for our community - not to mention more jobs - from non-medical patients who enjoy cannabis for its relaxing properties.

There is no reason to exclude one type of cannabis license in favor of another. Please listen to the majority of voters who supported adult-use legalization in 2018 and to the majority who blocked the ill advised cannabis ban this summer and bring this new industry to our township.

Sincerely,

Robert Brown

From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Tuesday, October 4, 2022 2:34:17 PM
Date:

Dear Meridian Township Board Members:

After learning about the township board's recent discussions about whether we should allow adult-use cannabis businesses in our community, I strongly encourage you to follow democratic principals and listen to the 60% of voters who passed the 2018 legalization initiative and the majority who opposed the attempted cannabis business ban this summer.

The township has already crafted a thoughtful and carefully zoned medical marijuana ordinance. You should instruct staff to use this law as a model for its approach to adult-use cannabis businesses.

Meridian's medical marijuana ordinance already includes zoning and distance requirements between stores that would eliminate the possibility of "having stores on every corner" or there being "uncontrolled growth" of the businesses, like some neighbors have worried about. That ordinance also smartly spreads stores throughout the community by limiting how many can locate in each overlay district.

The township has already put in a lot of work. Make some minor adjustments to the medical program if needed, but there is no need to further delay allowing a few businesses to locate to our community while other cities capture the tax revenue and jobs that should be staying here in Meridian Township.

Sincerely,

Kelly Boyle



FOR IMMEDIATE RELEASE
October 4, 2022

CONTACT: Bart Crane, Lieutenant
517.853.4800 | crane@meridian.mi.us

Meridian Township Police Announce Halloween Open House
Family Friendly Activities Offered for Spooky Fun

MERIDIAN TOWNSHIP, MI — On Saturday, October 29, 2022, the Meridian Township Police Department will host its annual Halloween Open House from 9:30 a.m. to 12:30 p.m. Visitors can tour the Police Department, meet our police officers at the Public Safety Building, 5151 Marsh Road, and enjoy the following:

- Visit with McGruff the Crime Dog
- Children will receive a candy bag and glow stick for trick-or-treating
- Sit in a patrol car
- See officer's tools and equipment
- Enjoy apple cider, donuts and candy
- Children will have an opportunity to win prizes
- Officers will conduct car seat inspections

"We love hosting this event every year. It is a wonderful opportunity for the community members to meet our staff, tour the police building and just have a great time," stated Lieutenant Bart Crane.

There is no charge for this event and costumes are encouraged!

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



From: [Board](#)
To: It's time to approve an adult-use cannabis ordinance
Subject: Tuesday, October 4, 2022 2:34:16 PM
Date:

Dear Meridian Township Board Members:

I and a majority of other residents agree it's time to approve approve adult-use cannabis in Meridian township. Not only will it bring in plenty of revenue for the community but your residents deserve accessible and carefully regulated medicine.

Sincerely,

Shelby Childs



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Master Plan Public Hearing

MONDAY, OCTOBER 24, 2022

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
2022 Master Plan (Planning Commission)
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, October 24, 2022, at 7:00 p.m., in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos (phone 517-853-4560), to hear all persons interested or involved in the initiation of the 2022 Master Plan public input process.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to Brian Shorkey, Senior Planner, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

**Publish: City Pulse
October 19, 2022**

**Deborah Guthrie
Meridian Township Clerk**

1 Affidavit, please



9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES
October 18th, 2022**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meetings of September 20, 2022, and October 4, 2022, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meetings of September 20, 2022, and October 4, 2022, with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2022 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, September 20th, 2022 **6:00 pm**

PRESENT: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

ABSENT: Trustee Sundland

STAFF: Township Manager Walsh, Assistant Township Manager and Director of Public Works Opsommer, Chief of Police Plaga, Fire Chief Hamel, Community Planning and Development Director Schmitt, Director of Economic Development Clark, Director of Finance Garber, Director of Projects and Operations Massie, IT Director Gebes

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLLCALL

Assistant to the Clerk Lemaster called the roll of the Board. Trustee Sundland is absent all others present.

4. PRESENTATION-NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 6:02 pm.

Mark Santucci, 5909 Blythefield Dr. East Lansing, MI spoke about medical and recreational marijuana.

Jon Covell, 6156 East Lake Dr. Haslett, MI spoke about recreational marijuana.

Rex Harrington, 820 Piper Rd. Haslett, MI spoke about notices going out to residents about refrigerators and coral pollution.

Supervisor Jackson Closed Public remarks at 6:17 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported five sponsored students are in the police academy bringing the township to 39 officers. Phase one of the MSU-Lake Lansing Pathway is out to bid. The Sign

Project bids are due on Friday. The Haslett Village project is underway. Joe's on Jolly is now open. The Fire Department had a swearing in ceremony last Friday. There was a birthday bash for six people. The first Friday Fun Day took place. The Sparrow Ribbon Cutting has taken place. The Community Resource Team is getting back on track. Yesterday Supervisor Jackson spoke to the Garden Club in the Town hall Room. There is currently an opening in Communications, in Parks and Rec, and one in the Clerk's office, and a mechanic position.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wisinski

- Meridian Township Regional Recycling day on Oct 8th, batteries, smoke detectors, and lights bulbs not accepted

Treasurer Deschaine

- Attended Meridian Service Day
- Attended the September 15th Pension Board Meeting
- Attended the September 12th Downtown Development Authority meeting
- Attended Swearing in of new police officers on Friday the 16th

Trustee Wilson

- Attended Opening of Joe's on Jolly
- Attended first Community Resource Commission meeting with new resource specialist Mary McGinnis

Clerk Guthrie

- Attended swearing in for new Police and Fire on Friday the 16th
- Attended Meridian Service Day on Constitution Day Saturday September 17th
- Attended Harris Nature Center Turtle Toast and encouraged other board members to attend future events
- Attended opening of Joe's on Jolly
- Noted today is National Voter Registration Day
- Noted this is Rail Safety Week

Supervisor Jackson

- Attended the Quarterly Board of Directors Meeting where there was a focus on Agriculture tech and housing
- HR Director Tithof and Melissa Massie attended response to hate program to learn about DEI

8. APPROVAL OF AGENDA

Trustee Wisinski moved to approve the agenda as Presented. Seconded by Trustee Wilson.

VOICE VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Trustee Hendrickson moved to approve the Consent Agenda as presented. Seconded by Trustee Wisinski.

Supervisor Jackson reviewed the Consent Agenda.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski,

NAYS: None

Motion carried: 6-0

A. Communications

Trustee Hendrickson moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

B. Approval of Minutes – September 6th, 2022 Regular Meeting

Trustee Hendrickson moved to approve and ratify the minutes of September 6th, 2022 Regular Meeting as presented. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

C. Bills

Trustee Hendrickson moved to approve that the Township Board approve the Manager’s Bills as follows: Seconded by Trustee Wisinski.

Common Cash	\$	15,618,172.38
Public Works	\$	3,977.61

Trust & Agency		\$	<u>0.00</u>
	Total Checks	\$	15,622,149.99
Credit Card Transactions		\$	18,233.24
08/11/22 to 08/31/2022			
	Total Purchases	\$	<u>15,640,383.23</u>
ACH Payments		\$	<u>1,429,162.64</u>

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

D. Resolution Commemorating Constitution Week

Trustee Hendrickson moved to approved to the resolution commemorating Constitution Week. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

E. Resolution Recognizing Rail Safety Week

Trustee Hendrickson moved to approve the resolution recognizing Rail Safety Week. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

F. Resolution Recognizing National Voter Registration Day

Trustee Hendrickson moved to approve the resolution recognizing National Voter Registration Day. Seconded by Wisinski.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. PUBLIC HEARINGS

12. ACTION ITEMS

A. Haslett Village Square – Commercial Rehabilitation Act

Director Schmitt outlined the Haslett Village Square, Commercial Rehabilitation Act.

Trustee Hendrickson moved to adopt the attached resolution approving the application from SP HOLDING COMPANY LLC, for the Commercial Rehabilitation Exemption for 10 years within the established Commercial Rehabilitation District 1655/1621 Haslett Road. Seconded by Trustee Wilson.

Trustee Hendrickson spoke in support of this item.

Trustee Wilson spoke in support of this item.

Treasurer Deschaine spoke in support of this item.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski, Supervisor Jackson

NAYS: None

Motion carried: 6-0

B. 1621 & 1655 Haslett Road – Brownfield Plan

Director Schmitt outlined the 1621 & 1655 Haslett Road, Brownfield Plan for action.

Treasurer Deschaine moved to adopt the resolution approving the Haslett Village Brownfield Plan for the properties at 1621 and 1655 Haslett Road, with a total increment revenue to be captured not to exceed \$2,778,028 (\$2,437,243 maximum to the developer) over an 11 year capture period. Seconded by Trustee Wilson.

Treasurer Deschaine spoke in support of this item as it recaptures some spending.

Trustee Wilson spoke in support of this item as it cleans up the community.

Trustee Hendrickson spoke in support of this item as it cleans up the community.

Supervisor Jackson spoke in support of this item.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski, Supervisor Jackson, Clerk Guthrie

NAYS: None

Motion carried: 6-0

The Development team thanked the Meridian Township team for all of their work on this project.

C. 2023 Township Budget

Manager Walsh thanked Courtland Jenkins for his work behind the scenes this meeting.

Manager Walsh outlined the 2023 Township Budget for action. He thanked Melissa Massie, Director Garber and Bernie Faulkner for their work on the budget.

Trustee Hendrickson moved that the Township Board approve the 2023 recommended budget resolution. Seconded by Trustee Wisinski.

Trustee Hendrickson spoke in support of this budget.

Trustee Wisinski spoke in support of this budget.

Treasurer Deschaine spoke in support of the current budget. He noted with the increase in water and sewer still leaves the Meridian with the lowest rates in the region.

Manager Walsh noted this is a non-income tax community and we are ahead of schedule paying off the central station with an expected pay off date three years ahead of schedule.

ROLL CALL VOTE: YEAS: Trustees Hendrickson, Wilson, Wisinski, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine

NAYS: None

Motion carried: 6-0

D. 2023 – 2027 TPOAM Non-Supervisory Professional Employees Tentative Agreement

Manager Walsh outlined the 2023 – 2027 TPOAM Non-Supervisory Professional Employees Tentative Agreement for action.

Trustee Wilson moved to approve the 2023-2027 Non-Supervisory Professional Employees agreement as outlined in the Township Manager’s memo dated September 20, 2022. Seconded by Trustee Hendrickson.

Trustee Wilson spoke in support of this item.

Trustee Hendrickson spoke in support of this item.

Clerk Guthrie spoke in support of this item and noted the 5% increase at the last step of the contract is unheard of in her time working at the township.

ROLL CALL VOTE: YEAS: Trustees Wilson, Wisinski, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson

NAYS: None

Motion carried: 6-0

E. 2023 – 2027 TPOAM Administrative Professional Employees Tentative Agreement

Manager Walsh outlined the 2023 – 2027 TPOAM Administrative Professional Employees Tentative Agreement.

Treasurer Deschaine moved to approve the 2023-2027 Administrative Professional Employees agreement as outlined in the Township Manager’s memo dated September 20, 2022. Seconded by Trustee Wisinski.

Treasurer Deschaine spoke in support of this item.

Trustee Wisinski spoke in support of this item.

ROLL CALL VOTE: YEAS: Trustee Wisinski, Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 6-0

F. 2023 – 2027 TPOAM Professional Supervisory Association Tentative Agreement

Manager Walsh outlined the 2023 – 2027 TPOAM Professional Supervisory Association Tentative Agreement.

Trustee Wilson moved to approve the 2023-2025 Professional Supervisory Association agreement as outlined in the Township Manager’s memo dated September 20, 2022. Seconded by Trustee Hendrickson.

Trustee Wilson spoke in support of this item.

Trustee Hendrickson asked why this group chose a three year contract.

Manager Walsh could not answer.

Clerk Guthrie asked why this contract has eight steps.

Assistant Manager Opsommer noted some positions in this union already have 7 steps.

Supervisor Jackson asked about extending the contracts to 5 years.

Manager Walsh stated it's that the union and the township knows what is going to happen for the next five years.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

G. 2023 – 2027 TPOAM Non-Supervisory Professional Employees Tentative Agreement

Manager Walsh outlined 2023 – 2027 TPOAM Non-Supervisory Professional Employees Tentative Agreement.

Treasurer Deschaine moved to approve the 2023-2027 Department of Public Works and Department of Parks and Recreation agreement as outlined in the Township Manager's memo dated September 20, 2022. Seconded by Trustee Wisinski.

Treasurer Deschaine spoke in support of this item.

Trustee Wisinski spoke in support of this item.

Clerk Guthrie asked about 5% increase for lead tenured workers for working 5 consecutive years.

Manager Walsh explained some positions in this group are probationary until certain licenses have been earned.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski, Supervisor Jackson

NAYS: None

Motion carried: 6-0

13. BOARD DISCUSSION ITEMS

A. 2022 Master Plan Update

Director Schmitt outlined the 2022 Master Plan Update for discussion. He noted the urban service boundary is unique and should be regularly discussed. He noted there will be a formal discussion on the urban service boundary in November. He stated there is already a good Master Plan in place and plans to tighten down and expand on those goals.

Trustee Hendrickson asked if this is a good time to address zoning mismatches.

Director Schmitt replied it would be good to address after the Master Plan Update.

Trustee Hendrickson asked about adopting a Tax Increment Finance for the Corridor Improvement Authority and Form Based Code.

Director Schmitt replied these things should be discussed during this Master Plan Update.

Treasurer Deschaine spoke in favor of a discussion of Form Based Code.

Trustee Wilson spoke in support of this plan and its methodology. She asked where a fourth PICA might be.

Director Schmitt stated there is potential for the Meridian Mall to be a fourth PICA and the Economic Development Corporation is recommending it.

Trustee Wisinski spoke in support of this Master Plan.

Supervisor Jackson spoke in support of this Master Plan. She appreciates not recreating the parks and pathways plan and noted smart growth and green growth.

B. Tall Grass Ordinance Amendment

Director Schmitt outlined the Tall Grass Ordinance Amendment for discussion. He noted this started because a judge ruled against the township on a long grass ticket.

Trustee Hendrickson spoke against this item as it may be hard for residents to understand.

Treasurer Deschaine asked if residents are provided a warning before given a ticket.

Director Schmitt replied they are.

Clerk Guthrie asked about enforcement on flower gardens.

Director Schmitt replied a well maintained flower garden will not be ticketed.

Trustee Wisinski noted the Ordinance language seems vague. She further noted definitions could be helpful.

Treasurer Deschaine mentioned the use of brochures with acceptable and non-acceptable examples.

Supervisor Jackson noted the language could be confusing.

C. Fire Department ARPA Spending – Power Cots

Manager Walsh outlined Fire Department ARPA Spending on Power Cots for discussion.

Chief Hamel further outlined Fire Department ARPA Spending on Power Cots for discussion. He noted there will soon be a 9% increase in cost.

Clerk Guthrie asked about the benefit to residents with these power cots.

Chief Hamel stated they are more comfortable, if they fail it will be less catastrophic to resident. It makes it easier to transfer heavier patients and provides a smoother transfer.

Supervisor Jackson noted that other agencies use these devices, and asked if they could be used in different kinds of ambulances.

Chief Hamel replied that is correct.

Trustee Wilson noted these aid patients, and staff.

Trustee Wisinski asked how many ambulances we have and how many cots we need and how much it will cost.

Chief Hamel noted we have 4 ambulances, and we will need four cots.

Trustee Wisinski asked about how long these last and what maintenance costs are associated.

Chief Hamel replied there is a maintenance agreement until 2029 but does not know the total lifetime.

Trustee Wisinski asked what would happen with existing cots.

Chief Hamel replied some will be kept for the fifth ambulance, the rest will be exchanged or sold.

Trustee Hendrickson noted this represents 10% of remaining ARPA funds but it will save money by sparing injury.

**Treasurer Deschaine moved to suspend the rules to take action on this item tonight.
Seconded by Clerk Guthrie.**

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski, Supervisor Jackson

NAYS: None

Motion carried: 6-0

Treasurer Deschaine moved to authorize spending from the ARPA funding balance of 2.3 million dollars for the purchase of power cots specified by the fire chief in the total amount of \$262,903. Supported by Trustee Hendrickson.

Treasurer Deschaine spoke in support of this item.

Trustee Hendrickson spoke in support of this item.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Wisinski, Supervisor Jackson

NAYS: None

Motion carried: 6-0

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson Opened Public Remarks at 8:24 pm.

NONE

Supervisor Jackson Closed Public Remarks at 8:29 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Manager Walsh congratulated Ashley Winstead on becoming a level four Assessor.

Trustee Hendrickson asked about the road map moving forward on recreational marijuana.

Director Schmitt replied staff is working on a plan and a timeline now and plans to provide further information in one of the next two meetings.

Supervisor Jackson noted there will be a Public Hearing on September 27th at 3:00 pm with the developers of the Village of Okemos as they have proposed a minor amendment the Mixed Use Planned Unit Development.

16. ADJOURNMENT

Trustee Wisinski moved to adjourn. Seconded by Clerk Guthrie.

VOICE/HAND VOTE: Motion carried 6-0

Supervisor Jackson adjourned the meeting at 8:32 pm.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2022 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, October 4th, 2022 **6:00 pm**

PRESENT: Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson,
Wisinski

ABSENT: Treasurer Deschaine

STAFF: Township Manager Walsh, Assistant Township Manager and Director of Public
Works Opsommer, Chief of Police Plaga, Fire Chief Hamel, Community Planning and
Development Director Schmitt, Director of Economic Development Clark, Director of
Finances, Director of Projects and Operations Massie, IT Director Gebes

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLLCALL

Deputy Clerk Lemaster called the roll of the Board. Treasurer Deschaine is absent all others
present.

4. PRESENTATION

A. Community Sign Project

Assistant Manager Opsommer and Director Massie gave a presentation on the Community
Sign Project. They presented renderings of each new sign, their placement within the
township and the cost of the project overall.

Trustee Wisinski spoke in support of this project.

Supervisor Jackson asked if this would be completed by the end of the year.

Assistant Manager Opsommer replied the deadline of the project is February 28th, 2023.

Director Massie noted the planting boxes on the signs will not be added until next spring.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 6:14 pm.

Marc Santucci, 5909 Blythefield Dr. East Lansing, MI spoke in support of adult use Marijuana.

Jamie Garmo, 400 S. Old Woodward Ave., Birmingham, MI spoke in support of adult use marijuana.

Gino Baldino, 1812 N. College Rd., Mason MI, spoke in support of adult use marijuana.

John Hood, 4406 N. Okemos Rd., Okemos MI spoke about the Okemos School Bond Proposal on the November 8th election. For more information visit www.Okemosbond.net.

Marcus Baldori, 2267 Mt. Hope Rd. Okemos MI spoke in support of adult use marijuana.

Mike McCurdy, 5458 Okemos Rd, Okemos MI spoke in support of adult use marijuana.

Josh Hovey, 1817 Prexel Rd. Lansing MI, spoke in support of adult use marijuana.

Robert Baldori, 2719 Mt. Hope Rd. Okemos, MI spoke in support of adult use marijuana.

Supervisor Jackson Closed Public remarks at 6:38 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the third quarter budget amendments will be before the board soon. The Lake Lansing Road diet will be discussed with Ingham County on the 18th. He is working with 2/42 Community Church on a community project. The IT Brightline project is on schedule to be completed by the end of the year. There were two meetings regarding the Senior Center. There will be a meeting this week to discuss Consumers power lines in regards to the Village of Okemos project. The Township Credit Card Policy update will be before the board on the 18th. The Garden club will meet on October 17th in the town hall room. Fire Chief Hamel has been in Florida to inspect a new ladder truck to be purchased by the township. Paramedic calls are expected to generate \$1.64 million in revenue. The roads project has been slowed down by inflation. To reach the township's PASER rating goal it would need to be 5.446 by the end of the year. Currently the PASER rating is 5.7.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Clerk Guthrie

- Congratulated Director Winstead on reaching level four assessor and Director Clark for the 10 over 10 award, and Director Garber for being selected to serve on the State Finance Board
- Over 10,000 absentee ballots have been mailed out, more will be mailed out as applications are received
- People are receiving multiple applications to vote absentee, only one is from the township the others are a third party
- Notices are being mailed out as precinct nine has been moved and a new voter ID will come with it
- Attended voter registration drive at Haslett High School
- Attended Nothing Bundt Cake ribbon cutting
- Attended Techsmith ribbon cutting

8. APPROVAL OF AGENDA

Trustee Wisinski moved to approve the agenda as Presented. Seconded by Trustee Wilson.

VOICE VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Trustee Hendrickson moved to approve the Consent Agenda as presented. Seconded by Trustee Wilson.

Supervisor Jackson reviewed the Consent Agenda.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson, Wisinski,

NAYS: None

Motion carried: 6-0

A. Communications

Trustee Hendrickson moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

B. Bills

Trustee Hendrickson moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Wilson.

Common Cash	\$	411,285.34
Public Works	\$	51,230.69
Trust & Agency	\$	<u>30,979.64</u>
Total Checks	\$	493,495.67
Credit Card Transactions	\$	11,777.85

09/15/22 to 09/28/2022

Total Purchases

\$ 505,273.52

ACH Payments

\$ 544,978.65

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

C. Village of Okemos – Brownfield Plan – Set Public Hearing for October 18, 2022

Trustee Hendrickson moved to set the Public Hearing for the Village of Okemos redevelopment Brownfield Plan for the October 18, 2022 Township Board meeting. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson, Wisinski

NAYS: None

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. PUBLIC HEARINGS - NONE

12. ACTION ITEMS

A. Recreational Marijuana – Refer to Planning Commission

Director Schmitt outlined the referring recreational Marijuana to the Planning Commission. He explained this is a two-part process and recommended splitting it up. The Zoning part is smaller while the licensing is more complicated. Staff recommends the zoning piece be referred to the Planning Commission. He noted that would like to recreate the licensing process. Staff plans to start work with the township attorney's office. HE expects by the beginning of 2023 this will come back to the board.

Trustee Hendrickson moved to refer the topic of recreational marijuana to the Planning Commission for input and public hearing on a draft zoning ordinance amendment permitting recreational marijuana uses in the Township. Seconded by Trustee Wisinski.

Trustee Hendrickson spoke in support of this item. He noted the Park Lake overlay could be altered. He spoke against using election result data to determine the locations of these facilities.

Trustee Wisinski spoke in support of this item and doing away with the lottery system.

Trustee Wilson spoke in support of this item and concurred with adjusting the overlay districts and doing away with the lottery system.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Trustees Hendrickson, Sundland, Wilson, Wisinski,
Supervisor Jackson

NAYS: None

Motion carried: 6-0

B. Community Resources Commission Appointments

Supervisor Jackson outlined the Community Resources Commission Appointments.

Supervisor Jackson moved to appoint Yvette Robinson to the Community Resources Commission for a 2 year term ending 12/31/2024. Seconded by Trustee Wilson.

Trustee Wilson spoke in support of this item.

Clerk Guthrie spoke in support of this item.

ROLL CALL VOTE: YEAS: Trustees Hendrickson, Sundland, Wilson, Wisinski,
Supervisor Jackson, Clerk Guthrie

NAYS: None

Motion carried: 6-0

Supervisor Jackson moved to approve the appointment made by Supervisor Jackson of Marna Wilson to replace Deborah Guthrie, as Board Liaison, to the Community Resources Commission for a term ending 11/20/2024. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Sundland, Wilson, Wisinski, Supervisor Jackson, Clerk
Guthrie, Trustees Hendrickson

NAYS: None

Motion carried: 6-0

13. BOARD DISCUSSION ITEMS

A. General Health Policy (Menstrual Equity)

Director Massie outlined the adopting a General Health Policy on menstrual equity for discussion. She explained the expected cost is \$150 annually per pantry.

Clerk Guthrie noted this policy clarifies the types of products that will be provided in township public restroom facilities.

Trustee Wilson noted this will assist township employees and the public.

Trustee Wilson move to adopt the resolution amending the Board Policy Manual of the Charter Township of Meridian to adopt a general health policy. Seconded by Clerk Guthrie.

Trustee Wilson withdrew the motion.

Trustee Hendrickson moved to suspend the rules to take action on this item tonight. Seconded by Clerk Guthrie.

ROLL CALL VOTE: YEAS: Sundland, Wilson, Wisinski, Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson

NAYS: None

Motion carried: 6-0

Trustee Wilson move to adopt the resolution amending the Board Policy Manual of the Charter Township of Meridian to adopt a general health policy. Seconded by Clerk Guthrie.

ROLL CALL VOTE: YEAS: Sundland, Wilson, Wisinski, Supervisor Jackson, Clerk Guthrie, Trustees Hendrickson

NAYS: None

Motion carried: 6-0

B. American Rescue Plan Funding

Manager Walsh outlined the American Rescue Plan Funding for Discussion.

Trustee Hendrickson asked if priorities have changed significantly since the first tranche of spending came in.

Manager Walsh replied that some will be the same and some will change.

Trustee Hendrickson stated he would like to hear from the department heads but would like to see an estimated cost of their projects.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson Opened Public Remarks at 7:45 pm.

NONE

Supervisor Jackson Closed Public Remarks at 7:45 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Hendrickson noted the board retreat is coming up on October 22nd.

16. CLOSED SESSION-Motion to go into a closed session to discuss ongoing litigation under MCL 15.268(1)(c). Successful entry into closed session will require a simple majority approval, though we still recommend a roll call vote. MCL 15.267(1).

Trustee Hendrickson moved to go into a closed session to discuss ongoing litigation under MCL 15.268(1)(c). Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Wilson, Wisinski, Supervisor Jackson, Clerk Guthrie,
Trustees Hendrickson, Sundland

NAYS: None

Motion carried: 6-0

The Board entered Closed Session at 7:48.

The Board returned to open session at 8:22.

17. ADJOURNMENT

Trustee Wilson moved to adjourn. Seconded by Trustee Wisinski.

VOICE/HAND VOTE: Motion carried 6-0

Supervisor Jackson adjourned the meeting at 8:23 pm.

PATRICIA H. JACKSON,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE
TOWNSHIP CLERK



9.C

To: Board Members
From: Amanda Garber, Finance Director
Date: October 18, 2022
Re: Board Bills

Charter Township of Meridian
Board Meeting
10/18/2022

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:

COMMON CASH	\$	562,237.49
PUBLIC WORKS	\$	541,291.91
TRUST & AGENCY	\$	518.66

TOTAL CHECKS: \$ 1,104,048.06

CREDIT CARD TRANSACTIONS

09/29/2022 - 10/12/2022

\$ 14,338.88

TOTAL PURCHASES: \$ 1,118,386.94

ACH PAYMENTS

\$ 936,576.91

10/13/2022 03:45 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 10/18/2022 - 10/18/2022
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. ALANTIS CONSTRUCTION FIRM	REFUND OVRPMT BUILDING PERMIT	100.00	
2. ALLGRAPHICS CORP	SPORTIES FOR SHORTIES T SHIRTS	1,618.80	
3. AMERICAN RENTALS	9/21/22 TO 10/21/22 PORTABLE TOILET RENTAL TRANSFE	88.00	
4. AMITA DAS	OVRPMT AMUBLANCE 6/9/2022	56.47	
5. ASAP PRINTING	TOWNSHIP BUSINESS CARDS - M. MCGINNIS	47.23	
	TOWNSHIP BUSINESS CARDS - A. CLARK	47.23	
	TOTAL	94.46	
6. AT & T	SEPT 11 2022 - ASE NET - THB - FS91 - 831.000.8214	4,267.01	
7. AT & T	SEP 2 - OCT 1 2022 - THB HVAC 517 347.6021 564 8	377.17	
8. AT & T	OCT 2022 - LEGACY TELEPHONE NUMBERS - 517.349.1200	32.79	
	SEP 28 - OCT 27 2022 - BUS FIBER INTERNET INSTALL	189.82	
	SEP 2 - OCT 1 2022 - HVAC @THB 517.347.1710 201 4	49.68	
	SEP 2 - OCT 1 2022 - PSB FAX 517 347-4285 924 0	53.11	
	SEP 2 - OCT 1 2022 - PSB FAX 517 347 6826 173 5	51.94	
	SEP 2 - OCT 1 2022 - DS-1 TO FIRE#92 - 517 R01-163	334.00	
	SEP 2 - OCT 1 2022 - THB DS1 TO COEL 517 R01 5602	362.00	
	TOTAL	1,073.34	
9. BLUE CARE NETWORK OF MICHIGAN	BLUE CARE NETWORK - SEPT 2022	99,989.51	58
10. BOARD OF WATER & LIGHT	09/01/2022 TO 10/01/2022 STREETLIGHT SERVICE	616.02	
11. BOUNDTREE MEDICAL	ORDER #104013445 - MEDICAL SUPPLIES	277.44	
	ORDER #103976925 - MEDICAL SUPPLIES	99.48	
	ORDER #104023718 - LARYNGOSCOPES	6,000.00	
	ORDER #104036273 - MEDICAL SUPPLIES	1,988.28	
	TOTAL	8,365.20	
12. BOYNTON FIRE SAFETY SERVICE	BUILDINGS - CENTRAL FIRE STATION - SPRINKELR SYSTE	135.00	
13. BRYAN BENTON	REIMB DRIVEWAY DAMAGE - SKYLINE DR	209.05	
14. BSN SPORTS	TUG-O-WAR GAMES	164.94	
	MESH BALL NET	219.78	
	TOTAL	384.72	
15. BULL ENTERPRISES	SEPT 2022 JANITORIAL SERVICES TOWNSHIP BLDGS	8,477.00	
16. CDW	NETCLOUD RENEW THROUGH MID SEP 23	1,453.20	
	CROWDSTRIKE RENEWAL 11/18/22-11/17/23	4,455.24	
	TOTAL	5,908.44	
17. CENTRALSQUARE TECHNOLOGIES LLC	INFORM MOBILE RENEWAL FIRE 10/30/22-10/29/23	242.59	
18. CGS SAFETY TRAINING INC	OSHA COMPLIANCE TRAINING DPW 9/13/22	570.46	
19. CINTAS CORPORATION #725	9/8/2022 - T FRANK - MECHANIC UNIFORMS	32.31	
	9/14/2022 - T FRANK - MECHANIC UNIFORMS	32.31	
	9/21/2022 - T FRANK - MECHANIC UNIFORMS	32.31	
	9/28/2022 - T FRANK - MECHANIC UNIFORMS	32.31	
	TOTAL	129.24	
20. CITY OF EAST LANSING	50% 3RD QTR 2022 MEP REVENUE	64,708.49	

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Vendor Name	Description	Amount	Check #
21. COMCAST	OCT 1, 2022 TO OCT 31, 2022 - INT+TV @THB	547.44	
	SEPT 29 2022 TO OCT 28 2022 - PD	74.66	
	OCT 16, 2022 - NOV 15, 2022 - FIRE #91 TV + INET	156.85	
	TOTAL	778.95	
22. CONSUMERS ENERGY	EMERGENCY UTILITIES - D MOORE	300.00	108043
	J DOSS #100087987671 - EMERGENCY UTILITIES	302.23	108041
	TOTAL	602.23	
23. CONSUMERS ENERGY	CONSUMERS PAYMENT FOR OCTOBER	23,967.61	57
24. CORECOMM INTERNET SERVICES	10/14/2022 TO 04/13/2023 - SEMI-ANNUAL DNS HOSTING	83.95	
25. DANIEL OPSOMMER	REIMB TRAFFIC SIGN INVOICE - PAID WITH PERSONAL CC	129.21	
26. DELTA DENTAL	DELTA DENTAL - OCTOBER 2022	12,507.87	60
	DELTA DENTAL - SEPT	12,120.87	59
	TOTAL	24,628.74	
27. DEMMER CENTER	MERIDIAN TWP DEER MGMT SAFETY PROFICIENCY TESTS	3,450.00	
28. DESIGNS BY NATURE	FALL 2022 NATIVE PLANT SALE VENDOR AT HNC	529.00	
29. DLT SOLUTIONS LLC	AUTODESK CIVIL 3D X2 PURCHASE	8,281.90	
30. DONALD SAWYER	REIMB DAMAGE TO IRRIGATION - TOMAHAWK RD	650.00	
31. FAHEY SCHULTZ BURZYCH RHODES PLC	FIRE DEPT - LEGAL FEES	22.50	
	CLERK MATTERS - LEGAL FEES	62.50	
	ENFORCEMENT MATTERS - LEGAL FEES	877.50	
	COLLECTIVE BARGAINING - LEGAL FEES	2,375.00	
	MARIHUANA REG - LEGAL FEES	1,911.50	
	EMPLOYMENT INVESTIGATION - LEGAL FEES	427.50	
	WINSLOW - LEGAL FEES	408.50	
	EYDE-SIERRA RIDGE - LEGAL FEES	337.50	
	MDCR - LEGAL FEES	67.50	
	SIGN REGULATIONS - LEGAL FEES	1,831.50	
	THE PONDS - LEGAL FEES	3,760.00	
	ASSESSOR - LEGAL FEES	1,351.91	
	CLERK - LEGAL FEES	915.25	
	COMMUNITY PLANNING & DEV - LEGAL FEES	963.46	
	FOIA/OMA - LEGAL FEES	1,163.27	
	MANAGER - LEGAL FEES	58.69	
	PARKS & REC - LEGAL FEES	920.14	
	PUBLIC WORKS - LEGAL FEES	377.28	
	HANNAH HOSPITALITY - LEGAL FEES	900.00	
	GFS MARKETPLACE - LEGAL FEES	90.00	
	E & W INVESTMENTS - LEGAL FEES	315.00	
	TOTAL	19,136.50	
32. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE	1,900.50	46
33. FIRST COMMUNICATIONS	10/01/22--10/31/22 - ANALOG TELEPHONE LINES-314221	1,449.32	
34. FORESIGHT GROUP	WATER BILLS & POSTAGE 9/15/2022	528.80	
	#10 REGULAR AND WINDOW ENVELOPES	807.44	
	TOTAL	1,336.24	
35. GALLAGHER BENEFIT SERVICES, INC	OCT 2022 HEALTH INS CONSULTING FEES	2,741.69	
36. GO GROW PLANT NATIVE, LLC	FALL 2022 NATIVE PLANT SALE VENDOR AT HNC	210.00	

Vendor Name	Description	Amount	Check #
37. GRAINGER	MOTOR POOL - FIRE - FLASHLIGHT CHARGING CORDS	62.90	
38. GRANGER	RUBBISH DISPOSAL SERV - PS BLDG & TOWNHALL OCT 20	119.88	
	RUBBISH/RECYCLE - GAYLORD C SMITH - OCT 2022	174.39	
	RUBBISH DISPOSAL SERVICES - S. FIRE OCT 2022	79.69	
	RUBBISH DISPOSAL SERVICES - C. FIRE OCT 2022	93.32	
	SEPT/OCT 2022 - SEASONAL TRASH SERVICE IN PARKS	373.82	
	TOTAL	841.10	
39. IAN MANDERNACK	REIMBURSEMENT FOR LICENSE FEES	50.00	
40. INGHAM COUNTY DRAIN COMMISSIONER	DRAIN CROSSING PERMITS MSU TO LL CONNECTOR TRAIL P	525.00	
41. INVOICE CLOUD	INVOICE CLOUD MONTHLY FEES	1,121.30	62
42. JAMES HALLAN	REIMB DAMAGE IRRIGATION - OVERGLEN COURT	77.04	
43. JIMMERSON ROOFING	REFUND OVREMT BUILDING PERMIT	100.00	
44. JOHN HECKAMAN	2022 COCM CONF REIMBURSEMENT	530.57	
45. JOSH WRIGHT	VENDOR BOND REIMBURSEMENT	500.00	
46. KODIAK EMERGENCY VEHICLES	UNIT 134 & 663 - MOTOR POOL - FIRE - PARTS	341.06	
	UNIT 135 - FIRE - SIREN SPEAKERS 135 AND STOCK	615.17	
	TOTAL	956.23	
47. KUNWAR RAJENDRA	REIMB DAMAGE IRRIGATION - COMANCHE DR	151.71	
48. LANSING SANITARY SUPPLY INC	BUILDINGS - CUSTODIAL SUPPLIES	402.96	
	BUILDINGS - CUSTODIAL SUPPLIES	52.14	
	10/04/2022 - CLEANING SUPPLIES	138.82	
	TOTAL	593.92	
49. LANSING UNIFORM COMPANY	UNIFORM ITEMS/ALTERATIONS - SCHOTT/MILLEROV	374.70	
	UNIFORM ITEMS - CLEMENTS/BAZAN/CLEVINGER/KEENER	598.00	
	TOTAL	972.70	
50. LAWN STAR GROUP LLC	AUG 29 2022 TO SEPT 27 2022 - GLENDALE - MOWING	5,725.00	
51. LEAK PETROLEUM EQUIPMENT INC	BUILDINGS - SERVICE CENTER - AIR COMPRESSOR MAINT	194.00	
52. LOGICALIS	LOGICALIS IT HELP DESK SERVICE OCT 2022	3,345.00	
53. LOPEZ CONCRETE CONSTRUCTION	SHAW STREET CONNECTOR- MSU TO LAKE LANSING PATHWAY	111,644.07	
54. MEDICAL MANAGEMENT SYSTEMS OF MI	SEPT 2022 COLLECTION FEE FROM AMBULANCE BILLINGS	8,538.49	
55. MELISSA MASSIE	MILEAGE REIMBURSEMENT	30.00	

Vendor Name	Description	Amount	Check #
56. MERIDIAN CHARTER TOWNSHIP			
	7.5-8.1 WATER/SEWER BILL - LARGE DOG PARK	2.50	53
	8.1-8.31 WATER/SEWER BILL - LARGE DOG PARK	7.56	55
	6.1-8.31 WATER/SEWER BILL - MARKETPLACE ON THE GRE	5.00	56
	7.5-8.1 WATER/SEWER BILL- NANCY MOORE COMMUNITY PA	5.00	53
	8.1-8.31 WATER/SEWER BILL - NANCY MOORE COMMUNITY	120.00	55
	7.5-8.1 WATER/SEWER BILL - SERVICE CENTER	350.00	53
	8.1-8.31 WATER/SEWER BILL - SERVICE CENTER BLDG	350.00	55
	7.5-8.1 WATER/SEWER BILL NORTH FIRE STATION	120.00	53
	8.1-8.31 WATER/SEWER BILL - NORTH FIRE STATION	5.00	55
	7.5-8.1 WATER/SEWER BILL - HARTRICK PARK	460.40	53
	8.1-8.31 WATER/SEWER BILL - HARTRICK PARK	359.20	55
	6.1-8.31 WATER/SEWER BILL - CHURCH AT HISTORICAL V	833.00	56
	7.5-8.1 WATER/SEWER BILL PUBLIC SAFETY BUILDING	120.00	53
	8.1-8.31 WATER/SEWER BILL - PUBLIC SAFETY BUILDING	120.00	55
	7.5-8.1 WATER/SEWER BILL - MUNICIPAL BUILDING	239.60	53
	8.1-8.31 WATER / SEWER BILL - MUNICIPAL BUILDING	212.00	55
	6.1-8.31 WATER/SEWER BILL - MERIDIAN PAVILLION	396.00	56
	6.1-8.31 WATER/SEWER BILL HISTORICAL VILLAGE	16.50	56
	7.5-8.1 WATER /SEWER BILL - MERIDIAN TOWNSHIP IRR	40.42	53
	8.1-8.31 WATER/SEWER BILL - MERIDIAN TOWNSHIP IRRI	45.48	55
	6.1-8.31 WATER/SEWER BILL HISTORICAL VILLAGE RESTR	5.00	56
	5.3-8.1 WATER/SEWER BILL - MARSH RD ART	68.28	53
	6.1-8.31 WATER/SEWER BILL - GLENDALE CEMETERY	58.36	56
	7.5-8.1 WATER/SEWER BILL - SOUTH FIRE STATION	120.00	53
	8.1-8.31 WATER/SEWER BILL - SOUTH FIRE STATION	5.00	55
	6.1-8.31 WATER/SEWER - WONCH PARK - TEMP CLOSED	5.00	56
	6.1-8.31 WATER/SEWER BILL - FERGUSON PARK	5.00	56
	7.5-8.1 WATER/SEWER BILL - FIRE STATION #9	51.00	53
	8.1-8.31 WATER/SEWER BILL - FIRE STATION #9	74.00	55
	5.5-8.1 WATER/SEWER BILL ORLANDO PARK	5.00	53
	6.1-8.31 WATER/SEWER BILL - TOWAR RECREATION CENTE	5.00	56
	5.2-8.1 WATER/SEWER BILL - SCHOOL STREET	39.50	53
	7.5-8.1 WATER/SEWER BILL - TOWNER RD PARK	1,596.60	53
	8.1-8.31 WATER/SEWER BILL - TOWNER ROAD PARK	1,838.10	55
	TOTAL	7,683.50	
57. MERIDIAN TOWNSHIP			
	TRANFER FLEX CHECKING 10/07/2022 PAYROLL	406.76	
58. MERIDIAN TOWNSHIP PETTY CASH			
	ROBERTS RULE OF ORDER - LEMASTER REIMB RECEIPT 495	8.99	
	REIMB FLASH DRIVES FOIA REQUESTS - LEMASTER 4/14/2	28.84	
	REIMB FOR FASTENERS FOR SHELF - R. BEADERSTADT	2.40	
	TOTAL	40.23	
59. MERIDIAN TOWNSHIP RETAINAGE			
	SHAW STREET CONNECTOR- MSU TO LAKE LANSING PATHWAY	2,850.53	
60. MICHAEL GARRETTE			
	REIMB DMG TO IRRIGATION - LAGOON DR	118.33	
61. MICHIGAN PAVING			
	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	56,632.88	108039
62. MID MICHIGAN EMERGENCY EQUIPMENT			
	UNIT 700 - FIRE - UPFITTING EXPEDITION	491.46	
	MOTOR POOL - POLICE - UNIT 671	819.98	
	UNIT 700 - FIRE - UPFITTING 2022 EXPEDITION	12,083.50	
	MOTOR POOL - WATER - UNIT #7 - ANTENNA	296.65	
	TOTAL	13,691.59	
63. MIDWEST POWER EQUIPMENT			
	REPAIR PARTS FERRIS MOWER - UNIT 67	137.02	
64. NORTHSIDE SERVICE			
	MOTOR POOL - ENGINE 93 - UNIT 138 - TOWING	300.00	
65. PEOPLEFACTS LLC			
	SEPT 2022 PRE-EMPLOYMENT CREDIT CHECKS	16.67	
66. POSTMASTER			
	POSTAGE BALLOTS NOV 2022 ELECTION	1,941.44	107966

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Vendor Name	Description	Amount	Check #
67. PRINT MAKERS SERVICE INC	SEPT 2022 KIP COPIER SERVICE CONTRACT & METER CHAR	63.82	
68. RECLAIMED BY DESIGN	4TH QTR 2022 OPERATION OF RECYCLING CENTER	6,000.00	
69. ROWERDINK AUTOMOTIVE PARTS	UNIT 71 - MOTOR POOL - FLEET REPAIR PARTS	163.19	
	CREDIT NOTE - MOTOR POOL - FLEET REPAIR PARTS	(25.00)	
	UNIT 670 - MOTOR POOL - FLEET REPAIR PARTS	135.96	
	CREDIT REF 1152404BB - MOTOR POOL - FLEET REPAIR P	(16.00)	
	UNIT 675 - MOTOR POOL - FLEET REPAIR PARTS	113.18	
	TOTAL	371.33	
70. SALLY GARROD	FALL 2022 NATIVE PLANT SALE VENDOR AT HNC	100.00	
71. SARAH PARKER	SEPT 2022 - PHOTOGRAPHY & GRAHPIC DESIGN SERVICES	170.00	
72. SPARROW OCCUPATIONAL	SEPT 2022 OCCUPATIONAL HEALTH PHYSICAL EXAMINATION	1,252.00	
73. ST MARTHA CONFERENCE OF	EMERGENCY RENT - C CERQUEIRA	513.11	108042
74. STAPLES	MISC OFFICE SUPPLIES	1,209.24	
75. T MOBILE	8/21/22 - 9./20/22 - BACKUP CELLULAR DATA SERVICE	29.86	
76. VARIPRO BENEFIT ADMINISTRATORS	NOV 2022 MEDICARE SUPPLEMENT	13,950.07	
77. VERIZON CONNECT	9/1/22-9/30/22 - VEHICLE DATA UPLINK - MERI07	1,359.96	
78. VERIZON WIRELESS	AUG 24 - SEP 23 2022 - WIRELESS SERVICES	3,101.51	
79. WASTE MANAGEMENT	10/01/22-10/31/22 - GAYLORD C SMITH - DEER MGT PRO	192.19	
80. WEST SHORE FIRE INC	OUTDOOR WARNING SIREN	24,800.00	
81. WILDTYPE DESIGN	FLOWERING SHRUBS - PEGGY SHICK MEMORIAL HISTORICAL	21.90	108040
82. ZOLL MEDICAL CORP	CREDIT MEMO SALES ORDER #1444814	(82.50)	
	CREDIT MEMO SALES ORDER #1973281	(258.75)	
	LIMB CABLE/DUAL LUMEN NIBP TUBING ASSEMBLY	611.80	
	HEART MONITOR SUPPLIES/EQUIPMENT MARCH 2021	482.16	
	HEART MONITOR SUPPLIES/EQUIPMENT - AED UPGRADE KIT	10.00	
	LNCS DISPOSABLE PEDIATRIC SPO2 SENSORS	240.00	
	ORDER #2752528 EKG EQUIPMENT/SUPPLIES	1,035.00	
	TOTAL	2,037.71	
TOTAL - ALL VENDORS		562,237.49	

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1. BANNASCH WELDING INC	WATER DEPARTMENT - PARTS FOR VALVE TURNER STAND	146.50	
2. BLUE CARE NETWORK OF MICHIGAN	BLUE CARE NETWORK - SEPT 2022	15,489.26	23
3. CGS SAFETY TRAINING INC	OSHA COMPLIANCE TRAINING DPW 9/13/22	684.54	
4. CITY OF EAST LANSING	SEWER OPERATIONS BILLINGS - OCT 2022	181,891.25	
	OCT 2022 ELMWSA OPERATING & INTERCONNECT & DEBT SH	297,403.75	
	TOTAL	479,295.00	
5. CONSUMERS ENERGY	CONSUMERS PAYMENTS FOR OCTOBER	6,299.60	22
6. DELTA DENTAL	DELTA DENTAL - OCT 2022	1,613.18	25
	DELTA DENTAL - SEPT 2022	1,724.18	24
	TOTAL	3,337.36	
7. EASTBROOK HOMES INC	REIMB PERFORMANCE GUARANTEE - SOUTHRIDGE	4,909.65	
8. FERGUSON WATERWORKS #3386	ORDER #55866 - CUSTOMER INSTALLATIONS PARTS	903.56	
	WATER - PARTS FOR CUSTOMER INSTALLATIONS	1,109.33	
	WATER - PARTS FOR CUSTOMER INSTALLATIONS	163.06	
	TOTAL	2,175.95	
9. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE	246.26	19
10. GALLAGHER BENEFIT SERVICES, INC	OCT 2022 HEALTH INS CONSULTING FEES	508.31	
11. IDC CORPORATION	2022 LIFT STATION CONTROLS MAINTENANCE	2,067.50	
12. INVOICE CLOUD	INVOICE CLOUD MONTHLY FEES	1,206.80	26
13. JERRY FEDEWA HOMES, INC	REIMB PERFORMANCE GUARANTEE - SLEEPY HOLLOW	877.50	
14. KLINGMANS FURNITURE & DESIGN LLC	REIMB PERF GUARANTEE SIDEWALK - NEWMAN ROAD	8,386.00	
15. MAYBERRY HOMES	REIMB PERFORMANCE GUARANTEE - SILVERSTONE WAY	7,339.25	
	REIMB PERFORMANCE GUARANTEE - COPPER CREEK	4,588.06	
	TOTAL	11,927.31	
16. MERIDIAN TOWNSHIP PETTY CASH	REIMB NOTARY PUBLIC - MASSEY 5/24/22	20.15	
	REIMB GATE VALVE PINS - M. LOVE 6/3/22	2.96	
	TOTAL	23.11	
17. MICHIGAN RURAL WATER ASSOC	WATER - 10/25 & 10/26 2022 - S LICENSE DISTRIBUTIO	320.00	
	WATER - S LICENSE DISTRIBUTION CLASS	960.00	
	TOTAL	1,280.00	
18. TROY & ANGELA MATLOCK	REIMB PERFORMANCE GUARANTEE - SLEEPY HOLLOW	2,000.00	
19. VERIZON WIRELESS	AUG 24 - SEP 23 2022 - WIRELESS SERVICES	431.26	
TOTAL - ALL VENDORS		541,291.91	

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Vendor Name	Description	Amount	Check #
1. CORELOGIC CENTRALIZED REFUNDS	TAOS TRAIL, OKEMOS MI - MI TAX TRIBUNAL RFND DOCKE	518.66	13339
TOTAL - ALL VENDORS		518.66	

Credit Card Report 9/29/2022-10/12/2022

Posting Date	Merchant Name	Amount	Name
2022/09/29	PATRIOTICBRANDS.COM	\$342.38	TYLER KENNEL
2022/09/29	STATE OF MI EMS	\$25.00	TIMOTHY BOOMS
2022/09/29	STAPLS7366035163000001	\$440.08	KRISTEN COLE
2022/09/29	THE UPS STORE 811	\$18.05	ANDREA SMILEY
2022/09/29	GRAND TRAV RESORT	\$263.80	FRANK L WALSH
2022/09/29	GRAND TRAV RESORT	\$288.88	FRANK L WALSH
2022/09/29	GRAND TRAV RESORT	\$219.80	CAROL HASSE
2022/09/29	SHANTY CREEK RESORT	\$23.08	JOHN HECKAMAN
2022/09/29	AMZN MKTP US*144QA1OK0	\$6.79	MICHELLE PRINZ
2022/09/29	RETRODUCK.COM	\$336.00	DENISE GREEN
2022/09/29	AMAZON.COM*146UB6FT1 AMZN	\$27.29	CATHERINE ADAMS
2022/09/29	CITY OF LANSING, MI	\$1.87	ED BESONEN
2022/09/29	MEIJER # 025	\$59.60	BRIDGET CANNON
2022/09/30	3986 ALL-PHASE	\$47.89	TYLER KENNEL
2022/09/30	THE HOME DEPOT #2723	\$39.94	KYLE ROYSTON
2022/09/30	OFFICEMAX/OFFICEDEPT#3379	\$32.32	DEBORAH GUTHRIE
2022/09/30	GRAINGER	\$95.60	JACOB FLANNERY
2022/09/30	ELECTRICAL TERMINAL SERVI	\$234.52	TODD FRANK
2022/09/30	SHANTY CREEK RESORT	\$24.14	JOHN HECKAMAN
2022/09/30	GRAINGER	\$1,865.01	ROBERT MACKENZIE
2022/09/30	HEARST NEWSPAPERSMIDWEST	\$9.20	MICHELLE PRINZ
2022/09/30	AMZN MKTP US*1499354W1	\$125.63	MICHELLE PRINZ
2022/09/30	AMZN MKTP US*145V41LE1	\$43.80	MICHELLE PRINZ
2022/09/30	OFFICEMAX/OFFICEDEPT#3379	\$24.19	BRIDGET CANNON
2022/09/30	BEACON ATHLETICS	\$631.30	ALLISON GOODMAN
2022/10/03	THE HOME DEPOT #2723	\$12.20	LAWRENCE BOBB
2022/10/03	THE HOME DEPOT #2723	\$10.92	RYAN CAMPBELL
2022/10/03	THE HOME DEPOT #2723	\$11.72	RYAN CAMPBELL
2022/10/03	OFFICEMAX/OFFICEDEPT#3379	\$361.27	DEBORAH GUTHRIE
2022/10/03	LANSING COMMUNITY COLL	\$47.00	TIMOTHY BOOMS
2022/10/03	OPENTIMECLOCK	\$25.00	KRISTEN COLE
2022/10/03	DUNHAMS 135	\$69.99	MIKE ELLIS
2022/10/03	SHANTY CREEK RESORT	\$19.96	JOHN HECKAMAN
2022/10/03	SQ *JERSEY GIANT SUBS! (O	\$238.96	LUANN MAISNER
2022/10/03	MEIJER # 253	\$4.59	LUANN MAISNER
2022/10/03	MEIJER # 253	\$106.00	LUANN MAISNER
2022/10/03	THE HOME DEPOT #2723	\$52.98	KEITH HEWITT
2022/10/03	AMZN MKTP US	(\$6.79)	MICHELLE PRINZ
2022/10/03	AMZN MKTP US*141RC7E31	\$12.58	MICHELLE PRINZ
2022/10/03	AMAZON.COM*143YJ1XS1	\$55.91	MICHELLE PRINZ
2022/10/03	AMZN MKTP US*145YY0ZL2	\$341.00	CATHERINE ADAMS
2022/10/03	MEIJER # 025	\$5.98	EMMA CAMPBELL
2022/10/03	SQ *UNCLE CALVIN'S SWEET	\$7.00	EMMA CAMPBELL
2022/10/03	SQ *MI GREAT LAKES FISH C	\$24.48	EMMA CAMPBELL
2022/10/03	SQ *SANDY RIDGE FARM	\$20.50	EMMA CAMPBELL
2022/10/03	MEIJER # 025	\$33.81	ALLISON GOODMAN
2022/10/04	SHANTY CREEK RESORTS -	\$444.60	JOHN HECKAMAN
2022/10/04	SQ *JERSEY GIANT SUBS! (O	(\$12.96)	LUANN MAISNER
2022/10/04	STATE MDOT LICENSES	\$166.86	DENISE GREEN
2022/10/04	AMAZON.COM*1413A18A1 AMZN	\$142.74	CATHERINE ADAMS
2022/10/04	AMZN MKTP US*149QQ85L1	\$44.85	CATHERINE ADAMS
2022/10/04	AMZN MKTP US*146U83KH0	\$64.98	CATHERINE ADAMS

2022/10/04	AMZN MKTP US*143NZ7B41	\$29.99	CATHERINE ADAMS
2022/10/05	THE HOME DEPOT #2723	\$39.89	TYLER KENNEL
2022/10/05	DICK'S CLOTHING&SPORTING	\$340.00	RUDY GONZALES
2022/10/05	GRAINGER	\$16.71	JACOB FLANNERY
2022/10/05	LANGUAGE LINE	\$125.47	KRISTI SCHAEING
2022/10/05	MI STATE POLICE PMTS	\$60.00	KRISTI SCHAEING
2022/10/05	AMAZON.COM*1K0X64C60 AMZN	\$149.78	CATHERINE ADAMS
2022/10/05	VAN ATTA'S GREENHOUSE	\$194.99	CATHERINE ADAMS
2022/10/05	OFFICEMAX/OFFICEDEPT#3379	\$85.98	BRIDGET CANNON
2022/10/05	VAN ATTA'S GREENHOUSE	\$11.22	BRIDGET CANNON
2022/10/06	HAMMOND FARMSLANDSCAPE SU	\$182.50	ROBERT STACY
2022/10/06	THE HOME DEPOT #2723	\$65.14	RUDY GONZALES
2022/10/06	OFFICEMAX/OFFICEDEPT#3379	\$125.81	DEBORAH GUTHRIE
2022/10/06	GRAINGER	\$173.17	JACOB FLANNERY
2022/10/06	GRAINGER	\$33.42	JACOB FLANNERY
2022/10/06	LEXISNEXIS EPIC	\$150.00	KRISTI SCHAEING
2022/10/06	THE HOME DEPOT 2723	(\$538.20)	LUANN MAISNER
2022/10/06	DUSTY'S CELLAR CORP	\$228.94	LUANN MAISNER
2022/10/06	THE HOME DEPOT 2723	\$538.20	LUANN MAISNER
2022/10/06	THE HOME DEPOT 2723	\$718.20	LUANN MAISNER
2022/10/06	HASLETT TRUE VALUE HARDW	\$33.25	TAVIS MILLEROV
2022/10/06	SOLDAN S PET SUPPLIES	\$10.74	CATHERINE ADAMS
2022/10/07	THE HOME DEPOT #2723	\$20.43	LAWRENCE BOBB
2022/10/07	THE HOME DEPOT #2723	\$8.87	KYLE FOGG
2022/10/07	TEAM LANSING FNDTN	\$10.00	ANDREA SMILEY
2022/10/07	AMZN MKTP US*1K5RI2NY0	\$12.67	MICHELLE PRINZ
2022/10/07	AMZN MKTP US*1K9374NS0	\$37.80	MICHELLE PRINZ
2022/10/07	CITY OF LANSING, MI	\$0.75	ED BESONEN
2022/10/10	AC&E RENTALS INC	(\$2.02)	LAWRENCE BOBB
2022/10/10	AC&E RENTALS INC	\$35.62	LAWRENCE BOBB
2022/10/10	DUNHAMS 066	\$279.97	ROBERT STACY
2022/10/10	BECKS TRAILER SUPERSTORE	\$128.85	TYLER KENNEL
2022/10/10	THE HOME DEPOT #2723	\$79.17	TYLER KENNEL
2022/10/10	MEIJER # 025	\$65.00	KYLE ROYSTON
2022/10/10	MEIJER # 025	\$36.98	ANDREW MCCREADY
2022/10/10	DUNHAMS 066	\$79.99	MIKE ELLIS
2022/10/10	THE HOME DEPOT #2723	\$18.28	MIKE ELLIS
2022/10/10	MERTS SPECIALTY MEA	\$80.57	LUANN MAISNER
2022/10/10	MEIJER # 025	\$244.39	LUANN MAISNER
2022/10/10	JETS PIZZA - MI-053 - MOT	\$58.39	TAVIS MILLEROV
2022/10/10	TOM'S FOOD	\$49.90	TAVIS MILLEROV
2022/10/10	TOM'S FOOD	\$49.90	TAVIS MILLEROV
2022/10/10	SQ *GROOVY DONUTS	\$96.11	TAVIS MILLEROV
2022/10/10	AC&E RENTALS INC	\$31.37	DAN PALACIOS
2022/10/10	AMZN MKTP US*148YM4RU2	\$71.95	CATHERINE ADAMS
2022/10/10	AMZN MKTP US*1K4406MC1	\$75.99	CATHERINE ADAMS
2022/10/10	AMZN MKTP US*1K95R6DN0	\$93.99	CATHERINE ADAMS
2022/10/10	AMZN MKTP US*1K4LR5T12	\$99.99	CATHERINE ADAMS
2022/10/10	AMZN MKTP US*1K2Q78B81	\$139.52	CATHERINE ADAMS
2022/10/10	SAFETYSIGN.COM	\$115.01	DANIEL OPSOMMER
2022/10/10	OFFICEMAX/OFFICEDEPT#3379	\$59.98	ALLISON GOODMAN
2022/10/10	OTC BRANDS INC	\$4.95	ALLISON GOODMAN
2022/10/11	COMPLETE BATTERY SOURCE	\$31.75	JACOB FLANNERY
2022/10/11	DUNHAMS 066	\$69.99	MIKE ELLIS
2022/10/11	HYDRO-CHEM SYSTEMS INC	\$664.05	ROBERT MACKENZIE

2022/10/11	HYDRO-CHEM SYSTEMS INC	\$108.16	ROBERT MACKENZIE
2022/10/11	QUALITY DAIRY 31280027	\$216.40	TAVIS MILLEROV
2022/10/11	GFS STORE #1901	\$30.66	TAVIS MILLEROV
2022/10/11	THE HOME DEPOT #2723	\$36.60	TAVIS MILLEROV
2022/10/11	AMZN MKTP US*1K2XY1Q71	\$51.58	MICHELLE PRINZ
2022/10/11	AMZN MKTP US*1K0KZ09H0	\$296.46	CATHERINE ADAMS
2022/10/11	AMAZON.COM*1K6611X0	\$13.65	PHIL DESCHAINED
2022/10/11	AMZN MKTP US*1K18M0TJ2	\$68.97	ALLISON GOODMAN
2022/10/12	THE HOME DEPOT #2723	\$19.81	TYLER KENNELL
2022/10/12	MEIJER # 253	\$17.48	KRISTI SCHAEDING
2022/10/12	AMZN MKTP US*1K8FV2GK2	\$42.81	KRISTI SCHAEDING
2022/10/12	AMZN MKTP US*1K15G4WE1	\$278.65	ALLISON GOODMAN

Total	\$14,338.88
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REIMBURSEMENTS TO TOWNSHIP :

<u>Employees Name</u>	<u>Amount</u>	<u>Reason</u>	<u>Transaction Reimbursed</u>
John Heckaman	\$ 10.18	Meal Reimbursement above maximum amount	9/26 Shanty Creek \$23.61 9/27 Shanty Creek \$23.08 9/28 Shanty Creek \$24.14 9/30 Shanty Creek \$19.96
Frank Walsh	\$ 18.30	Meal Reimbursement above maximum amount	10/11 Lucky's Steakhouse \$50.30

ACH Transactions

Date	Payee	Amount	Purpose
9/23/2022	State of Michigan	\$ 31,718.37	MI Business Tax
9/29/2022	Blue Care Network	\$ 55,413.21	Employee Health Insurance
10/3/2022	MERS	\$ 313,052.96	Employee Retirement
10/3/2022	Health Equity	\$ 833.28	Employee Health Savings Account
10/3/2022	First American	\$ 2,146.76	Employee Vision Insurance
10/4/2022	Alerus	\$ 6,080.58	Employee Health Insurance
10/5/2022	Blue Care Network	\$ 11,882.14	Employee Health Insurance
10/6/2022	ICMA	\$ 43,564.77	Payroll Deductions 10/07/2022
10/7/2022	IRS	\$ 109,790.22	Payroll Taxes 10/07/2022
10/7/2022	Various Financial Institutions	\$ 309,959.87	Direct Deposit 10/07/2022
10/7/2022	Nationwide	\$ 6,324.92	Payroll Deductions 10/07/2022
10/11/2022	Invoice Cloud	\$ 2,328.10	Utility Transaction Fees
10/11/2022	Delta Dental	\$ 14,121.05	Employee Dental Insurance
10/12/2022	MCT Utilities	\$ 3,136.34	Water/Sewer for MCT
10/12/2022	Blue Care Network	\$ 26,224.34	Employee Health Insurance
Total ACH Payments		<u>\$ 936,576.91</u>	

RESOLUTION AUTHORIZING DEFENSE OF FORMER DIRECTOR

At a regularly scheduled meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on the 18th day of October 2022, at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by _____ and supported by _____.

WHEREAS, Mark Kieselbach provided 41 years of service to the Township within the Department of Community Planning & Development and served with distinction as the Director of that Department until his retirement in the summer of 2021; and

WHEREAS, prior to his retirement and in his official capacity as the Community Planning and Development Director, Former Director Kieselbach provided an affidavit in support of the Township in the case of *George F. Eyde Family, LLC v Meridian Charter Township and G.S. Fedewa Builders, Inc.*, Case Number 21-114-CB (the "Lawsuit"); and

WHEREAS, the Lawsuit relates to the approval of Preliminary Plat #03012 Sierra Ridge Estates on July 1, 2003, during the tenure of Former Director Kieselbach and the subsequent renewals, approvals, and construction within Sierra Ridge Estates under Former Director Kieselbach; and

WHEREAS, the plaintiff is seeking to take the deposition of Former Director Kieselbach in connection with the Lawsuit.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. It is the policy of the Township to defend its public servants in legal actions arising from and in connection with their official duties and service on behalf of the Township.
2. The defense of Former Director Kieselbach arises from and is in connection with the official duties of the Township and the Department.
3. Consistent with its defense of officers and employees, and subject to his consent, the Township extends its defense and directs its attorneys to defend Former Director Kieselbach in the Lawsuit and defend him in addition to and along with the Township.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

Patricia Herring Jackson, Supervisor
Charter Township of Meridian

CERTIFICATION

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk for the Charter Township of Meridian, Ingham County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Meridian at a duly scheduled meeting on the 18th day of October 2022.

Deborah Guthrie
Township Clerk



To: Board Members
From: Frank L. Walsh, Township Manager
Date: October 14, 2022
Re: Set Special Board Meeting-November 29, 2022

The Board has indicated they wish to begin their American Rescue Plan (ARP) funding options before the end of the year. Hence, we have suggested setting a special Board meeting for Tuesday, November 29, 2022.

Friday, October 28, 2022- Deadline to Submit ARP Funding Request

Tuesday, November 29, 2022 - Special Board Meeting to Hear ARP Proposals & Begin Goal Setting Discussion

Tuesday, December 7, 2022 - Regular Board Meeting to Discuss ARP Funding & 2023 Goals & Action Plan

Tuesday, December 14, 2022 - Regular Board Meeting Approve ARP Funding & 2023 Goals & Action Plan

The following motion is proposed for Board consideration:

MOVE TO ADD A SPECIAL BOARD MEETING ON TUESDAY, NOVEMBER 29, 2022 FOR THE PURPOSES OF DISCUSSING TOWNSHIP GOALS AND AMERICAN RESCUE PLAN FUNDING.

Attachments:

1. American Rescue Plan Funding Request Form



A Prime Community

M-Team ARP Funding Request

Name:

Department:

Request for Funding (Please list in priority order, highest priority first):

1. Name of Project:

Please provide a brief summary of the project and overall benefit to Meridian's 45,000 residents.

Total Cost: \$

2. Name of Project:

Please provide a brief summary of the project and overall benefit to Meridian's 45,000 residents.

Total Cost: \$



To: Township Board

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: October 11, 2022

Re: Village of Okemos – Brownfield Plan – Public Hearing

At the October 4, 2022, Township Board meeting, a public hearing was scheduled for October 18, 2022 on the proposed Brownfield Plan for the Village of Okemos project, located on the north and south sides of Hamilton Road, between Okemos Road and Ardmore Avenue. The Meridian Township Brownfield Redevelopment Authority (MTBRA) had previously reviewed the proposal and recommended approval of the plan to the Township Board.

In accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, the public hearing is required to be held by the Township Board, affording all residents, taxpayers, interested parties, and taxing units affected by the plan an opportunity to be heard, prior to final review and potential approval.

After the public hearing was scheduled, Staff sent notices directly to all of the taxing agencies that would be affected by the plan, along with the State of Michigan, given that the plan proposes to capture State taxes as well. Additionally, the notice was published in the newspaper. To date, Staff has received no comment on the proposal. After the public hearing, the matter is on the agenda for discussion as well, to allow a more robust conversation around the plan, as needed. Action cannot be taken on the request until 10 days after the public hearing, pursuant to the State enabling legislation.



To: Board Members
From: Amanda Garber, CPA
Finance Director
Date: October 18, 2022
Re: 3rd Quarter Budget Amendments

The 3rd quarter 2022 budget amendments are detailed in the attached document. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2022 General Fund include revenue adjustments for LCSA, special assessments, other permits, metro act fees, recreation programs, brownfield application fees, rental registrations, cemetery lot sales, interest, and reimbursements totaling an increase of \$237,000. Expenditure adjustments for reallocation of expenditures, PowerDMS software program, election equipment maintenance contract, equipment replacement, and Master Plan update totaling an increase of \$45,000.

The projected Fund Balance for the General Fund is as follows:

Fund Balance at December 31, 2021 per audit		\$13,165,516
Original budgeted use of Fund Balance 2022	(\$2,694,359)	
1 st quarter budget amendments	507,250	
2 nd quarter budget amendments	1,530,001	
3 rd quarter budget amendments	<u>191,705</u>	
Projected use of Fund Balance	<u>(\$465,403)</u>	
Projected Fund Balance at December 31, 2022		<u>\$12,700,113</u>
Fund Balance/Average Monthly Expenditures		6.21

Amendments to the Special Revenue Funds consist of interest revenue, local road bond proceeds, grants, summer concert series sponsorships, LCSA revenues, and brownfield redevelopment authority tax capture and distribution.

Amendments to the Debt Service Funds consist of local roads bond premium and LCSA revenue.

Amendments to the Capital Projects Fund consist of Daniels Drain special assessments and Lake Lansing Watershed expenditures.

Memo to Township Board

October 18, 2022

Re: 3rd Quarter Budget Amendments

Page 2

Amendments to the Enterprise Funds consist of higher sewer and water fee collections and interest revenue.

Amendments to the Internal Service Fund consist of grant revenue and higher than anticipated expenses.

The following motion is proposed:

MOVE TO APPROVE THE 3rd QUARTER 2022 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$191,705 WHICH PROJECTS A USE OF FUND BALANCE OF \$465,403. BASED ON 2021 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2022 WILL BE \$12,700,113.

Attachment:

1. 3rd Quarter 2022 Budget Amendments

Third Quarter Budget Amendments
2022 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
Revenue			
Current Property Taxes	(\$27,148)	Move LCSA revenue to new account (101-000.000-573.000)	101-000.000-402.000
Police Millage 98/04	(3,234)	Move LCSA revenue to new account (101-000.000-573.000)	101-000.000-404.030
Fire Millage - 98/04	(3,407)	Move LCSA revenue to new account (101-000.000-573.000)	101-000.000-405.050
Police/Fire Millage - 18	(7,940)	Move LCSA revenue to new account (101-000.000-573.000)	101-000.000-405.080
Community Services Millage	(553)	Move LCSA revenue to new account (101-000.000-573.000)	101-000.000-409.000
Street Lights	11,480	Slight increase in special assessment roll	101-000.000-428.000
Other Permits	10,960	Higher than anticipated	101-000.000-478.000
Medical Marijuana Fees	(5,000)	No applications received and will not receive any for remainder of the year	101-000.000-481.000
Metro Act Fees	12,000	Higher than anticipated	101-000.000-542.500
Local Community Stabilization Share	42,282	Created separate account per Treasury guidance	101-000.000-573.000
Recreation Program Rev	7,040	Recovery from COVID	101-000.000-606.500
Sporties for Shorties	6,755	Recovery from COVID	101-000.000-606.501
Adult Softball	1,040	Recovery from COVID	101-000.000-606.503
Special Events	2,875	Recovery from COVID	101-000.000-606.505
Recreation - Baseball	5,770	Recovery from COVID	101-000.000-606.510
Oaks Soccer	6,935	Recovery from COVID	101-000.000-606.601
HYRA T-Ball	1,710	Recovery from COVID	101-000.000-606.802
HYRA Flag Football	3,900	Recovery from COVID	101-000.000-606.803
HYRA Soccer	11,510	Recovery from COVID	101-000.000-606.804
Brownfield Application Fee	7,000	Received an additional application for Village of Okemos, one application for Haslett Village, and one amendment at Pine Village	101-000.000-613.000
Rental Registration	5,000	Slightly higher than anticipated	101-000.000-627.015
Rental Registration Renewal	(50,000)	Change in fee structure	101-000.000-627.016
Cemetery Lot Sales	15,800	Higher than anticipated	101-000.000-643.000
Ordinance Fines	2,500	Winslow	101-000.000-657.000
Interest	150,000	Interest rates increased	101-000.000-665.000
Dividend - Property and Liability Ins.	7,950	Insurance dividend received from Michigan Township Participating Plan	101-000.000-666.020
Local Grants	7,500	LEAP art grant - 2nd installment	101-000.000-674.500
Reimbursements - Insurance	3,056	Insurance reimbursement for damage to RRFB light at Haqadorn/Shaw	101-000.000-676.040
Reimbursements - Crossing Guards	11,300	School back in-person for 2021-2022 year	101-000.000-676.050
Total Revenues	\$237,081		
Expenditures			
Clerk - Operating Supplies	\$700	Township Board picture frame	101-170.215-728.000
Clerk - Professional Conferences/Dues	1,000	Clerk's Institute for Clerk & Deputy Clerk	101-170.215-825.000
Clerk - Office Equipment & Furniture	650	Office chairs	101-170.215-980.000
IT - Operating Supplies	(200)	Lower than anticipated	101-170.228-728.000
IT - Professional Services	(17,000)	One network engineering project dropped to allow time for the Brightline projects	101-170.228-821.000
IT - Conferences & Dues	(30,000)	Correction of budget error	101-170.228-825.000
IT - Computer Services/Supplies	2,500	Increase in cost of supplies	101-170.228-826.000
IT - Existing Software License Agreements	16,000	Increase in software costs	101-170.228-826.010
IT - Existing Hardware Licenses	(2,500)	Relocating hosted services back or to other providers	101-170.228-826.020
IT - Software	40,000	PowerDMS originally budgeted for 2023, moving forward to 2022 to implement for 7 new officers that will use the system in the next few months	101-170.228-978.000
Treasurer - Salaries-Temporary	2,200	Interns during maternity leave and busy times	101-170.253-701.080
Treasurer - Professional Conferences/Dues	1,100	BS&A on-site training	101-170.253-825.000
Treasurer - Mileage	1,100	Driving more than in past	101-170.253-870.000
Elections - Operating Supplies	3,300	New voter ID cards for all Township registered voters	101-170.262-728.000
Elections - Supplies-Aug Election	4,600	August election supplies (AV ballot applications, election forms, etc.)	101-170.262-728.002
Elections - Postage	4,400	Postage to mail out new voter ID cards	101-170.262-730.000
Elections - Computer Services/Supplies	8,800	Tabulators for new precincts	101-170.262-826.000
Elections - Equipment Maintenance	12,600	Annual maintenance contract for election equipment	101-170.262-936.000
* Admin & HR - Auto Allowance	(9,600)	Change in contract to incorporate into annual salary	101-170.270-723.000
Police - Legal Fees	1,750	Expert witness in OWI case	101-300.301-808.000
Police - Legal Fees-UTC	5,000	Medical expert witness	101-300.301-808.100
Fire Department - Special Equipment	6,000	Equipment replacement needed	101-300.336-726.000
Fire Department - Operating Supplies-Ambulance	3,000	Prior year invoices received/paid in current year	101-300.336-728.090
Fire Department - Uniforms	2,000	Move from Radio Maintenance (101-300.336-827.000) to cover increased costs from manufacturer and higher number of staff additions/promotions	101-300.336-760.000
Fire Department - Shoes and Boots	600	Two additional firefighters over original budget, plus three new firefighters due to employee turnover	101-300.336-764.000
Fire Department - Radio Maintenance	(3,000)	Less than anticipated - reallocate to Equipment Maintenance (101-300.336-936.000) and Uniforms (101-300.336-760.000)	101-300.336-827.000

Fire Department - Equipment Maintenance	1,000	Move from Raido Maintenance (101-300.336-827.000) to support additional equipment repairs	101-300.336-936.000
Fire Department - Machinery and Equipment	2,000	Equipment replacement needed	101-300.336-979.000
Watershed Management - Chapter 20 Drains	(350,000)	Reallocate to Intercounty Drains - Remy Chandler	101-170.445-842.500
Watershed Management - Intercounty Drains-Remy Chandler Princ	11,364	Reallocate from Chapter 20 Drains	101-170.445-843.000
Watershed Management - Intercounty Drains-Remy Chandler Int	921	Reallocate from Chapter 20 Drains	101-170.445-843.001
Watershed Management - Special Project Drains-Principal	255,023	Reallocate from Chapter 20 Drains, plus small additional increase	101-170.445-843.500
Watershed Management - Special Project Drains-Interest	86,028	Reallocate from Chapter 20 Drains	101-170.445-843.501
Cemetery - Salaires-Temporary	(12,000)	Not able to find seasonal workers for mowing and grounds maintenance, contracted out. Reallocate to Contractual Services.	101-170.567-701.080
Cemetery - Overtime	1,500	Additional staff for Memorial Day event, more funerals	101-170.567-706.000
Cemetery - Contractual Services	12,000	Contracted out mowing and grounds maintenance. Reallocate from Salaries-Temporary	101-170.567-820.000
Dev. - Planning/Admin - Professional Services	(25,000)	Master Plan update to be completed internally	101-700.701-821.000
Dev. - Planning/Admin - Office Equipment & Furniture	500	Office chair	101-700.701-980.000
Dev. - Building Division - Operating Supplies	500	New employees	101-700.703-728.000
Dev. - Building Division - Publications	(1,000)	State didn't adopt new codes this year	101-700.703-750.000
Dev. - Building Division - Professional Conferences/Dues	500	Budget was based on COVID year	101-700.703-825.000
Recreation - Overtime	3,000	Increase in recreation participation	101-750.754-706.000
Recreation - Recreation Program Expenses	4,000	Increase in recreation participation	101-750.754-882.500
Park Maintenance - Overtime	2,500	COVID related increase in weekend restroom cleaning and trash removal	101-750.758-706.000
Park Maintenance - Radio Maintenance	140	Slightly higher than anticipated	101-750.758-827.000
Capital Outlay - New Computer Workstations	(2,600)	Lower than anticipated	101-900.901-980.015
Capital Outlay - Hardware	(15,506)	Move funds to Capital Outlay - Mobile Data Units (101-900.901-980.070)	101-900.901-980.020
Capital Outlay - Mobile Data Units	15,506	Move funds from Capital Outlay - Network Node Replacement (101-900.901-980.020) due to new requirements from County Dispatch Center	101-900.901-980.070
Total Expenditures	\$45,376		
Net to Fund Balance	\$191,705		

SPECIAL REVENUE FUNDS

Local Roads

Revenues

Local Community Stabilization Share	\$6,250	Created separate account per Treasury guidance	204-000.000-573.000
Interest	30,000	Increase in interest rate and higher cash balance due to receiving bond proceeds	204-000.000-665.000
Other Financing Sources - Bond Proceeds	12,000,000	Second round of local road bond proceeds received	204-000.000-696.000
Total Revenues	\$12,036,250		
Net to Fund Balance	\$12,036,250		

Park Millage

Revenues

Ctl Pk N Phase 2 Grant Revenue	\$27,250	DNR grant for the central Meridian regional trail connector project	208-000.000-566.020
Harris Center Grant Revenue	5,000	MNRTF grant for riverside accessible pavilion	208-000.000-566.030
Local Community Stabilization Share	5,595	Created separate account per Treasury guidance	208-000.000-573.000
Other Intragovtl Revenue	(175,000)	Did not receive playground grant	208-000.000-581.000
Harris Center	24,000	COVID recovery	208-000.000-667.020
Miscellaneous	11,370	Reimbursement from County Drain Commission for Hillbrook Park	208-000.000-675.000
Total Revenues	(\$101,785)		
Net from Fund Balance	(\$101,785)		

Park Restricted/Designated**Revenues**

Sponsor Revenue	<u>\$27,430</u>	Summer concert series sponsorships	211-000.000-647.050
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Net to Fund Balance	<u>\$27,430</u>		
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Fire Restricted/Designated**Revenues**

Grant Revenue - Federal	\$43,820	FEMA grant	214-000.000-502.000
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Expenditures

Equipment - Grant Funded	<u>\$48,202</u>	FEMA grant expenditures + 10% local match	214-000.000-979.500
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Net from Fund Balance	<u>(\$4,382)</u>		
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Pedestrian Bikepath Millage**Revenues**

Local Community Stabilization Share	\$2,805	Created separate account per Treasury guidance	216-000.000-573.000
Interest	<u>6,500</u>	Higher interest rates	216-000.000-665.000

Total Revenues	\$9,305		
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Expenditures

Operating Supplies	<u>\$2,000</u>	Move progress on Phase I of MSU to Lake Lansing than anticipated	216-440.450-728.000
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Net to Fund Balance	<u>\$7,305</u>		
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Land Preservation Millage**Revenues**

Land Preservation Millage	\$2,290	Higher than anticipated	217-000.000-408.000
Local Community Stabilization Share	845	Created separate account per Treasury guidance	217-000.000-573.000
Interest	<u>15,000</u>	Higher interest rates	217-000.000-665.000

Total Revenues	<u>\$18,135</u>		
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Net to Fund Balance	<u>\$18,135</u>		
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Land Preservation Reserve**Expenditures**

Grounds Maintenance	<u>\$350</u>	Utilities - Electric	218-000.000-934.000
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Net from Fund Balance	<u>(\$350)</u>		
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Senior Center Millage**Revenues**

Local Community Stabilization Share	\$845	Created separate account per Treasury guidance	223-000.000-573.000
Interest	<u>500</u>	Higher interest rates	223-000.000-665.000

Total Revenues	<u>\$1,345</u>		
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Net to Fund Balance	<u>\$1,345</u>		
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Police Restricted/Designated**Revenues**

Grant Revenue - Federal	\$5,800	Higher than anticipated - bulletproof vests	232-000.000-502.000
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Expenditures

* Miscellaneous Victims Rights	<u>\$5,000</u>	Donation to Small Talk	232-000.000-955.082
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Net to Fund Balance	<u>\$800</u>		
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Brownfield Redevelopment Authority**Revenues**

Elevation - Current Property Taxes	\$329,240	Tax capture	243-000.003-402.000
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Expenditures

Contractual Services	<u>\$300,000</u>	Distribution for Elevation project	243-700.707-820.000
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Net to Fund Balance	<u>\$29,240</u>		
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Economic Development Fund**Revenues**

Sponsor Revenue	\$1,700	Sponsors for Juneteeth event	244-000.000-647.060
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Expenditures

Community Promotion	<u>4,200</u>	Juneteeth event, shop local	244-000.000-880.000
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Net from Fund Balance	<u>(\$2,500)</u>		
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Downtown Development Authority**Revenues**

Current Property Taxes	\$22,300	Higher than anticipated	248-000.000-402.000
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Expenses

Construction/Improvements	<u>5,000</u>	Street light removal due to construction	248-000.000-728.000
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Net to Fund Balance	<u>\$17,300</u>		
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Community Needs Fund**Revenues**

Donations - Back to School	\$5,750	Back to School Backpack program donations	272-000.000-674.075
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Expenditures

Back to School Supplies	<u>\$6,900</u>	Supplies for Back to School program	272-000.000-956.072
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Net from Fund Balance	<u>(\$1,150)</u>		
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American Rescue Plan Act Fund**Revenues**

Other Federal Grants	\$1,797,103	Revenues will be recognized when expenditures occur	285-000.000-528.000
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Expenditures

* Capital Outlay - Construction/Improvements	\$1,300,000	Board approved ARPA funds and projected expenditures for local roads	285-900.901-974.000
* Capital Outlay - Machinery and Equipment	262,903	Board approved ARPA funds and projected expenditures for power cots (Fire Dept)	285-900.901-979.000
* Capital Outlay - Network Upgrades	<u>234,200</u>	Adjustment for projected expenditures for IT upgrades	285-900.901-980.040

Total Expenditures	<u>\$1,797,103</u>		
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Net from Fund Balance	<u>\$0</u>		
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DEBT SERVICE FUND**Roads Debt Retirement Fund****Revenues**

Road Debt Millage Collection	\$5,830	Higher than anticipated	310-000.000-405.090
Local Community Stabilization Share	10,230	Created separate account per Treasury guidance	310-000.000-573.000
Interest	8,000	Higher interest rates	310-000.000-665.000
Othr Financing Srce-Bond Proceeds	<u>1,039,700</u>	2022 local road bond premium	310-000.000-696.000

Total Revenues	<u>\$1,063,760</u>		
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Net to Fund Balance	<u>\$1,063,760</u>		
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Fire Station Debt Service Fund**Revenues**

Local Community Stabilization Share	\$1,075	Created separate account per Treasury guidance	372-000.000-573.000
Interest	<u>900</u>	Higher interest rates	372-000.000-665.000

Total Revenues	<u>\$1,975</u>		
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Net to Fund Balance	<u>\$1,975</u>		
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CAPITAL PROJECTS FUND**Township Improvement Revolving Fund****Revenues**

* Interest - Special Assessments	\$17,523	Daniels drain	446-000.000-665.040
* Special Assessments	<u>748,316</u>	Daniels drain	446-000.000-677.000

Total Revenues	<u>\$765,839</u>		
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Expenditures

Lake Lansing Watershed	\$67,685	Refocused program after two down years, expenditures paid for by special assessment revenue	446-000.000-972.020
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Net to Fund Balance	<u>\$698,154</u>		
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ENTERPRISE FUNDS**Sewer Fund****Revenues**

Sewer Inspections	\$4,400	Higher than anticipated	590-000.000-635.000
Connection Fees	190,000	Higher than anticipated	590-000.000-644.000
Engineering Fees	17,000	Higher than anticipated	590-000.000-645.000
Inspection Charges	37,000	Higher than anticipated	590-000.000-645.010
Interest	50,000	Higher interest rates	590-000.000-665.000

Total Revenues	<u>\$298,400</u>		
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Expenses

Water/Sewer Administration - Auto Allowance	(\$4,000)	Employee with this benefit left the Township in February	590-440.441-723.000
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Net to Fund Balance	<u>\$302,400</u>		
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Water Fund**Revenues**

Water Benefits	\$17,000	Higher than anticipated	591-000.000-634.000
Connection Fees	76,000	Higher than anticipated	591-000.000-644.000
Engineering Fees	13,750	Higher than anticipated	591-000.000-645.000
Inspection Charges	90,000	Higher than anticipated	591-000.000-645.010
Interest	22,000	Higher interest rates	591-000.000-665.000
Miscellaneous	2,800	Higher than anticipated	591-000.000-675.000
Misc-Construction Meters	7,250	Higher than anticipated	591-000.000-675.002

Total Revenues	<u>\$228,800</u>		
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Expenses

Water/Sewer Administration - Contractual Services	\$1,100	Slightly higher than anticipated	591-440.441-820.000
Engineering - Training	400	New employees	591-440.447-819.000
Engineering - Professional Services	1,075	Fishbeck consulting services	591-440.447-821.000

Total Expenses	<u>\$2,575</u>		
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Net to Fund Balance	<u>\$226,225</u>		
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Internal Service Fund**Motor Pool Fund****Revenues**

State Grant Revenue	\$225,000	Grant monies for new fire truck	661-000.000-540.100
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Expenses

Overtime	\$1,000	Higher than anticipated	661-000.000-706.000
Vehicle Accessories	1,000	Higher than anticipated	661-000.000-728.102
Contractual Services	10,000	Higher than anticipated	661-000.000-820.000

Total Expenses	<u>\$12,000</u>		
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Net to Fund Balance	<u>\$213,000</u>		
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* Previously approved by the Township Board



To: Township Board

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: October 11, 2022

Re: Village of Okemos – Brownfield Plan

Village of Okemos, LLC has submitted a brownfield plan for redevelopment of the properties on the north and south side of Hamilton Road, between Okemos, Methodist, Ardmore, and Clinton. This project is commonly known as the Village of Okemos project. Staff and the Meridian Township Brownfield Redevelopment Authority previously reviewed a brownfield plan for the site earlier this year, but the applicant asked that final review by the Board not be completed as the costs for the project were in flux. After further work designing and refining the plans, the applicant is confident in the estimates in the revised plan, dated August 2, 2022, and has asked that we continue with the review of this plan. The approved Mixed Use Planned Unit Development for the site calls for 206 residential units, 26,399 square feet of commercial space, and two parking structures, over the two blocks of the project. All but one of the existing buildings on the site have been demolished.

The brownfield plan proposes both State and Local capture. Total capital investment in the project is currently estimated to be \$92,000,000. A total tax increment revenue (TIR) of \$8,199,635 would be created over the proposed 19 years of the plan. 73.24% of those dollars are capture of State taxes and 26.76% is local tax capture. Of that TIR amount, \$6,962,627 is available for developer reimbursement of eligible costs, as long as the funds exist. If the project does not generate enough TIR, the reimbursement will be lower. If the TIR is higher than estimates, the developer may be reimbursed sooner. The remaining \$1,237,008 will go towards local administration (\$124,141), the local brownfield revolving loan fund (\$375,880), and the State brownfield revolving loan fund (\$736,987).

The Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan at its August 18, 2022 and September 15, 2022 meetings. At the September meeting, the Authority voted to recommend approval of the plan to the Township Board. Minutes from both of those meetings are attached.

Decision Criteria

In considering the brownfield plan, the Brownfield Redevelopment Financing Act (Public Act 381 of 1996) requires that the *“governing body shall determine whether the plan constitutes a public purpose.”* Public purpose is not defined in the Act, but the Natural Resources and Environmental Protection Act, which is referenced in PA 381, provides some guidance. This includes whether or not a project provides significant and measureable environmental, community, and economic benefits. Economic benefits are generally considered private investment, increases in taxable value, and job creation.

If a public purpose is identified, the Board can approve the plan or approve it with modifications, based on only the following considerations:

- Whether the plan meets the requirements of Section 13 of the Act, which references items required for inclusion in the plan itself, including information on financing, descriptions of eligible activities, and details on how the tax increment revenues generated by the project will be used. *Staff and our consultant, TriTerra, have reviewed the plans and determined that the required elements of Section 13 have been met.*
- Whether the proposed method of financing the costs of eligible activities is feasible and the MTBRA, on behalf of the developer, has the ability to arrange the financing, if the Authority is being asked to do so. *In this case, the Authority will play no role in the financing of the project. Staff has reviewed the pro forma for the project and has determined that the financing plan is feasible and can be undertaken by the development team.*
- Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act. *The proposed costs for the eligible activities are reasonable and each eligible activity is necessary to carry about the plan and purpose of the act. The applicant has worked very hard to nail down costs on this project and are confident in the current estimates.*
- Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable. *Township Assessor Ashley Winstead has reviewed the proposed taxable values and has determined that they are reasonable.*

The bullet points above are technical in nature and have been vetted and confirmed Staff is the attached review letter. The consideration of the plan constituting a public purpose must be determined by the Township Board. The public purpose can include the cleaning up of former contamination in the ground on the site, removal of asbestos from the site, redevelopment of a functionally obsolete and blighted area, increased development activity in one of the Township's Potential Intensity Change Areas from the Comprehensive Plan, and any other item the Township Board determines is a public purpose of the project.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the proposed brownfield plan if no public purpose is found. Staff will provide a formal resolution for the Board to take action on at the November 1, 2022 meeting.

Attachments

1. TriTerra review memo dated September 8, 2022
2. Meridian Township Brownfield Redevelopment Authority minutes – August 18, 2022 and September 15, 2022
3. Village of Okemos Brownfield Plan prepared by Advanced Redevelopment Solutions dated August 2, 2022 (including email from Eric Helzer dated August 9, 2022)

To: Jeff Theuer, Chair, Meridian Charter Township Brownfield Redevelopment Authority

CC: Timothy R. Schmidt, Director of Community Planning and Development,
Meridian Charter Township

From: Dave Van Haaren, Director of Economic Development, Triterra

Date: September 8, 2022

Subject: Proposed Brownfield Plan for Village of Okemos Blocks 1 & 2 Redevelopment Project

Triterra has completed a review of the Brownfield Plan (the Plan) titled “Village of Okemos Blocks 1 & 2 Redevelopment Project,” dated August 2, 2022. The Brownfield Plan is proposed by the developer of the subject property, Village of Okemos, LLC (the Developer). Triterra has completed this review on behalf of Meridian Charter Township and its Brownfield Redevelopment Authority (MTBRA) to ensure necessary provisions were met within the Plan in accordance with Michigan’s Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (Act 381) and the MTBRA’s Program Policies and Procedures, as amended.

GENERAL DESCRIPTION OF THE PROJECT

The Plan is for the proposed Village of Okemos redevelopment which includes a total of eleven (11) adjacent and contiguous parcels spanning two blocks situated at the northwest intersection and southwest intersection of Okemos Road and Hamilton Road.

The mixed-use redevelopment includes an estimated 164,891 square feet of rentable residential across 206 units and 30,252 square feet of rentable commercial business spaces in four (4) newly constructed mixed-use buildings with two (2) parking structures including an estimated 377 public and private spaces to support the Project. Total capital investment is estimated at \$92,000,000 and the project is estimated to create over 100 new, full-time equivalent (FTE) jobs within the proposed commercial business spaces. Construction is scheduled to begin as early as the spring of 2023 and anticipated to be completed by the end of 2024.

REQUIRED ITEMS UNDER SECTION 13(2) OF ACT 381

Basis for Eligibility of subject Property as defined by Act 381

Triterra has confirmed the Property is considered “Eligible Property,” as defined by Act 381, Section 2 because the Property was formerly utilized for a commercial purpose, and are parcels of land that have been deemed a “facility” under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended, a “property” under Part 213 of the NREPA, or are parcels that are adjacent and contiguous to those facility and property parcels.

Displacement of Persons

The Developer has indicated the property is planned to become vacant in the summer of 2022 when the only existing commercial building located at 4700 Ardmore Avenue will be vacated. The existing business at this location intend to close and have no plans to relocate. There will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

Financial Impact and Eligible Activities as defined by Act 381

The Brownfield Plan is requesting the capture of local and state tax increment revenue (TIR) to allow for reimbursement to the Developer for \$6,962,627 in eligible costs associated with environmental assessment, due care planning, due care activities, demolition, lead and asbestos abatement activities, Brownfield Plan and Act 381 Work Plan preparation and implementation activities, and MTBRA application fees. The Brownfield Plan proposes the capture of remaining available millages allowed after tax capture by the Meridian Township Downtown Development Authority (DDA). This Plan assumes that for the duration of the Brownfield tax capture, the DDA will continue to capture millages allowed for DDA capture under the Recodified Tax Increment Act, Act 57 of 2018 and Public Act 197 of 1975, as amended. The total request for Brownfield reimbursement under the Plan includes a 15% contingency (\$487,965) and up to 5% interest (\$1,772,714) on eligible activity costs.

In accordance with Act 381, the Brownfield Plan also includes a capture of \$736,987 for deposits to the State Brownfield Redevelopment Fund (SBRF). As allowed under Act 381 and in accordance with MTBRA policies, the Brownfield Plan includes an estimated capture of \$124,141, or 5% of available annual local tax increment revenue (TIR), to allow for the MTBRA to conduct BRA administrative activities and the capture of \$375,880, or 5% of available annual local and state TIR, for deposits into the MTBRA's Local Brownfield Revolving Fund (LBRF).

Therefore, the grand total for eligible activities included in the draft Plan is \$8,199,635. The Plan includes an estimated total capture/reimbursement period of 19 years beginning in 2023.

References to eligible activity costs are estimates and the total amount for reimbursement will cap the Developer eligible activity cost at \$6,962,627 so long as there are available funds. If the actual costs of eligible activities are lower than the estimates identified in the Plan, reimbursement to the Developer will be lower or if the Taxable Value is higher than estimated, the Developer reimbursement may be sooner.

Financial impact to Taxing Jurisdictions is provided in Section 8 and Table 3 of the Plan. The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$8,199,635.

Method of Brownfield Financing

This Brownfield Plan is one component of the overall Brownfield financing effort proposed or in place for the project. Brownfield development financing measures include the following funding sources:

- \$2,300,000 in Brownfield redevelopment grant and loan funding awarded by the Michigan Department of Environment, Great Lakes and Energy (EGLE) to the MTBRA in 2019 including:
 - a \$1,000,000 Renew Michigan Grant (RMG) to conduct demolition, due care planning and due care response activities including transport and disposal of (hazardous) contaminated soils,
 - a \$300,000 Refined Petroleum Grant (RFP) to conduct transport and disposal of petroleum contaminated soils at the 2143 Hamilton Street parcel, and
 - a \$1,000,000 Brownfield Redevelopment Loan (BRL) to conduct due care planning and due care response activities including transport and disposal of (hazardous and non-hazardous) contaminated soils and implementation of vapor mitigation systems at proposed new building structures.

As noted in Section 5 of the Plan, the eligible activities proposed in the Plan are Developer funded activities and not proposed or intended as eligible activities under the EGLE Grants. Additionally, per EGLE policies, eligible activity expenditures under the EGLE Grants and Brownfield TIR may be monitored by EGLE to ensure reimbursements are not duplicated between the EGLE Grants and Brownfield TIR.

As noted in Section 5 and Section 6 of the Plan, a portion of the eligible activities proposed in the Plan are intended to be reimbursed under the existing EGLE Loan.

In conclusion, Triterra has determined the proposed Brownfield Plan has been completed in accordance with Act 381 and the MTBRA's Brownfield Program Policies and Procedures.

**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

APPROVED

August 18, 2022

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 8:00 A.M.

PRESENT: Vice Chair Ned Jackson, Township Manager Frank Walsh, Director Peter Trezise, Director Brenda Chapman,
ABSENT: Chair Jeff Theuer, Director John Matuszak, Director Joyce Van Coevering
STAFF: Director of Community Planning and Development Timothy Schmitt, Neighborhoods and Economic Development Director Amber Clark, Treasurer Phil Deschaine, Senior Planner Brian Shorkey
OTHER: Dave Van Haaren, Tri Terra, Laura Hester, American Homes, Eric Helzer, Advanced Redevelopment Solutions, John Peckham, Advanced Redevelopment Solutions

1. Call meeting to order

Vice Chair Jackson called the regular meeting to order at 8:00 a.m.

2. Approval of Agenda

Director Trezise moved to approve the agenda as written.

Supported by Manager Walsh

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Manager Walsh moved to approve the July 28, 2022 minutes

Supported by Director Trezise, subject to the correction of minor typographical and spelling errors pointed out by the Directors

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Pine Village Brownfield Plan, Amendment One

CPD Director Schmitt introduced the project, which has changed names and is now called the American House project and updated the MTBRA on the status of the construction. CPD Director Schmitt further outlined the three changes proposed with the amendment under review at this time. The plan is now reduced to a six-year capture/reimbursement, due to the reduced amount of eligible activities on the site.

Dave Van Haaren, TriTerra, introduced the proposed amendment and the owner's representative, Laura Hester. Mr. Van Haaren pointed out the main point of the amendment was to remove the neighboring grocery store property from the brownfield plan, as that work will be covered under a different plan. The total investment in the project is \$33,000,000 now. There was asbestos in the buildings, which has been abated, and a previous dry cleaner on the site which has contaminated the soil, which will be remediated. Additionally, the demolition costs are eligible for reimbursement. The majority of the costs, however, are removal of contaminated soils.

Vice Chair Jackson asked if the entirety of the contaminated soils would be removed. Mr. Van Haaren indicated that the majority, but not all of the soils would be removed. Because of that, a vapor mitigation system will be installed in the new building. The costs of the complete removal versus a vapor mitigation system were discussed.

Mr. Van Haaren further explained the differences between the original plan and the proposed amendment. He further mentioned that the interest has been removed from the plan, since the original timeline had not been met by the original developer. He clarified that this was an amendment to the previous plan, not a new approval of the eligible activities.

Director Trezise asked about the increase in the capital investment in the property. Mr. Van Haaren explained the cost increases that have occurred since the project originally came in front of the board.

Manager Walsh asked about the realistic schedule for construction. Laura Hester, American House, discussed the status of the project. Soil remediation has taken roughly a month, foundation work has begun, and they anticipate construction completion at the end of 2023, with an opening date for residents 30 days thereafter.

Manager Walsh further pointed out that he believed that to be fair to this project compared to others, interest reimbursement should be reincluded in the plan. They are the first major project to be moving forward in the post-Covid environment and it would be fair to add interest back in. Vice Chair Jackson asked how we could incorporate that into the discussion currently underway. CPD Director Schmitt indicated that they would ask Mr. Van Haaren to run 0%, 3% (Manager Walsh's suggestion), and 5% interest calculations and bring them back for the MTBRA to review and make a recommendation on. General consensus was that this would be reviewed when the matter came back to the MTBRA for final action.

B. Village of Okemos Brownfield Plan

CPD Director Schmitt outlined the plan and pointed out that the plan is the same work and eligible costs as previously reviewed in February, but the costs have been updated. The capture period is now up to 19 years. The MTBRA is being asked to take action this morning on authorization of the contract with TriTerra to review the plan.

Eric Helzer, Advanced Redevelopment Solutions (acting as the owner's representative), went through the project as a 'reintroduction' of what was previously recommended for approval. The most notable physical change is the addition of the parking structures on the site. One of the largest increases in costs is the requirement that the project design and reconstruct the west half of Okemos Road. John Peckham, Advanced Redevelopment Solutions, outlined the design process and timing for the Road and the coordination between the project at the Ingham County Road Department. Mr. Peckham further discussed the progress that has been made with the Ingham County Drain Commissioner's Office and Consumer's Energy.

Mr. Helzer further discussed the changes to the physical changes to the project and outlined the specific changes to the Brownfield Plan. Capital Investment has increased from \$85mm to \$92mm. The taxable value did not increase in a commensurate way, due to the cost additions being public infrastructure and parking structures, which do not add to the taxable value. The TV increased from \$14mm to \$15mm. The duration of the plan has increased from 15 years to 19 years. The eligible costs have increased from \$4.3mm to \$6.9mm. The

administrative costs, local revolving local funds, and state revolving loan fund captures have all gone up under the new plan.

Director Trezise asked Mr. Helzer to outline the increase in eligible costs. Mr. Helzer explained that excavation and trucking of soils are the majority of the increase in costs, and mostly in block two. There are both hazardous and non-hazardous soils, which has also increased costs. The EGLE grant/loan funding has not changed, the increased costs are entirely borne by the developer.

Vice Chair Jackson discussed the boulevard on Hamilton Road. Mr. Peckham discussed the boulevard and the discussions with the Ingham County Road Department. There was discussion about the potential for the boulevard to go away, if the Consumer's line cannot be buried. This would be due to the fire department needing access on Hamilton, if they cannot access the building from Okemos Road, due to the power lines.

Vice Chair Jackson further discussed the non-motorized access for the project. Discussion occurred about whether or not the Ingham County Road Department will allow specific items in the road design and what could be included.

Director Chapman asked about the design of the bridge to the south and how traffic may be calmed by the design of the building and suggested any traffic calming measures would be beneficial. Mr. Peckham pointed out the curb radii that will be changing to further slow traffic, along with the traffic light at the intersection and its timing.

6. **Old Business**

7. **Project Updates**

CPD Director Schmitt provided an update on Elevation construction and that the final reimbursement request is forthcoming. The Haslett Marathon is nearly complete, and they have received partial temporary certificate of occupancy, pending final installation on the HVAC system. The capture for that project will not start until next year. Joe's on Jolly is finalizing the fit and finish of the building and will be open soon. Mr. Helzer gave a further update on the schedule for Joe's on Jolly to submit their reimbursement request.

8. **Public Remarks**

Director Trezise moved to approve the proposal with TriTerra for their review and assistance with administration of the Village of Okemos Brownfield Plan.

Supported by Director Chapman

ROLL CALL VOTE: Motion carried unanimously

9. **Adjournment**

Vice Chair Jackson adjourned the meeting at 9:00 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Director of Community Planning & Development

**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

DRAFT

September 15, 2022

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 8:00 A.M.

PRESENT: Chair Jeff Theuer, Township Manager Frank Walsh, Director Peter Trezise, Director Joyce Van Coevering
ABSENT: Vice Chair Ned Jackson, Director Brenda Chapman, Director John Matuszak,
STAFF: Director of Community Planning and Development Timothy Schmitt, Senior Planner Brian Shorkey
OTHER: Dave Van Haaren, Tri Terra, Eric Helzer, Advanced Redevelopment Solutions, John Peckham, Advanced Redevelopment Solutions

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:01 a.m.

2. Approval of Agenda

Director Trezise moved to approve the agenda as written.

Supported by Director Van Coevering

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Trezise moved to approve the August 18, 2022 minutes

Supported by Manager Walsh

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

CPD Director Schmitt briefly outlined the financial information that was in the packet for the meeting and the State of Michigan annual reporting that had been submitted.

Chair Theuer asked about the series of small checks that had been issued out of the Brownfield accounts. CPD Director Schmitt indicated that those were reimbursements to taxing agencies capture that should not have occurred in 2022.

6. Old Business

A. Village of Okemos Brownfield Plan

CPD Director Schmitt introduced Dave Van Haaren, the Brownfield Authority's consultant for the project. Mr. Van Haaren discussed the revised brownfield plan that was submitted and his recommendation for approval. Mr. Van Haaren further outlined the changes in the revised brownfield plan, which is largely the addition of two parking structures, which have increased capital investment from \$85 million to \$92 million. Eligible activity costs have also increased from \$4.3 million to \$6.9 million, increasing the reimbursement period to 19 years. Mr. Van Haaren confirmed that the plan meets local policy and the conditions from PA 381.

Chair Theuer asked about the interest rates and the eligible costs. Mr. Van Haaren indicated that the interest rate is proposed at 5%, consistent with the previous plan. He further stated that eligible costs have gone up entirely due to environmental activities, specifically contaminated soils related to the parking structures. There is no increase in the non-environmental costs.

Director Van Coevering asked about the potential for the plan to be up to 30 years. Eric Helzer, Advanced Redevelopment Solutions (acting as the owner's representative) explained that the plan is valid for up to 30 years, but estimates at this time show that the eligible costs will be fully reimbursed in 19 years. PA 381 allows for up to 30 years, as long as the time period is acknowledged in the brownfield plan for the project. Chair Theuer further clarified that if the reimbursements can be done quicker than 19 years, if the tax revenues exceed expectations.

Manager Walsh asked what the estimated background taxable value growth was for the project. Mr. Helzer answered that they were estimating 1.79%. This is based on the previous 20 years' worth of State Tax Commission data. If Meridian Township's growth exceeds this, which is possible, then the plan may be paid off quicker.

Manager Walsh further asked if the DDA TIF plan will need to be recodified as a result of this plan. Mr. Helzer briefly discussed the differences between the two tax capture districts and how the DDA TIF projections have been done. It is assumed that the DDA will capture just over \$6.4 million in DDA TIF from this project. Manager Walsh further pointed out that there would be approximately \$18 million in public dollars (local and state) going to this project. Mr. Helzer concurred and further pointed out that the Consumers Energy HVD burial remains an outstanding issue.

John Peckham, Advanced Redevelopment Solutions (acting as the owner's representative), briefly outlined the specific public infrastructure being completed with the public dollars: rebuilding of Hamilton Road, Clinton Street, Methodist Street, Ardmore Avenue, the west half of Okemos Road and the signalization of the Hamilton and Okemos intersection.

Chair Theuer asked about the other half of Okemos Road. Mr. Helzer explained that the County will be addressing the costs for the other half, but the developer is designing the entire project at their cost. Mr. Helzer indicated that he believed it was atypical for a project to be rebuilding this much public infrastructure on a project.

Director Van Coevering asked about the timing and funding for the Okemos Road improvements. There was continued discussion about timing, whether or not the road would actually get done without the project, and the Ingham County Road Department's role.

Director Van Coevering further asked about communication with the public. Manager Walsh indicated that we continue to have conversations with the public, but that we won't force this project to happen if it doesn't make sense. If the infrastructure doesn't happen with this project, then local funds will be needed in the future to make these needed improvements.

Director Trezise moved to recommend approval to the Township Board of the Village of Okemos brownfield plan, dated August 2, 2022

Supported by Director Van Coevering

ROLL CALL VOTE: Motion carried unanimously.

Mr. Peckham further discussed the Consumer's Energy HVD burial and how that cost has increased from \$2.3 to \$4.9 million and that the project cannot support that cost on its own.

7. Project Updates

CPD Director Schmitt provided an update on approved brownfield projects.

- Village of Okemos has been discussed extensively already
- Haslett Marathon and Joe's on Jolly both have temporary certificates of occupancy and are working on minor final issues.
- Elevation Phase 3 is well under construction.
- Haslett Village Square is being reviewed on Tuesday by the Township Board for final adoption. This plan will then move to the State of Michigan for review, as they are proposing to capture state taxes as well, with 89% of reimbursement coming from the State.
- Pine Village/American House is updating all of their costs and the base taxable value, given the substantial change in the scope of the project. Mr. Van Haaren gave the Directors and update regarding the onsite construction.

8. Public Remarks

There was no comment from the public.

9. Adjournment

Chair Theuer adjourned the meeting at 8:40 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Director of Community Planning & Development

From: [ERIC HELZER](#)
To: [Tim Schmitt](#)
Cc: [Amber Clark](#); jrp5069@gmail.com; [Jonathan Branoff](#)
Subject: Brownfield Plan Revised August 2, 2022: Village of Okemos Blocks 1 & 2 Redevelopment Project
Date: Tuesday, August 9, 2022 1:00:17 PM
Attachments: [Brownfield Plan Village of Okemos Blocks 1 and 2.2022.Aug.02.pdf](#)
Importance: High

Tim – We are pleased to submit the revised August 2, 2022 Brownfield Plan for Meridian Township Brownfield Redevelopment Authority (MTBRA) consideration at their next meeting in August 2022. In short, the following changes summarize the major components of the Brownfield Plan that were changed since the MTBRA last recommended approval of the project's Brownfield Plan on March 17, 2022 to the Township Board for their consideration:

1. The Project Description changed slightly reducing the commercial and increasing the residential. Additionally, we added two (2) parking structures to support the project that include an estimated 377 public and private spaces.
2. With the MEDC incentive delays, we have adjusted the start of vertical construction to Spring 2023 which changed the percentages complete by year. We still anticipate vertical project completion by the end of the year 2024.
3. Total Capital Investment has increased now to an estimated up to \$92 million amount.
4. With the Project Description changes identified above, we increased Projected Future Taxable Values of the Project. We used all of the same value assumptions as approved by the assessor for the Brownfield Plan on March 17, 2022 and updated the rent increases based upon our most current market study.
5. Estimated Duration of Plan Capture is now at 19 years (2023-2041), total estimated Plan capture duration but valid up to 30 years for reimbursement.
6. Estimated Duration of Plan is now at 20 years (2022-2041) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.
7. For projection purposes of this revised Brownfield Plan we have assumed the DDA TIF Plan could be extended and have acknowledged this as a conservative assumption and in the event that the DDA TIF ends as currently adopted, additional tax increment revenues would become available to the Brownfield Plan to reduce the duration of the Brownfield Plan and Brownfield Plan capture.
8. Eligible activity categories are unchanged but eligible costs increased under Department-Specific Activities for Due Care Activities and as such, contingency, interest, LBRF, BRA Administration, and MBRF calculations increased.
9. All affected numbers and tables as a result of the above were updated and replaced.

Please let me know if you have any questions. To remain on schedule we look forward to presenting the Brownfield Plan in August to the MTBRA for recommendation to the Township Board for the Public Hearing and Brownfield Plan Adoption in September.

Thank You –

Eric P. Helzer, EDFP

VILLAGE OF OKEMOS BLOCKS 1 & 2 REDEVELOPMENT PROJECT

Block 1 Northwest & Block 2 Southwest of the Intersection at
Okemos Road and Hamilton Road
Okemos, Meridian Charter Township, Michigan

Brownfield Plan

Revised August 2, 2022

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, MI 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434



Meridian Township Brownfield Redevelopment Authority

Meridian Charter Township
5151 Marsh Road | Okemos, MI 48864
Contact: Tim Schmitt
Community Planning and Development Director
Phone: (517) 853-4506

Approved by the Meridian Township Brownfield Redevelopment Authority –
____/____/2022

Approved by the Meridian Charter Township Board of Trustees –
____/____/2022

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**PROJECT SUMMARY SHEET: BROWNFIELD PLAN –
Village of Okemos Blocks 1 & 2 Redevelopment Project**

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at Block 1 Northwest & Block 2 Southwest of the intersection at Okemos Road and Hamilton Road, Okemos, Meridian Charter Township, Michigan. Brownfield tax increment financing is necessary to support redevelopment of this property.

Project Name: Village of Okemos Blocks 1 & 2 Redevelopment Project

Applicant/Developer: Entity Name: Village of Okemos, LLC (“Developer/Applicant”)
 Contact: Patrick Smith
 Mailing Address: 505 Bath St.
 Santa Barbara, CA 93101
 Phone: 805-965-2100

Eligible Property Location and Parcel Information: The Eligible Property (“Property”) consists of eleven (11) parcels located in Okemos, Meridian Charter Township, Michigan as follows:

Eligible Property - Block 1				
Map ID*	Address	Tax ID	Approx. Acreage	Basis of Eligibility
A	2138 Hamilton Rd	33-02-02-21-405-010	0.500	Adjacent and Contiguous to a Property under Part 213
B	2148 Hamilton Rd.	33-02-02-21-405-005	0.500	Property under Part 213
C	4695 Okemos Rd.	33-02-02-21-405-009	0.500	Adjacent and Contiguous to a Property under Part 213
D	4700 Ardmore Ave.	33-02-02-21-405-008	0.500	Adjacent and Contiguous to a Property under Part 213

Eligible Property - Block 2				
Map ID*	Address	Tax ID	Approx. Acreage	Basis of Eligibility
E	4661 Okemos Rd.	33-02-02-21-409-008	0.230	Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213
F	2143 Hamilton Rd.	33-02-02-21-409-003	0.167	Property under Part 213
G	2149 Hamilton Rd.	33-02-02-21-409-002	0.273	Facility under Part 201
H	2153 Hamilton Rd.	33-02-02-21-409-001	0.227	Facility under Part 201
I	2137 Hamilton Rd.	33-02-02-21-409-004	0.076	Facility under Part 201 and a Property under Part 213
J	2150 Clinton St.	33-02-02-21-409-006	0.50	Facility under Part 201
K	4675 Okemos Rd.	33-02-02-21-409-009	0.527	Facility under Part 201

**Map ID is for reference in Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map.*

Property Size:	Approximately 4-acres
Type of Eligible Property:	Facility under Part 201, Property under Part 213 (Contaminated), and Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213
Project Description:	<p>Village of Okemos, LLC is a single-purpose company formed to develop, construct, finance, and own the Village of Okemos Blocks 1 & 2 Redevelopment Project, a mixed-use redevelopment (the “Project”). The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire two adjacent blocks located at the intersection of Okemos Road and Hamilton Road. The Project blocks have been designated as “Block 1” (northwest of the intersection) and “Block 2” (southwest of the intersection), respectively. The mixed-use redevelopment includes an estimated 164,891 square feet of rentable residential across 206 units and 30,252 square feet of rentable commercial business spaces in four (4) newly constructed mixed-use buildings with two (2) parking structures including an estimated 377 public and private spaces to support the Project. The current structures and site improvements will be razed to allow for this downtown redevelopment effort. Additionally, significant public infrastructure improvements will be required to support the redevelopment in this portion of the Village.</p> <p>Vertical construction is scheduled to begin in the Spring 2023 and anticipated to be completed by the end of 2024, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.</p>
Total Capital Investment:	This Brownfield Plan (the “Plan”) anticipates up to an estimated \$92 million in Total Capital Investments by Village of Okemos, LLC.
Estimated Job Creation:	Upon Project completion, it is estimated there will be over 100 new local full-time equivalent jobs created. Full-time equivalent jobs estimated are based upon a potential tenant mix for the commercial business spaces constructed which currently unknown.
Estimated Duration of Plan Capture:	19 years (2023-2041), total estimated Plan capture duration but valid up to 30 years for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, Application Fees, Brownfield Redevelopment Authority (BRA) Capture (Administration and Local Brownfield Revolving Fund (LBRF)), and State of Michigan Brownfield Redevelopment Fund (MBRF) capture.
Estimated Duration of Plan:	20 years (2022-2041) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.
Base Year of Plan:	2022
First Year of Plan Capture:	2023

Estimated Gain in Taxes:
(after Project completion)

	Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value
	2022	Starting in 2025 (when 100% completed)	Starting in 2025 (when 100% completed)
	\$1,191,952	\$15,156,800	\$ 13,964,848
Annual Taxes Paid to All Taxing Jurisdictions	\$ 83,022	\$1,055,704	\$ 972,682

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	\$ 3,668,885
Total New Taxes Captured by BRA	\$ 8,199,635
Total New Taxes *	\$ 11,868,520

* Tax Amount Paid on Incremental Taxable Value during Brownfield Plan Tax Capture period excludes: (a) the Tax Amount Captured by the Meridian Township Downtown Development Authority (DDA); and (b) the Tax Amount paid on Base Year Taxable Value. See Table 3 for details.

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative
Brownfield Redevelopment Authority (BRA) Administration	\$ 124,141
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 375,880
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 736,987
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 2,189,578
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 4,773,049
Total New Tax Capture (See Table 1a)	\$ 8,199,635
* To meet Developer Reimbursement Obligations.	

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$8,199,635 (inclusive of fees associated with BRA Administration, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$6,962,627. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$6,962,627 so long as there are available revenues.

Eligible Activities	Eligible Costs
EGLE Eligible Activities	
Department-Specific Activities	
Exempt Activities - Assessments	\$ 88,500
Exempt Activities - Due Care Planning	\$ 291,850
Due Care Activities	\$ 3,965,809
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 75,303
Lead and Asbestos Abatement Activities	\$ 140,487
Infrastructure Improvements Activities (Private)	\$ -
Infrastructure Improvements Activities	\$ -
Site Preparation Activities	\$ -
EGLE & MSF Contingency and Interest	
Contingency: EGLE Environmental (15%)	\$ 455,596
Contingency: MSF Non-Environmental (15%)	\$ 32,369
Interest: EGLE Environmental: (1.5% Interest after 5 Years) - EGLE Loan, Brownfield TIF Local/State Capture per EGLE Repayment Schedule	\$ 76,091
Interest: EGLE Environmental (Simple Interest: 5%): From Interest Tabs (Local and School [L/S] Eligible Activity Costs)	\$ 1,593,838
Interest: MSF Non-Environmental (Simple Interest: 5%): From Interest Tabs (Local Eligible Activity Costs Only)	\$ 102,785
<i>Subtotal</i>	\$ 6,822,627
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	\$ 105,000
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000
Local Application Fees (to Developer)	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 6,962,627
Brownfield Redevelopment Authority (BRA) Administration	\$ 124,141
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 375,880
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987
<i>Subtotal: To BRA & State</i>	\$ 1,237,008
GRAND TOTAL	\$ 8,199,635
* To meet Developer Reimbursement Obligations.	

INTRODUCTION

Meridian Charter Township, Michigan (the “Township”), established the Meridian Township Brownfield Redevelopment Authority (the “Authority”) on April 18, 2017, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on May 17, 2017. The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to promote the redevelopment of and investment in certain “Brownfield” properties within the Township. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan, is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

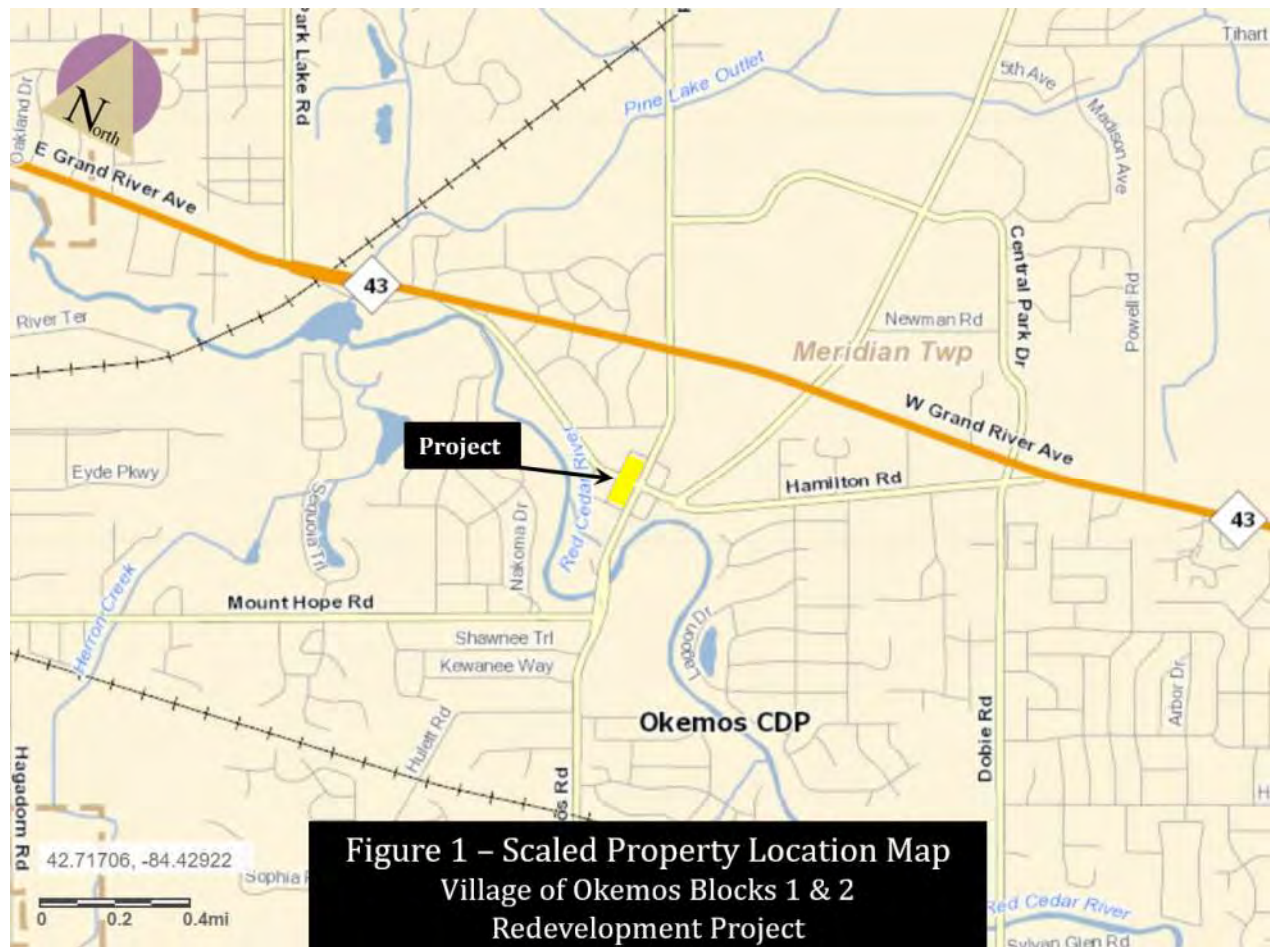
The identification or designation of a developer/applicant or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer/applicant or proposed use of the Eligible Property shall not necessitate an amendment to this Plan, affect the application of this Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property (“Property”) contains approximately 4-acres in Meridian Township (“Township”) and consists of eleven (11) parcels located in Okemos, Meridian Charter Township, Ingham County Michigan. The following Eligible Property Tables identify the Property within Blocks 1 & 2. The Property is comprised of the entire two adjacent blocks located at the intersection of Okemos Road and Hamilton Road. The Project blocks have been designated as “Block 1” (northwest of the intersection) and “Block 2” (southwest of the intersection), respectively. The Property is situated in the heart of the downtown Village of Okemos as depicted on Figure 1 – Scaled Property Location Map. The Property boundaries for Blocks 1 & 2 are as depicted on Figure 2 – Eligible Property Map.





The Eligible Property parcels are summarized in the following Eligible Property Tables for Blocks 1 & 2. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan.

Eligible Property - Block 1				
Map ID*	Address	Tax ID	Approx. Acreage	Basis of Eligibility
A	2138 Hamilton Rd	33-02-02-21-405-010	0.500	Adjacent and Contiguous to a Property under Part 213
B	2148 Hamilton Rd.	33-02-02-21-405-005	0.500	Property under Part 213
C	4695 Okemos Rd.	33-02-02-21-405-009	0.500	Adjacent and Contiguous to a Property under Part 213
D	4700 Ardmore Ave.	33-02-02-21-405-008	0.500	Adjacent and Contiguous to a Property under Part 213

Eligible Property - Block 2				
Map ID*	Address	Tax ID	Approx. Acreage	Basis of Eligibility
E	4661 Okemos Rd.	33-02-02-21-409-008	0.230	Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213
F	2143 Hamilton Rd.	33-02-02-21-409-003	0.167	Property under Part 213
G	2149 Hamilton Rd.	33-02-02-21-409-002	0.273	Facility under Part 201
H	2153 Hamilton Rd.	33-02-02-21-409-001	0.227	Facility under Part 201
I	2137 Hamilton Rd.	33-02-02-21-409-004	0.076	Facility under Part 201 and a Property under Part 213
J	2150 Clinton St.	33-02-02-21-409-006	0.50	Facility under Part 201
K	4675 Okemos Rd.	33-02-02-21-409-009	0.527	Facility under Part 201

**Map ID is for reference in Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map.*

The Property is surrounded by commercial operations and a few residential homes. The Property is zoned “Mixed use planned unit development (MUPUD)” and this current zoning district allows for the proposed planned Project development.

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities. The proposed use on the Property is adequately served by essential public facilities and services, such as police and fire.

The Property currently contains one commercial office building located on Block 1 at 4700 Ardmore Avenue.

The Property consists of eleven (11) parcels of land that have been deemed a “facility” under Part 201, a “property” under Part 213, and parcels that are adjacent and contiguous to those facility and property parcels in accordance with Act 381 forming these parcel’s basis of eligibility. The parcels are located within the boundaries of Meridian Township, Michigan.



Current Eligible Property Aerial Photo - Blocks 1 & 2



Current Eligible Property Aerial Photo - Block 1



Current Eligible Property Aerial Photo - Block 2

The Project proposes to redevelop underutilized and significantly contaminated properties into a mixed-use commercial residential redevelopment for Meridian Township and State of Michigan, both during Project construction and subsequent operations. The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire two downtown Village blocks that includes an estimated 164,891 square feet of rentable residential across 206 units and 30,252 square feet of rentable commercial business spaces in four (4) newly constructed mixed-use buildings with two (2) parking structures including an estimated 377 public and private spaces to support the Project. The current structures and site improvements will be razed to allow for this downtown redevelopment effort. Additionally, significant public infrastructure improvements will be required to support the redevelopment in this portion of the Village. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the Township, the Michigan Department of Environmental Quality (“MDEQ”, now named the Michigan Department of Environment, Great Lakes and Energy “EGLE”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) significant public infrastructure improvements that will begin the redevelopment efforts to allow for the revitalization of the downtown Village; and, (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this Property will include asbestos abatement, demolition, environmental activities, and redevelopment into a mixed-use residential and commercial redevelopment project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured under this Plan. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement (“Agreement”) between the Developer and the Authority.

Vertical construction is scheduled to begin in the Spring 2023 and anticipated to be completed by the end of 2024, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.

PROJECT RENDERINGS – BLOCKS 1 & 2



Block 1 – Southeast Elevation View (looking Northwest)



Block 1 – Street View (looking East along Hamilton Road)



Block 1 – Street View (looking South along Okemos Road)



Block 2 – Northeast Elevation View (looking Southwest)



Block 2 – Street View (looking East along Hamilton Road)



Block 2 – Street View (looking North along Okemos Road)



Blocks 1 and 2 – Street View (looking Northwest along Hamilton Road)



Blocks 1 and 2 – Street View (looking West along Hamilton Road)

2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial and residential purposes; (b) five (5) of the parcels comprised by the Property have been determined to be a “facility” under Part 201; (c) three (3) of the parcels comprised by the Property has been determined to be a “property” under Part 213; (d) includes parcels that are adjacent and contiguous to those facility and property parcels because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of the Property; and, (e) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

Eligible Property - Block 1					
Map ID*	Address	Tax ID	Approx. Acreage	Basis of Eligibility	Owner of Record
A	2138 Hamilton Rd	33-02-02-21-405-010	0.500	Adjacent and Contiguous to a Property under Part 213	VOO North, LLC
B	2148 Hamilton Rd.	33-02-02-21-405-005	0.500	Property under Part 213	VOO North, LLC
C	4695 Okemos Rd.	33-02-02-21-405-009	0.500	Adjacent and Contiguous to a Property under Part 213	VOO North, LLC
D	4700 Ardmore Ave.	33-02-02-21-405-008	0.500	Adjacent and Contiguous to a Property under Part 213	VOO North, LLC

Eligible Property - Block 2					
Map ID*	Address	Tax ID	Approx. Acreage	Basis of Eligibility	Owner of Record
E	4661 Okemos Rd.	33-02-02-21-409-008	0.230	Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213	Village of Okemos, LLC
F	2143 Hamilton Rd.	33-02-02-21-409-003	0.167	Property under Part 213	Village of Okemos, LLC
G	2149 Hamilton Rd.	33-02-02-21-409-002	0.273	Facility under Part 201	Village of Okemos, LLC
H	2153 Hamilton Rd.	33-02-02-21-409-001	0.227	Facility under Part 201	Village of Okemos, LLC
I	2137 Hamilton Rd.	33-02-02-21-409-004	0.076	Facility under Part 201 and a Property under Part 213	Village of Okemos, LLC
J	2150 Clinton St.	33-02-02-21-409-006	0.50	Facility under Part 201	Village of Okemos, LLC
K	4675 Okemos Rd.	33-02-02-21-409-009	0.527	Facility under Part 201	Village of Okemos, LLC

**Map ID is for reference in Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map.*

The current Owners, Village of Okemos, LLC and VOO North, LLC completed Baseline Environmental Assessment Reports dated August 14, 2018 and February 16, 2021 & March 17, 2022 respectively (collectively “BEA Reports”) which were filed with the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) on August 14, 2018 and

February 19, 2021 & April 21, 2022 respectively. The BEA Reports include a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. EGLE transmitted Acknowledgement of Receipt of a Baseline Environmental Assessment letters dated August 17, 2018 and March 4, 2021 & May 6, 2022 respectively (“EGLE BEA Letters”). Exhibit B includes a copy of each entity EGLE BEA Letters.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include assessments, due care planning, due care activities, lead and asbestos abatement, demolition, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed into law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan (including Plan Amendments), if those costs and the eligible property are

subsequently included in an approved Plan or Plan Amendment. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) for the use of state tax increment revenues. EGLE may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by EGLE will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan and the associated Development Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority, solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs and Authority costs (Administration and then Authority Local Brownfield Revolving Fund, see Table 1a) as described in the tables. Local and state school tax capture and local-only tax capture were assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately \$8,199,635 (inclusive of fees associated with BRA Administration, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$6,962,627. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$6,962,627 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be sooner.

The Project is projected to be completed by the end of 2024.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
		26.76%	73.24%	100.00%	100.00%
EGLE Eligible Activities					
Department-Specific Activities					
Exempt Activities - Assessments	\$ 88,500	\$ 23,679	\$ 64,821	\$ -	\$ -
Exempt Activities - Due Care Planning	\$ 291,850	\$ 78,089	\$ 213,761	\$ -	\$ -
Due Care Activities	\$ 3,965,809	\$ 1,061,111	\$ 2,904,698	\$ -	\$ -
EGLE Environmental Eligible Activities Total	\$ 4,346,159	\$ 1,162,879	\$ 3,183,280	\$ -	\$ -
MSF Eligible Activities					
Demolition Activities	\$ 75,303	\$ -	\$ -	\$ 75,303	\$ -
Lead and Asbestos Abatement Activities	\$ 140,487	\$ -	\$ -	\$ 140,487	\$ -
Infrastructure Improvements Activities (Private)	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure Improvements Activities	\$ -	\$ -	\$ -	\$ -	\$ -
Site Preparation Activities	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total	\$ 215,790	\$ -	\$ -	\$ 215,790	\$ -
EGLE & MSF Contingency and Interest					
Contingency: EGLE Environmental (15%)	\$ 455,596	\$ 121,902	\$ 333,695	\$ -	\$ -
Contingency: MSF Non-Environmental (15%)	\$ 32,369	\$ -	\$ -	\$ 32,369	\$ -
<i>Sub Total: Contingencies</i>	\$ 487,965	\$ 121,902	\$ 333,695	\$ 32,369	\$ -
Interest: EGLE Environmental: (1.5% Interest after 5 Years) - EGLE Loan, Brownfield TIF Local/State Capture per EGLE Repayment Schedule	\$ 76,091	\$ 20,359	\$ 55,732	\$ -	\$ -
Interest: EGLE Environmental (Simple Interest: 5%): From Interest Tabs (Local and School [L/S] Eligible Activity Costs)	\$ 1,593,838	\$ 426,455	\$ 1,167,383	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest: 5%): From Interest Tabs (Local Eligible Activity Costs Only)	\$ 102,785	\$ -	\$ -	\$ 102,785	\$ -
<i>Sub Total: Interest</i>	\$ 1,772,713	\$ 446,814	\$ 1,223,115	\$ 102,785	\$ -
Sub Total: EAs + Contingencies + Interest	\$ 6,822,627	\$ 1,731,594	\$ 4,740,090	\$ 350,943	\$ -
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	\$ 105,000	\$ 8,027	\$ 21,973	\$ 75,000	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000	\$ 4,013	\$ 10,987	\$ 15,000	\$ -
Local Application Fees (to Developer)	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation + Application Fees	\$ 140,000	\$ 12,040	\$ 32,960	\$ 95,000	\$ -
Sub Total: EAs + Contingencies + Interest + Developer Administration	\$ 6,962,627	\$ 1,743,635	\$ 4,773,049	\$ 445,943	\$ -
Brownfield Redevelopment Authority (BRA) Administration	\$ 124,141	\$ -	\$ -	\$ 124,141	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 375,880	\$ -	\$ -	\$ 117,934	\$ 257,945
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	\$ 500,021	\$ -	\$ -	\$ 242,076	\$ 257,945
Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA	\$ 7,462,648	\$ 1,743,635	\$ 4,773,049	\$ 688,019	\$ 257,945
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987	\$ -	\$ -	\$ -	\$ 736,987
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF	\$ 8,199,635	\$ 1,743,635	\$ 4,773,049	\$ 688,019	\$ 994,932

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 2,189,578
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 2,189,578
Total Local Taxes to BRA Administration	\$ 124,141
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ -
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 117,934
Total Local Tax Capture to BRA	\$ 242,076
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 4,773,049
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 4,773,049
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ -
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 257,945
Total School Tax Capture to BRA	\$ 257,945
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987
Total School Tax Capture to BRA & MBRF	\$ 994,932
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 500,021
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987
Total Capture for Developer	\$ 6,962,627
GRAND TOTAL	\$ 8,199,635

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2022 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2023. Estimates project that the Authority is expected to capture the tax increment revenues from 2023 through 2041 which will be generated by the increase in taxable value. However, this Plan's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4

- Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment projects that are eligible and approved for capture.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2022 - Base Year	\$ -	\$ -
2023 - Start of Tax Capture	\$ 21,336	\$ 699
2024	\$ 5,347,934	\$ 175,238
2025	\$ 13,964,848	\$ 457,592
2026	\$ 14,236,155	\$ 466,482
2027	\$ 14,512,318	\$ 475,531
2028	\$ 14,793,424	\$ 484,742
2029	\$ 15,079,562	\$ 494,118
2030	\$ 15,370,823	\$ 503,662
2031	\$ 15,667,296	\$ 513,377
2032	\$ 15,969,077	\$ 523,265
2033	\$ 16,276,259	\$ 533,331
2034	\$ 16,588,940	\$ 543,576
2035	\$ 16,907,218	\$ 554,006
2036	\$ 17,231,193	\$ 564,621
2037	\$ 17,560,968	\$ 575,427
2038	\$ 17,896,645	\$ 586,427
2039	\$ 18,238,331	\$ 597,623
2040	\$ 18,586,133	\$ 609,019
2041	\$ 18,940,161	\$ 620,620
Total	-	\$ 9,279,355
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		<i>\$ 1,079,720</i>
Total Estimated Tax Increment Revenues Captured		\$ 8,199,635

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Brownfield eligible activities in this Plan are to be financed by the Owner and with the use of an awarded EGLE Loan. EGLE has also awarded two Grants toward other additional

environmental costs and those EGLE Grant activities and costs are not included as a part of this Plan. Any EGLE Grant funded activity will not be reimbursed with captured tax increment revenues from this Plan.

The Owner anticipates securing from the Michigan Economic Development Corporation (MEDC) and the Michigan Strategic Fund (MSF): (a) a Michigan Community Redevelopment Program (MCRP) Grant and/or Loan, and; (b) a Revitalization and Placemaking (RAP) Program Grant(s). Additionally, the Owner has received award of two (2) Redevelopment Fund Grants and for use of Downtown Development Authority Tax Increment Financing from Meridian Township. For the balance of the development costs the Owner anticipates: (a) obtaining conventional bank financing for a construction loan equal to approximately 80% loan to cost, and; (b) fulfilling the remaining financial obligation estimated at 20% of the balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 20% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender.

Local and state school tax capture and local-only tax capture will be used to reimburse eligible activity costs in this Plan initially funded by the Owner and the EGLE Loan. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. Tax captures for the Developer in this Plan will be used to repay the EGLE Loan first then Owner financed costs. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$6,962,627 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement, with the exception of the EGLE Loan. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

Under this Plan, so long as there are available revenues, the Authority anticipates collecting:

- \$736,987 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF}),
- \$124,141 for Brownfield Redevelopment Authority use on Administration, and;
- \$375,880 for Brownfield Redevelopment Authority capture into their Local Brownfield Revolving Fund (LBRF).

MBRF, Authority Administration and LBRF capture is reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan. The Authority has incurred an obligation to an EGLE Loan to support some of the eligible activities in this Plan under an Agreement by and between the Authority and EGLE.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2023 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 19 years (2023-2041). This Plan's capture of tax increment revenues shall not exceed 30 years, unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on all obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$8,199,635. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available

to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions

Taxing Unit/ Entity	Incremental Taxes Paid: Brownfield TIF Plan ¹	Tax Impact/ Capture: Brownfield TIF Plan ²	Taxes Returned to Taxing Jurisdiction: Brownfield TIF Plan ³
MERIDIAN TOWNSHIP			
Meridian Operating	\$ -	\$ -	\$ -
Meridian Community Services	\$ -	\$ -	\$ -
Meridian Pathways	\$ -	\$ -	\$ -
Meridian Parks/Recreation	\$ -	\$ -	\$ -
Meridian Police Protection	\$ -	\$ -	\$ -
Meridian CATA Redi Ride	\$ -	\$ -	\$ -
Meridian Land Preservation	\$ -	\$ -	\$ -
Meridian Road Improvement/Streets: Debt	\$ 550,207	\$ -	\$ 550,207
Meridian Fire Station: Debt	\$ 56,638	\$ -	\$ 56,638
Meridian Fire Protection	\$ -	\$ -	\$ -
Meridian Police and Fire Protection	\$ -	\$ -	\$ -
INGHAM COUNTY			
Ingham County	\$ -	\$ -	\$ -
Potter Park Zoo	\$ -	\$ -	\$ -
Public Transportation	\$ -	\$ -	\$ -
Animal Control	\$ -	\$ -	\$ -
Juvenile Justice	\$ -	\$ -	\$ -
Elder Care	\$ -	\$ -	\$ -
Health Services	\$ -	\$ -	\$ -
Parks/Trails	\$ -	\$ -	\$ -
Farmland Preservation	\$ -	\$ -	\$ -
911 System	\$ -	\$ -	\$ -
Jail/Justice	\$ -	\$ -	\$ -
CATA/ Regular	\$ -	\$ -	\$ -
CRAA - Airport Authority	\$ -	\$ -	\$ -
LIBRARY			
CADL - Library	\$ 439,735	\$ 430,672	\$ 9,064
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)			
Ingham ISD	\$ 1,763,982	\$ 1,727,624	\$ 36,358
COMMUNITY COLLEGE			
Lansing Community College	\$ -	\$ -	\$ -
LOCAL SCHOOL MILLAGES: excludes State School millages			
Okemos Public Schools: Debt	\$ 1,982,320	\$ -	\$ 1,982,320
Okemos Public Schools - Building/ Site Sinking Fund	\$ 279,111	\$ 273,358	\$ 5,753
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	\$ 1,699,132	\$ 1,441,995	\$ 257,136
Okemos Public Schools - Local School Operating (LSO)	\$ 5,097,395	\$ 4,325,986	\$ 771,409
Totals	\$ 11,868,520	\$ 8,199,635	\$ 3,668,885

Notes:

1. Tax Amount Paid on Incremental Taxable Value during Brownfield Plan Tax Capture period excludes: (a) the Tax Amount Captured by the Meridian Township Downtown Development Authority (DDA); and (b) the Tax Amount paid on Base Year Taxable Value.
2. The Brownfield Plan may only capture millages not allowed for tax capture by the DDA, and not prohibited from tax capture. Assumes that for the duration of the Brownfield Plan tax capture period, the DDA will continue to capture millages allowed for tax capture under the "Recodified Tax Increment Act, Act 57, 2018" (previously known as the "DDA Act," Public Act 197 of 1975, as amended). Currently, the DDA Tax Increment Finance (TIF) Plan is scheduled to stop tax capture at the end of 2038, but the estimates above assume the DDA TIF Plan will be amended and extended at a later date to include the duration of the BP Tax Capture period.
3. Tax Amount Returned on Incremental Taxable Value (excludes Tax Amount paid on Base Year Taxable Value) during Brownfield Plan Tax Capture period because: (a) millages are not allowed for Tax Capture by either the Brownfield Redevelopment Authority or the DDA (such as Debt levies), or (b) Excess Tax Capture returned because Tax Capture Amount exceeds Eligible Activity amount.

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

The Property is planned to become vacant sometime in Summer 2022 when the only existing commercial building located on Block 1 at 4700 Ardmore Avenue is scheduled for demolition. There are no persons residing on the Property and the existing businesses plan to close in Summer 2022 on the Property are not relocating. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). If the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a, the Authority anticipates capturing incremental local and state taxes to fund the Authority's LBRF up to \$375,880, to the extent allowed by law. See Table 4d for LBRF distribution. The Authority's LBRF will be used to fund other projects within the Township. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$736,987.

12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the Township, in accordance with the Act, may amend this Plan in the future.

This Brownfield Plan may only capture millages not allowed for tax capture by the Meridian Township Downtown Development Authority (DDA), and not prohibited from tax capture. This Plan assumes that for the duration of the Plan tax capture period, the DDA will continue to capture millages allowed for tax capture under the "Recodified Tax Increment Act, Act 57, 2018" (previously known as the "DDA Act," Public Act 197 of 1975, as amended). If the DDA's TIF Plan ends as currently adopted, additional tax increment revenues would become available to this Plan to reduce the duration of the Plan and Plan capture.

Based upon the assumptions made in this Plan, the state and local breakdown of tax capture millage percentages anticipated to be used for reimbursement of EGLE eligible costs through this Plan are summarized below.

Proportionality of EGLE Eligible Activities	Local	State
Local to State Tax Capture Revenue Percentages on EGLE Requested Amounts for EGLE Approval	26.76%	73.24%

Although the above amount of state tax capture is higher proportionately than local capture as a result of the Eligible Property location in the DDA, the DDA and Township Economic Development Corporation have budgeted to invest significant funds for infrastructure improvements associated and directly benefitting the Project, which will be completely sourced by the Township and with local-only tax increment revenue. Thus, the local contribution will exceed the local proportionality requirement in this Plan.

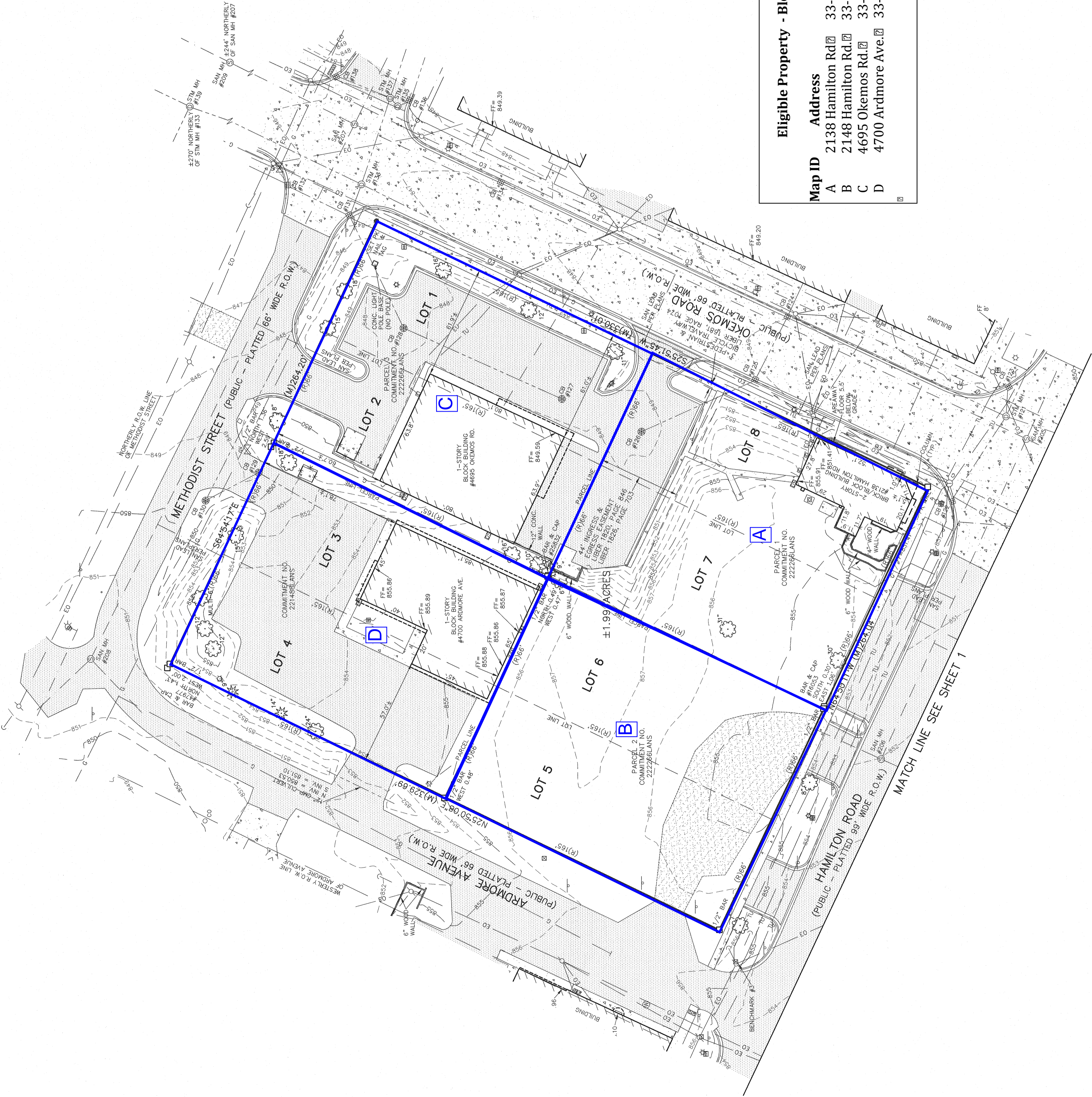
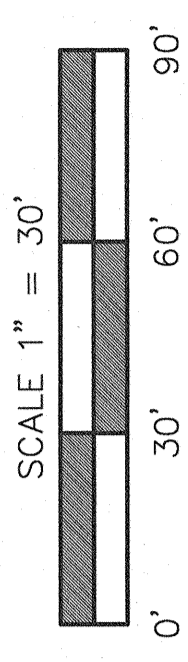
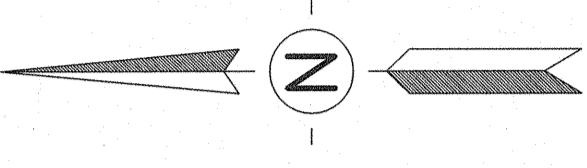
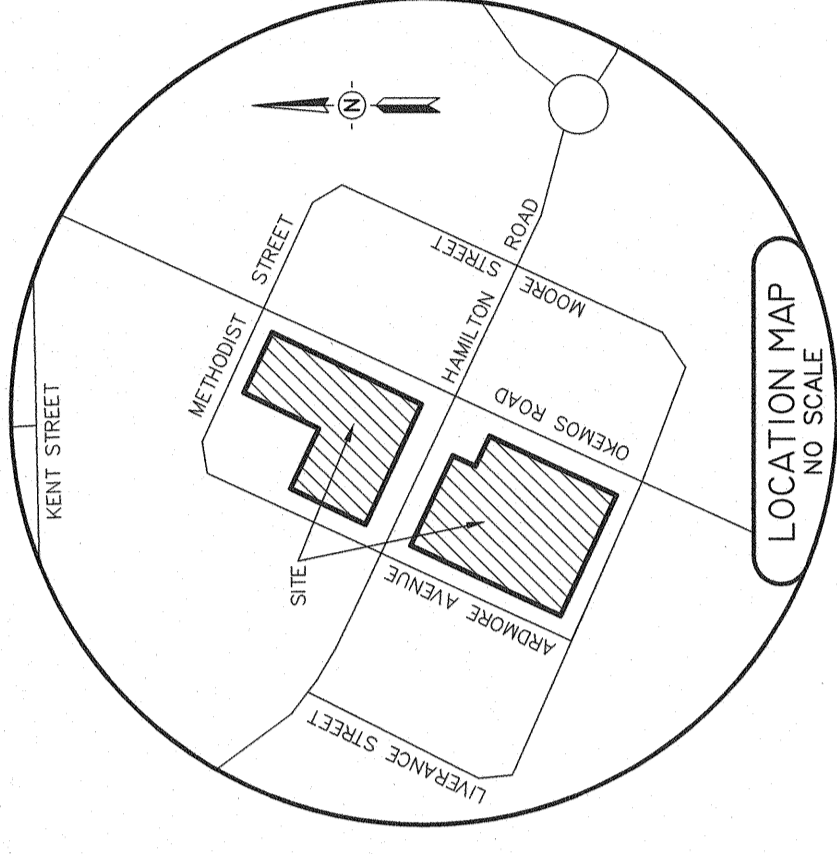
EXHIBITS

EXHIBIT A
Eligible Property –
Legal Descriptions and Eligible Property Boundary Map
Blocks 1 and 2 Parcels
ALTA/NSPS Land Title Survey

BLOCK 1

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"



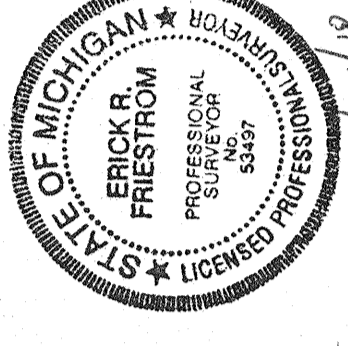
Map ID	Address	Tax ID
A	2138 Hamilton Rd	33-02-02-21-405-010
B	2148 Hamilton Rd	33-02-02-21-405-005
C	4695 Okemos Rd	33-02-02-21-405-009
D	4700 Ardmore Ave	33-02-02-21-405-008

BENCHMARKS

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

LEGEND

- SET 1/2" BAR WITH CAP
- ◻ FOUND IRON AS NOTED
- DEED LINE
- - - DISTANCE NOT TO SCALE
- FENCE
- ▨ ASPHALT
- ▩ CONCRETE
- ▧ GRAVEL
- ▦ ADA PLATE
- EXISTING SPOT ELEVATION
- - - EXISTING CONTOUR ELEVATION
- - - BUILDING OVERHANG
- - - SANITARY SEWER
- - - STORM SEWER
- - - WATER LINE
- - - GAS LINE
- - - UNDERGROUND TELEPHONE
- - - UNDERGROUND TELEVISION
- - - UNDERGROUND ELECTRIC
- - - OVERHEAD WIRES
- ☀ DECIDUOUS TREE
- ☀ CONIFEROUS TREE
- ⊙ SANITARY MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CATCH-BASIN
- ⊙ SANITARY CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ VALVE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GROUND LIGHT
- ⊙ TRAFFIC SIGNAL
- ⊙ GUY WIRE
- ⊙ UTILITY PEDESTAL
- ⊙ TRANSFORMER
- ⊙ HANDHOLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ SIGN
- ⊙ POST
- ⊙ AIR CONDITIONING UNIT



ERF
ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
NO. 53497
DATE 06/21/18

REVISIONS	COMMENTS
06/21/2018	ORIGINAL

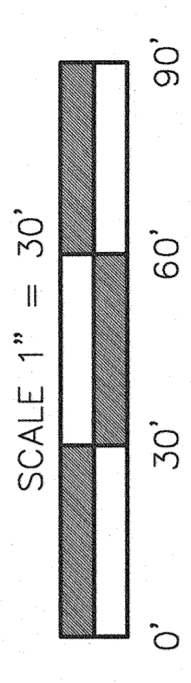
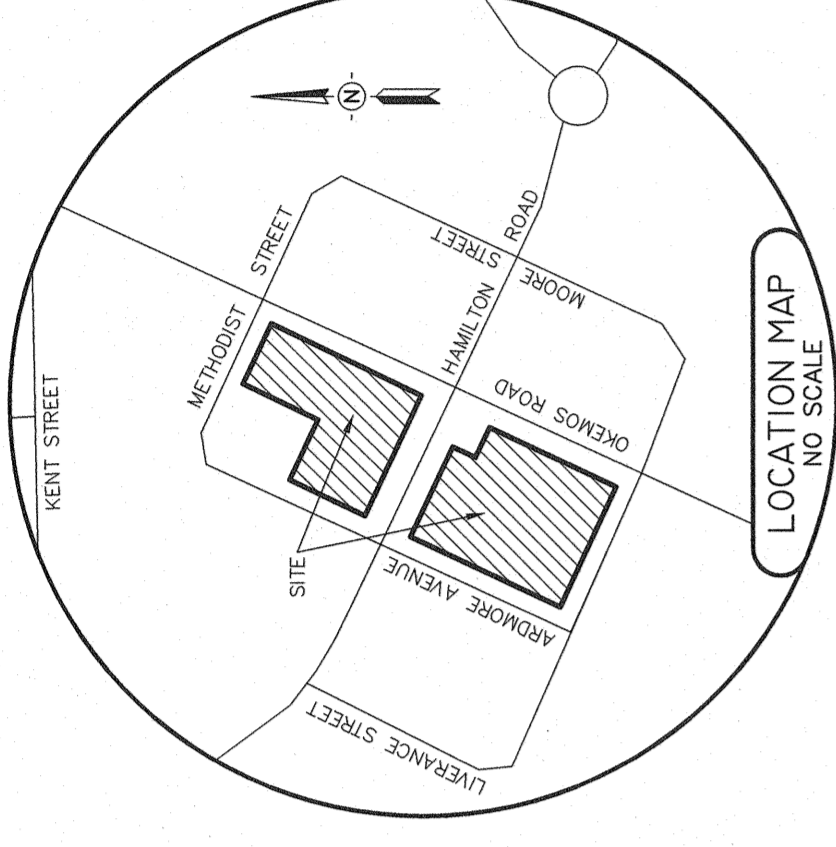
KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-353-5555 WWW.KEBS.COM

Drawn By: SSF
Field Work By: NAW/SL
Section: 21, T4N, R1W
Job Number: 93725-ALT
Sheet: 2 of 3

BLOCK 2

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"



BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

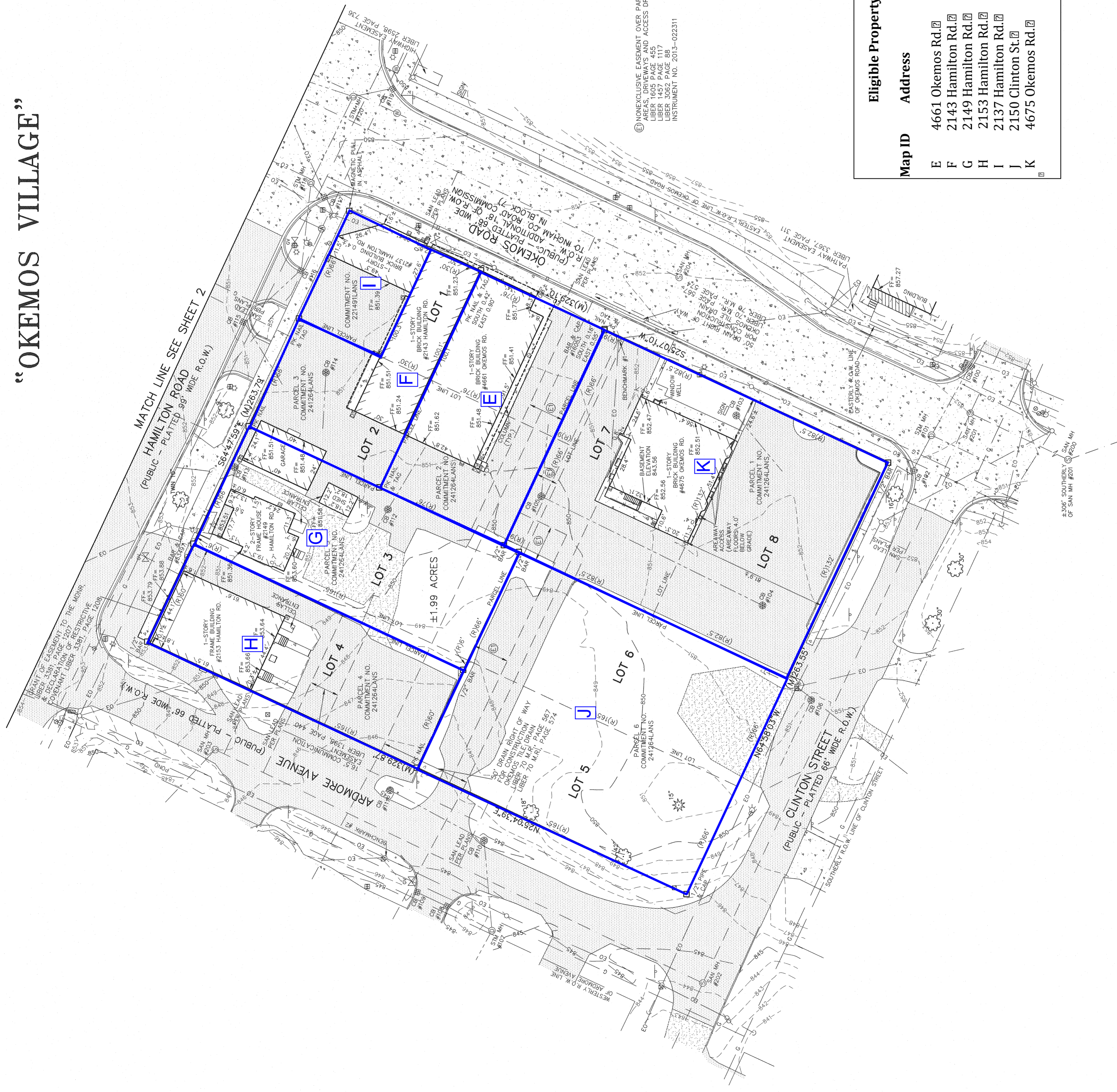
BENCHMARK #3 ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

NONEXCLUSIVE EASEMENT OVER PARKING
AREAS, DRIVEWAYS AND ACCESS DRIVES
LIBER 1605 PAGE 455
LIBER 1607 PAGE 477
LIBER 3002 PAGE 88
INSTRUMENT NO. 2013-022311

LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- DEED LINE
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- DECK
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POST
- AIR CONDITIONING UNIT
- SANITARY MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CATCH-BASIN
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TRAFFIC SIGNAL
- GUY WIRE
- UTILITY PEDESTAL
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

Map ID	Address	Tax ID
E	4661 Okemos Rd.	33-02-02-21-409-008
F	2143 Hamilton Rd.	33-02-02-21-409-003
G	2149 Hamilton Rd.	33-02-02-21-409-002
H	2153 Hamilton Rd.	33-02-02-21-409-001
I	2137 Hamilton Rd.	33-02-02-21-409-004
J	2150 Clinton St.	33-02-02-21-409-006
K	4675 Okemos Rd.	33-02-02-21-409-009



ERICK B. FRIESTROM
PROFESSIONAL SURVEYOR
NO. 53497

REVISIONS	COMMENTS
06/21/2018	ORIGINAL

ENGINEERING AND LAND SURVEYING	KEBS, INC.
2116 HASLETT ROAD, HASLETT, MI 48840	
PH. 517-338-4444 FAX 517-338-4447	
WWW.KEBS.COM	
Marshall Office - Ph. 269-781-9800	
DRAWN BY: SSF	SECTION: 21, 14N, R1W
FIELD WORK BY: NAW/SL	JOB NUMBER: 93725-ALT
SHEET 1 OF 3	

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"

LEGAL DESCRIPTION:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

PARCEL 1:
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:
Lots 5 and 6, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

PARCEL 1:
Lots 7 and 8, Block 6, and the Southerly 9 feet of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:
The Northerly 76 feet in width of the Southerly 85 feet in width of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:
Lot 2, EXCEPT the South 85 feet thereof, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

The North 30 feet of the South 115 feet of Lot 1, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 4:
Lots 4, EXCEPT the East 6 feet, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 5:
The entire of Lot 3 and the East 6 feet of Lot 4, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 6:
Lots 5 and 6, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

Lot 1, Block 6, EXCEPT the South 115 feet thereof, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Lots 3 and 4, Block 3, Village of Okemos (Formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

SCHEDULE B - SECTION II, EXCEPTIONS:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

Item 9. Grant of Easement recorded in Liber 1681, Page 1074, crosses parcel, is plottable and shown hereon.

Item 10. Easement Agreement recorded in Liber 1820, Page 846, crosses parcel, is plottable and shown hereon.

Item 11. Agreement Relating to Easement recorded in Liber 1826, Page 703, crosses parcel, is plottable and shown hereon.

Item 12. Affidavit Regarding Parking Agreement recorded in Liber 2443, Page 1184, and Liber 2443, Page 1186, re-recorded in Liber 2461, Page 276, crosses parcel, is blanket in character, therefore not shown hereon.

Item 13. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1487, Page 734, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 14. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1560, Page 92, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 15. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1660, Page 493, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 16. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1899, Page 977, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 17. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 2989, Page 819, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

Item 10. Survey of the Okemos Tile Drain recorded in Liber 70 of Misc. Records, Page 567, crosses parcel, is plottable and shown hereon.

Item 11. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 570, may cross parcel, provided document is illegible.

Item 12. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 576, crosses parcel, is plottable and shown hereon.

Item 13. Intentionally omitted.

Item 14. Easement granted to Michigan Bell Telephone Company recorded in Liber 1398, Page 440, crosses parcel, is plottable and shown hereon.

Item 15. Easement Agreement recorded in Liber 1457, Page 1117. Amendment recorded in Liber 3062, Page 88 and in instrument No. 2013-022311, crosses parcel, is plottable and shown hereon.

Item 16. Quit Claim Deed recorded in Liber 1605, Page 455, crosses parcel, is plottable and shown hereon.

Item 17. Grant of Easement recorded in Liber 3381, Page 1207, crosses parcel, is plottable and shown hereon.

Item 18. Declaration of Restrictive Covenant recorded in Liber 3381, Page 1208, crosses parcel, is plottable and shown hereon.

Item 19. Intentionally omitted.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

There are no easements or restrictions of record per the title commitment provided.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Item 10. Easements for overflow parking in the instrument recorded in Liber 2443, Page 1186, and re-recorded on May 22, 1997 in Liber 2461, Page 276, cross parcel; no easements are defined and therefore are not shown hereon.

SEWER INVENTORIES

CATCH BASIN #117
RIM ELEV. = 850.01
8" RCP W INV. = 847.69
TOP OF DEBRIS ELEV. = 845.88
SUMP ELEV. = 846.19

STORM MANHOLE #118
RIM ELEV. = 849.82
12" RCP SW INV. = 845.66
12" RCP S ELEV. = 846.59
TOP OF DEBRIS ELEV. = 845.77

CATCH BASIN #119
RIM ELEV. = 849.25
12" RCP NW INV. = 845.94
12" RCP W INV. = 842.62
SUMP ELEV. = 844.75

STORM MANHOLE #120
RIM ELEV. = 849.59
12" RCP N INV. = 844.58
12" RCP SE INV. = 845.08
SW 12" SQUARE OPENING INV. = 848.13
SUMP ELEV. = 844.09

STORM MANHOLE #121
RIM ELEV. = 849.28
12" RCP N INV. = 841.45
12" RCP N INV. = 833.92
8" RCP NE INV. = 844.49
12" RCP E INV. = 840.65
12" RCP S INV. = 840.85
12" RCP S INV. = 843.19
8" RCP W INV. = 845.02

CATCH BASIN #122
RIM ELEV. = 849.72
8" RCP E INV. = 845.86
SUMP ELEV. = 843.42

CATCH BASIN #123
RIM ELEV. = 849.30
8" RCP SW INV. = 844.59
TOP OF DEBRIS ELEV. = 844.33

CATCH BASIN #124
RIM ELEV. = 848.90
8" METAL E INV. = 841.49
12" RCP S INV. = 841.49
8" RCP W INV. = 845.11
SUMP ELEV. = 841.49

CATCH BASIN #125
RIM ELEV. = 848.84
8" RCP E INV. = 845.44
6" PVC NW INV. = 845.49
SUMP ELEV. = 845.24

CATCH BASIN #126
RIM ELEV. = 848.50
6" PVC SE INV. = 846.15
TOP OF DEBRIS ELEV. = 846.10

CATCH BASIN #127
RIM ELEV. = 848.24
8" RCP N INV. = 844.49
SUMP ELEV. = 844.04

CATCH BASIN #128
RIM ELEV. = 847.24
8" VCP NE INV. = 844.05
8" VCP S INV. = 844.05
TOP OF DEBRIS ELEV. = 844.04

CATCH BASIN #129
RIM ELEV. = 848.81
4" S INV. = 845.28
12" RCP NW INV. = 845.19
SUMP ELEV. = 844.81

CATCH BASIN #130
RIM ELEV. = 848.88
12" RCP E INV. = 844.91
12" RCP SE INV. = 844.93
SUMP ELEV. = 843.68

CATCH BASIN #131
RIM ELEV. = 846.24
15" RCP N INV. = 840.99
15" RCP E INV. = 839.05
6" PVC SW INV. = 842.60
12" RCP W INV. = 843.06
SUMP ELEV. = 838.86

CATCH BASIN #132
RIM ELEV. = 846.01
12" RCP NE INV. = 846.01
4" VCP NW INV. = 848.11
TOP OF DEBRIS ELEV. = 845.76

SUMP ELEV. = 838.70

STORM MANHOLE #133
RIM ELEV. = 846.50
12" RCP N INV. = 838.88
12" RCP E INV. = 834.69
12" RCP S INV. = 840.04
15" RCP W INV. = 838.23

CATCH BASIN #134
RIM ELEV. = 846.71
TOP OF DEBRIS ELEV. = 845.41

STORM MANHOLE #135
RIM ELEV. = 846.61
12" RCP SE INV. = 840.73
12" RCP NE INV. = 842.62
SUMP ELEV. = 838.56

CATCH BASIN #136
RIM ELEV. = 846.68
12" RCP E INV. = 843.69
12" RCP NW INV. = 842.89
SUMP ELEV. = 840.92

STORM MANHOLE #137
RIM ELEV. = 846.59
12" RCP N INV. = 841.45
12" RCP N INV. = 833.92
8" RCP NE INV. = 844.49
12" RCP E INV. = 840.65
12" RCP S INV. = 840.85
12" RCP S INV. = 843.19
8" RCP W INV. = 845.02

CATCH BASIN #138
RIM ELEV. = 846.01
12" RCP S INV. = 841.59
12" RCP SE INV. = 840.09

SANITARY MANHOLE #200
RIM ELEV. = 845.36
8" VCP N INV. = 836.58
8" VCP SE INV. = 836.72

SANITARY MANHOLE #201
RIM ELEV. = 851.97
8" VCP E INV. = 844.36
8" VCP E INV. = 835.34
8" VCP S INV. = 835.23
8" VCP W INV. = 835.13

SANITARY MANHOLE #202
RIM ELEV. = 844.30
8" VCP N INV. = 832.60
8" VCP E INV. = 831.28
8" VCP E INV. = 833.77
8" VCP W INV. = 831.17

SANITARY MANHOLE #203
RIM ELEV. = 847.01
8" VCP S INV. = 834.83
8" VCP W INV. = 835.03

SANITARY MANHOLE #204
RIM ELEV. = 852.05
8" VCP N INV. = 840.56
8" VCP N INV. = 840.56

SANITARY MANHOLE #205
RIM ELEV. = 849.65
8" VCP N INV. = 838.88
8" VCP E INV. = 838.97
8" VCP S INV. = 839.51
8" VCP W INV. = 839.59

SANITARY MANHOLE #206
RIM ELEV. = 852.02
8" VCP N INV. = 840.63
8" VCP E INV. = 840.33
8" VCP S INV. = 840.71

SANITARY MANHOLE #207
RIM ELEV. = 846.39
8" VCP N INV. = 835.95
8" VCP E INV. = 837.75
8" VCP S INV. = 837.70
8" VCP W INV. = 837.61

SANITARY MANHOLE #208
RIM ELEV. = 851.62
8" VCP E INV. = 840.11
8" VCP S INV. = 840.41
8" VCP NW INV. = 840.54

SANITARY MANHOLE #209
RIM ELEV. = 842.15
8" VCP N INV. = 833.91
8" VCP S INV. = 833.91

SURVEYOR'S NOTES:

1. This plan was made in the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Okemos Road, public Hamilton Road, public Clinton Street, public Methodist Street, and public Ardmore Avenue.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property, 4700 Ardmore Avenue, 2150 Hamilton Street, 2150 Hamilton Street, 2150 Hamilton Street, 2150 Hamilton Street, 2149 Hamilton Road, 2149 Hamilton Road, 2153 Hamilton Road, 4661 Okemos Road, 4675 Okemos Road, and 4695 Okemos Road, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011.

Item 4: 3.99 Acres (173,987 square feet)

Item 5: Shown on the survey map.

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0

Item 10: There were no party walls designated by client.

Item 11: Utility information as shown was obtained from available public records and utility field notes. The field notes were obtained from the subject for verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site for this survey, but previous MISS DIG underground utility markings from previous surveys have been incorporated where possible.

Item 13: Shown on the survey map.

CERTIFICATION:

To Downtown Okemos, LLC; Transnation Title Agency; and Fidelity National Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11, and 13 of Table A thereof. The fieldwork was completed on June 3, 2018.



E. Priestrom
Erick R. Priestrom Date of Plot or Map:
Professional Surveyor No. 53497
eripriestrom@kebs.com

REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
06/21/2018	ORIGINAL	216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-538-3399-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9800
		DRAWN BY: SSF SECTION: 21, TAN, RTW
		FIELD WORK BY: NAW/SL JOB NUMBER:
		SHEET 3 OF 3 93725-ALT

EXHIBIT B

Basis of Eligibility –

EGLE Acknowledgement of Receipt of a

Baseline Environmental Assessment Letters

dated August 17, 2018, March 4, 2021 and May 6, 2022

Blocks 1 and 2 Parcels



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE



C. HEIDI GREYER
DIRECTOR

August 17, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802496LA

Legal Entity: Village of Okemos LLC, 2362 Jolly Oak Drive, Okemos, Michigan 48864

Property Address: 2137-2155 Hamilton Road, 4661-4675 Okemos Road, and 2150 Clinton Street, Okemos, Ingham County

On August 15, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated August 14, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure

cc: PM Environmental Inc.



Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

<p>Name of legal entity that does or will own or operate the property: Village of Okemos, LLC</p> <p>Address: 2362 Jolly Oak Drive</p> <p>City: Okemos State: Michigan ZIP: 48864</p> <p>Contact Person (Name & Title): Patrick Smith, Authorized Agent</p> <p>Telephone: (805) 965-2100 Email: psmith@westpacinv.com</p>	<p>Contact for BEA questions if different from submitter: Name & Title: Mr. Jade Gillette, Project Consultant</p> <p>Company: PM Environmental, Inc.</p> <p>Address: 560 5th Street NW, Suite 301</p> <p>City: Grand Rapids State: MI ZIP: 49504</p> <p>Telephone: (616) 328-5288 Email: rjgillette@pmanv.com</p>
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Section B: Property Information

<p>Street Address of Property: 2137-2155 Hamilton Road, 4661-4675 Okemos Road, and 2150 Clinton Street</p> <p>City: Okemos State: MI Zip: 48864</p> <p>Property Tax ID (include all applicable IDs): 33-02-02-21-409-004, 33-02-02-21-409-003, 33-02-02-21-409-002, 33-02-02-21-409-008, 33-02-02-21-409-001, 33-02-02-21-409-009, and 33-02-02-21-409-006</p> <p>Address according to tax records, if different than above (include all applicable addresses):</p> <p>City: State: Zip:</p> <p>Status of submitter relative to the property (check all that apply):</p> <p>Owner Former <input type="checkbox"/> Current <input type="checkbox"/> Prospective <input checked="" type="checkbox"/></p> <p>Operator <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>County: Ingham</p> <p>City/Village/Township: Meridian Charter Township</p> <p>Town: 04N Range: 01W Section: 21</p> <p>Quarter: SE Quarter-Quarter: NW</p> <p>Decimal Degrees Latitude: 42.7168</p> <p>Decimal Degrees Longitude: 84.4295</p> <p>Reference point for latitude and longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Collection method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/></p>
--	--

Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown	<input checked="" type="checkbox"/>
Part 201 Site ID, if known:	<input checked="" type="checkbox"/>
Property - Leaking Underground Storage Tank regulated pursuant to Part 213	<input type="checkbox"/>
Part 211/213 Facility ID, if known:	<input type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625	<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115	<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	<input type="checkbox"/>

Reval 8-15-18 RMG
EQ 4025 (07/2017)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

March 4, 2021

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: 33010018-BEA-1

Legal Entity: VOO North LLC, 2410 Woodlake Drive, Suite 440, Okemos, Michigan 48864

Property Address: 2137, 2138, and 2148 Hamilton Road; 4695 Okemos Road; and
4700 Ardmore Road, Okemos, Ingham County

On February 25, 2021, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated February 16, 2021, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

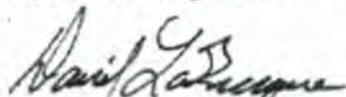
EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA. The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous

Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
labrecqued@michigan.gov

Enclosure

cc: PM Environmental Inc.



33010018-86A

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: VOO North, LLC Address: 2410 Woodlake Drive, Suite 440 City: Okemos State: Michigan ZIP: 48864 Contact Person (Name & Title): Will Randle, Authorized Representative Telephone: 517-580-2550 Email: will@westpacinv.com	Contact for BEA questions if different from submitter: Name & Title: Aaron Snow, Staff Scientist Company: PM Environmental, Inc. Address: 4080 West Eleven Mile Road City: Berkley State: Michigan ZIP: 48072 Telephone: 800-313-2966 Email: snow@pmenv.com
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Section B: Property Information

Street Address of Property: 2137, 2138, and 2148 Hamilton Road, 4695 Okemos Road, and 4700 Ardmore Road City: Okemos State: Michigan Zip: 48864 Property Tax ID (include all applicable IDs): 33-02-02-21-409-004, 33-02-02-21-405-010, 33-02-02-21-405-005, 33-02-02-21-405-009, and 33-02-02-21-405-008 Address according to tax records, if different than above (include all applicable addresses): City: _____ State: _____ Zip: _____ Status of submitter relative to the property (check all that apply): <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Former</td> <td style="text-align: center;">Current</td> <td style="text-align: center;">Prospective</td> </tr> <tr> <td>Owner <input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Operator <input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Former	Current	Prospective	Owner <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operator <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County: Ingham City/Village/Township: Meridian Township Town: 04N Range: 01W Section: 21 Quarter: SE Quarter-Quarter: NW Decimal Degrees Latitude: 44.052 Decimal Degrees Longitude: -83.659 Reference point for latitude and longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/> Collection method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/>
Former	Current	Prospective								
Owner <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
Operator <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>								

Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown Part 201 Site ID, if known: _____	<input checked="" type="checkbox"/>
Property - Leaking Underground Storage Tank regulated pursuant to Part 213 Part 211/213 Facility ID, if known: _____	<input checked="" type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625	<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115	<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	<input type="checkbox"/>

Section D: Applicable Dates (provide date for all that are relevant):

RECEIVED

FEB 25 2021
EQ 4026 (07/2017)

MM/DD/YYYY



STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



GRETCHEN WHITMER
GOVERNOR

LIESL EICHLER CLARK
DIRECTOR

May 6, 2022

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 33010018-BEA-2

Legal Entity: Village of Okemos LLC, P.O. Box 523, Grand Ledge, Michigan 48837

Property Address: 2137 Hamilton Road, Okemos, Ingham County

On April 26, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated March 17, 2022, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

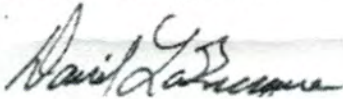
EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
LabrecqueD@Michigan.gov

Enclosure

cc: PM Environmental Inc.



Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

DUE CARE: An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own/operate property: Village of Okemos, LLC Mailing Address: PO Box 523 City, State and Zip Code: Grand Ledge, Michigan, 48837 Contact Person (Name and Title): Patrick Smith, Member Manager Telephone Number: 805-965-2100 Email Address: psmith@westpacinc.com	Contact for BEA questions if different from submitter, Name & Title: Aaron Snow, Staff Scientist Company: PM Environmental, Inc. Address: 4080 West Eleven Mile Road City, State and Zip Code: Berkley, Michigan, 48072 Telephone Number: 800-313-2966 Email Address: snow@pmenv.com
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Section B: Property Information

Name of Property: Village of Okemos Street Address(es) of Property: 2137 Hamilton Road City, State and Zip Code: Okemos, Michigan, 48864 Property Tax ID (include all applicable IDs): 33-02-02-21-409-004 Address(es) according to tax records, if different than above: Status of submitter relative to the property (check all that apply) <table style="width: 100%; border: none;"> <tr> <td></td> <td style="text-align: center;">Former</td> <td style="text-align: center;">Current</td> <td style="text-align: center;">Prospective</td> </tr> <tr> <td>Owner</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Operator</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Former	Current	Prospective	Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County: Ingham City/Village/Township: Meridian Township Township, Section and Range: 04N, 21, 01W Decimal Degrees Latitude and Longitude: 44.052 and -83.659 Collection Method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/> Reference Point for Latitude and Longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/>
	Former	Current	Prospective										
Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
Operator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										

RECEIVED

APR 26 2022

EGLE - RRD
 LANSING DISTRICT OFFICE

EXHIBIT C

Table 4 - Tax Increment Financing Estimates Blocks 1 and 2 Parcels

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information
Blocks 1 and 2 Parcels

Village of Okemos Redevelopment
Blocks 1 & 2, Meridian Charter Township, Michigan
Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	
	Address	Tax Parcel Number							BASE YEAR = 2022
Block 1	2138 Hamilton Rd.	33-02-02-21-405-010	\$ 163,400	\$ -	\$ -	\$ 163,400	\$ -	\$ 163,400	Actual Values for 2022 (as of 12/31/2021)
Block 1	2148 Hamilton Rd.	33-02-02-21-405-005	\$ 163,400	\$ -	\$ -	\$ 163,400	\$ -	\$ 163,400	"
Block 1	4695 Okemos Rd.	33-02-02-21-405-009	\$ 163,400	\$ -	\$ -	\$ 163,400	\$ -	\$ 163,400	"
Block 1	4700 Ardmore Ave.	33-02-02-21-405-008	\$ 168,792	\$ 1,827	\$ 139,281	\$ 309,900	\$ -	\$ 309,900	"
Block 2	4661 Okemos Rd.	33-02-02-21-409-008	\$ 75,200	\$ -	\$ -	\$ 75,200	\$ -	\$ 75,200	"
Block 2	2143 Hamilton Rd.	33-02-02-21-409-003	\$ 54,500	\$ -	\$ -	\$ 54,500	\$ -	\$ 54,500	"
Block 2	2149 Hamilton Rd.	33-02-02-21-409-002	\$ 89,100	\$ -	\$ -	\$ 89,100	\$ -	\$ 89,100	"
Block 2	2153 Hamilton Rd.	33-02-02-21-409-001	\$ 28,070	\$ -	\$ -	\$ 28,070	\$ -	\$ 28,070	"
Block 2	2137 Hamilton Rd.	33-02-02-21-409-004	\$ 24,800	\$ -	\$ -	\$ 24,800	\$ -	\$ 24,800	"
Block 2	2150 Clinton St.	33-02-02-21-409-006	\$ 34,901	\$ -	\$ -	\$ 34,901	\$ -	\$ 34,901	"
Block 2	4675 Okemos Rd.	33-02-02-21-409-009	\$ 85,281	\$ -	\$ -	\$ 85,281	\$ -	\$ 85,281	"
Totals			\$ 1,050,844	\$ 1,827	\$ 139,281	\$ 1,191,952	\$ -	\$ 1,191,952	-

Last revised: 8/2/2022

Table 4a2 - Total Estimated Taxes Paid to All Taxing
Jurisdictions on the Base Year Taxable Value/ Initial Taxable
Value (ITV)
Blocks 1 and 2 Parcels

**Village of Okemos Redevelopment
Blocks 1 & 2, Meridian Charter Township, Michigan**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

Notes	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Annual Millage Rate Levied on Real Property ¹	Annual Millage Rate Levied on Commercial Personal Property ¹	Base Year	2022
				BP Year Number	0
-	MERIDIAN TOWNSHIP	-	-	-	-
-	Meridian Operating	4.1578	4.1578		\$ 4,956
-	Meridian Community Services	0.1483	0.1483		\$ 177
-	Meridian Pathways	0.3308	0.3308		\$ 394
-	Meridian Parks/Recreation	0.6597	0.6597		\$ 786
-	Meridian Police Protection	0.6016	0.6016		\$ 717
-	Meridian CATA Redi Ride	0.1978	0.1978		\$ 236
-	Meridian Land Preservation	0.1000	0.1000		\$ 119
-	Meridian Road Improvement/Streets: Debt	1.9429	1.9429		\$ 2,316
-	Meridian Fire Station: Debt	0.2000	0.2000		\$ 238
-	Meridian Fire Protection	0.6339	0.6339		\$ 756
-	Meridian Police and Fire Protection	1.4771	1.4771		\$ 1,761
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	10.4499	10.4499		\$ 12,456
-	INGHAM COUNTY	-	-	-	-
-	Ingham County	6.7807	6.7807		\$ 8,082
-	Potter Park Zoo	0.4986	0.4986		\$ 594
-	Public Transportation	0.5988	0.5988		\$ 714
-	Animal Control	0.2393	0.2393		\$ 285
-	Juvenile Justice	0.5983	0.5983		\$ 713
-	Elder Care	0.2994	0.2994		\$ 357
-	Health Services	0.6281	0.6281		\$ 749
-	Parks/Trails	0.4986	0.4986		\$ 594
-	Farmland Preservation	0.1395	0.1395		\$ 166
-	911 System	0.8483	0.8483		\$ 1,011
-	Jail/Justice	0.8476	0.8476		\$ 1,010
-	CATA/ Regular	2.9895	2.9895		\$ 3,563
-	CRAA - Airport Authority	0.6990	0.6990		\$ 833
-	LIBRARY	-	-	-	-
-	CADL - Library	1.5528	1.5528		\$ 1,851
-	INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)	-	-	-	-
-	Ingham ISD	6.2290	6.2290		\$ 7,425
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College	3.7692	3.7692		\$ 4,493
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Okemos Public Schools: Debt	7.0000	7.0000		\$ 8,344
-	Okemos Public Schools - Building/ Site Sinking Fund	0.9856	0.9856		\$ 1,175
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	35.2023	35.2023		\$ 41,959
-	Total Local: Annual	45.6522	45.6522		\$ 54,415
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 7,152
-	Okemos Public Schools - Local School Operating (LSO)	18.0000	6.0000		\$ 21,455
-	Total State & Local School: Annual	24.0000	12.0000		\$ 28,607
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	69.6522	57.6522		\$ 83,022

Notes:

The most current available millage rates are utilized (Summer 2022 & Winter 2021) and are assumed to be in effect for the 1 duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

**Table 4b - Estimated Future Taxable Value (FTV) Information
Blocks 1 and 2 Parcels**

Table 4b - Estimated Future Taxable Value (FTV) Information 1.2

	FTV	TCV	Tax Year		Notes	Notes	Base Year of BP Tax Capture	Last Year of DDA TIF/Tax Capture as Currently Adopted											Project Assumes DDA TIF Plan Will Be Amended and Extended to Allow DDA Tax Capture in Additional Years Shown															
			2023	2024				2023	2024	2023	2024	2025	2026	2027	2028	2029	2030	2031		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land & Land Improvements Upon Completion			% Completed by 12/31/22	% Completed by 12/31/23	% Completed by 12/31/24		Calendar/Tax Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045			
							FYE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045				
							BP Year Number	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24		
							DDA Plan Year Number	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s) & Land Improvements (excludes any Personal Property)								0.00%	0.00%	0.00%	0.00%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%	1.790%			
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below								0.00%	1.790%	1.790%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%			
Block 1 - Multi-Family Residential (Buildings D & E)	\$ 6,159,600	\$ 12,319,200	0%	35%	100%				2,155,860	6,159,600	6,269,857	6,382,087	6,496,327	6,612,611	6,730,977	6,851,461	6,974,102	7,098,939	7,226,010	7,355,355	7,487,016	7,621,034	7,757,450	7,896,309	8,037,652	8,181,526								
Block 1 - Commercial (Building D)	\$ 962,100	\$ 1,924,200	0%	35%	100%			336,735	962,100	979,322	996,851	1,014,695	1,032,858	1,051,346	1,070,165	1,089,321	1,108,820	1,128,668	1,148,871	1,169,436	1,190,369	1,211,677	1,233,366	1,255,443	1,277,915									
Block 2 - Multi-Family Residential (Buildings A & E)	\$ 6,199,600	\$ 12,399,200	0%	35%	100%			2,169,860	6,199,600	6,310,573	6,423,532	6,538,513	6,655,553	6,774,687	6,895,954	7,019,392	7,145,039	7,272,935	7,403,120	7,535,636	7,670,524	7,807,827	7,947,587	8,089,848	8,234,657									
Block 2 - Commercial (Building A)	\$ 1,078,700	\$ 2,157,400	0%	35%	100%			377,545	1,078,700	1,098,009	1,117,663	1,137,669	1,158,034	1,178,762	1,199,862	1,221,340	1,243,202	1,265,455	1,288,107	1,311,164	1,334,634	1,358,524	1,382,841	1,407,594	1,432,790									
Block 1 & Block 2 - Commercial Parking Structures	\$ 756,800	\$ 1,513,600	0%	35%	100%			264,880	756,800	770,347	784,136	798,172	812,459	827,002	841,806	856,874	872,212	887,825	903,717	919,893	936,359	953,120	970,181	987,547	1,005,224									
Subtotal	\$ 15,156,800	\$ 30,313,600						5,304,880	15,156,800	15,428,107	15,704,270	15,985,376	16,271,514	16,562,775	16,859,248	17,161,029	17,468,211	17,780,892	18,099,170	18,423,145	18,752,920	19,088,597	19,430,283	19,778,085	20,132,113									
Estimated Future Taxable Value (FTV) of Land																																		
Address																																		
2138 Hamilton Rd	163,400	163,400							163,400	166,325	169,302																							
2148 Hamilton Rd	163,400	163,400							163,400	166,325	169,302																							
4695 Okemos Rd.	163,400	163,400							163,400	166,325	169,302																							
4700 Ardmore Ave.	309,900																																	
4661 Okemos Rd.	75,200																																	
2143 Hamilton Rd.	54,500																																	
2149 Hamilton Rd.	89,100																																	
2153 Hamilton Rd.	28,070																																	
2137 Hamilton Rd.	24,800																																	
2150 Clinton St.	34,901																																	
4675 Okemos Rd.	85,281																																	
Subtotal Future Taxable Value (FTV) of Land	\$ 1,191,952								1,191,952	1,213,288																								
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)	1,191,952	15,156,800	15,428,107	15,704,270	15,985,376	16,271,514	16,562,775	16,859,248	17,161,029	17,468,211	17,780,892	18,099,170	18,423,145	18,752,920	19,088,597	19,430,283	19,778,085	20,132,113																
Base Year/ Initial Taxable Value (TV) of Building(s) and Land Improvements, Land & Personal Property (if any)	-	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952	1,191,952		
Total Captured Taxable Value (= Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ FTV)	\$ -	\$ 5,347,934	\$ 13,964,948	\$ 14,512,318	\$ 14,793,424	\$ 15,079,562	\$ 15,370,823	\$ 15,667,296	\$ 15,969,077	\$ 16,276,259	\$ 16,588,940	\$ 16,907,218	\$ 17,231,193	\$ 17,560,968	\$ 17,896,645	\$ 18,236,331	\$ 18,586,133	\$ 18,940,161																

Notes:
 All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.
 The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Incremental Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.
 Advanced Redevelopment Solutions Future Taxable Value (FTV) Page 1 of 1

Table 4c - Impact of Brownfield Plan Tax Capture on Taxing
Jurisdictions
Blocks 1 and 2 Parcels

Village of Okemos Redevelopment
Blocks 1 & 2, Meridian Charter Township, Michigan

Table 4c - Impact of Brownfield Plan Tax Capture on Taxing Jurisdictions

AD VALOREM TAXING AUTHORITIES / TAXING JURISDICTIONS ¹	Real Property: Multi-Family Market Rate Residential, Commercial (Retail & Office) and Land				Commercial Personal Property: Furniture & Fixtures, Machinery & Equipment, Other				Real & Personal Property		FIRST YEAR OF BP TAX CAPTURE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Tax Capture During Brownfield Plan Tax Capture Period
	Real Property: Multi-Family Market Rate Residential, Commercial (Retail & Office) and Land				Commercial Personal Property: Furniture & Fixtures, Machinery & Equipment, Other				Real & Personal Property																						
	Real Property: Multi-Family Market Rate Residential, Commercial (Retail & Office) and Land				Commercial Personal Property: Furniture & Fixtures, Machinery & Equipment, Other				Real & Personal Property																						
	Milages Not Allowed for Capture by BRA because either the DDA captures it or it is not allowed for capture (such as Debt levies)	Milage Rate Allowed for Capture by BRA	% of Local/Regional Milages Captured by BRA	% of All Milages Captured by BRA	Milages Not Allowed for Capture by BRA because either the DDA captures it or it is not allowed for capture (such as Debt levies)	Milage Rate Allowed for Capture by BRA	% of Local/Regional Milages Captured by BRA	% of All Milages Captured by BRA	Percent (%) of Milage Rate Allowed for Capture by BRA ²	BP Years: All Years																					
MERIDIAN TOWNSHIP																															
Meridian Operating	4.1578	0.0000	0.00%	0.00%	4.1578	0.0000	0.00%	0.00%	0%																						
Meridian Community Services	0.1483	0.0000	0.00%	0.00%	0.1483	0.0000	0.00%	0.00%	0%																						
Meridian Pathways	0.3308	0.0000	0.00%	0.00%	0.3308	0.0000	0.00%	0.00%	0%																						
Meridian Parks/Recreation	0.6597	0.0000	0.00%	0.00%	0.6597	0.0000	0.00%	0.00%	0%																						
Meridian Police Protection	0.6016	0.0000	0.00%	0.00%	0.6016	0.0000	0.00%	0.00%	0%																						
Meridian CATS Bedi Ride	0.1978	0.0000	0.00%	0.00%	0.1978	0.0000	0.00%	0.00%	0%																						
Meridian Land Preservation	0.1000	0.0000	0.00%	0.00%	0.1000	0.0000	0.00%	0.00%	0%																						
Meridian Road Improvement/Streets	1.9429	0.0000	0.00%	0.00%	1.9429	0.0000	0.00%	0.00%	0%																						
Meridian Fire Station	0.2000	0.0000	0.00%	0.00%	0.2000	0.0000	0.00%	0.00%	0%																						
Meridian Fire Protection	0.6339	0.0000	0.00%	0.00%	0.6339	0.0000	0.00%	0.00%	0%																						
Meridian Police and Fire Protection	1.4771	0.0000	0.00%	0.00%	1.4771	0.0000	0.00%	0.00%	0%																						
Subtotal of Local Government Unit (LGD): Annual	10.4499	0.0000	0.00%	0.00%	10.4499	0.0000	0.00%	0.00%	0%																						
Local Government Unit (LGD): Cumulative																															
INGHAM COUNTY																															
Ingham County	6.7807	0.0000	0.00%	0.00%	6.7807	0.0000	0.00%	0.00%	0%																						
Peter Park Zoo	0.4986	0.0000	0.00%	0.00%	0.4986	0.0000	0.00%	0.00%	0%																						
Public Transportation	0.5988	0.0000	0.00%	0.00%	0.5988	0.0000	0.00%	0.00%	0%																						
Animal Control	0.2393	0.0000	0.00%	0.00%	0.2393	0.0000	0.00%	0.00%	0%																						
Juvenile Justice	0.5983	0.0000	0.00%	0.00%	0.5983	0.0000	0.00%	0.00%	0%																						
Elder Care	0.2994	0.0000	0.00%	0.00%	0.2994	0.0000	0.00%	0.00%	0%																						
Health Services	0.6281	0.0000	0.00%	0.00%	0.6281	0.0000	0.00%	0.00%	0%																						
Parks/Trails	0.4986	0.0000	0.00%	0.00%	0.4986	0.0000	0.00%	0.00%	0%																						
Farmaland Preservation	0.1395	0.0000	0.00%	0.00%	0.1395	0.0000	0.00%	0.00%	0%																						
911 System	0.8483	0.0000	0.00%	0.00%	0.8483	0.0000	0.00%	0.00%	0%																						
Fall Justice	0.8476	0.0000	0.00%	0.00%	0.8476	0.0000	0.00%	0.00%	0%																						
Total Local Tax Capture: Annual	2.9895	0.0000	0.00%	0.00%	2.9895	0.0000	0.00%	0.00%	0%																						
Local Government Unit (LGD): Cumulative	0.6990	0.0000	0.00%	0.00%	0.6990	0.0000	0.00%	0.00%	0%																						
LIBRARY	1.5528	0.0000	0.00%	0.00%	1.5528	0.0000	0.00%	0.00%	0%																						
CAD - Library	1.5528	0.0000	0.00%	0.00%	1.5528	0.0000	0.00%	0.00%	0%																						
INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)																															
Ingham ISD	6.2290	0.0000	0.00%	0.00%	6.2290	0.0000	0.00%	0.00%	0%																						
COMMUNITY COLLEGE	3.7692	0.0000	0.00%	0.00%	3.7692	0.0000	0.00%	0.00%	0%																						
LOCAL SCHOOL MILLAGES (excludes State School Millages)	7.0000	0.0000	0.00%	0.00%	7.0000	0.0000	0.00%	0.00%	0%																						
Okemos Public Schools - Debt	0.9856	0.0000	0.00%	0.00%	0.9856	0.0000	0.00%	0.00%	0%																						
Okemos Public Schools - Building, Site Sinking Fund	35.023	0.0000	0.00%	0.00%	35.023	0.0000	0.00%	0.00%	0%																						
Subtotal of Non-LGU Local: Annual	45.6522	0.0000	0.00%	0.00%	45.6522	0.0000	0.00%	0.00%	0%																						
Non-LGU Local: Cumulative	8.7674	0.0000	0.00%	0.00%	8.7674	0.0000	0.00%	0.00%	0%																						
Total Local Tax Capture: Annual	45.6522	0.0000	0.00%	0.00%	45.6522	0.0000	0.00%	0.00%	0%																						
Total Local Tax Capture: Cumulative	8.7674	0.0000	0.00%	0.00%	8.7674	0.0000	0.00%	0.00%	0%																						
STATE SCHOOL MILLAGES (excludes Local School Millages)																															
State Education Tax - SET	6.0000	0.0000	0.00%	18.31%	6.0000	0.0000	50.00%	28.89%	100%																						
Okemos Public Schools - Local School Operating (LSO)	18.0000	0.0000	0.00%	54.93%	6.0000	0.0000	50.00%	28.89%	100%																						
Total State & Local School: Annual	24.0000	0.0000	0.00%	73.24%	12.0000	0.0000	100.00%	57.78%	-																						
Total State & Local School: Cumulative	69.6522	0.0000	0.00%	100.00%	36.8848	20.7674	-	-	-																						
TOTAL LOCAL AND STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	69.6522	0.0000	0.00%	100.00%	57.6522	36.8848	20.7674	-	-																						
TOTAL LOCAL AND STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE	65.54%	-	-	79.19%	-	42.22%	-	-	-																						
Percentage of Local Millages/Taxes Available & Captured	34.46%	-	-	20.81%	-	57.78%	-	-	-																						
Percentage of State & Local School Millages/Taxes Available & Captured	73.24%	-	-	73.24%	-	73.24%	-	-	-																						

Notes:
 1. The most current available millage rates are utilized (Summer 2022 & Winter 2021) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.
 2. Assumed that for the duration of the Brownfield Plan tax capture period, the Downtown Development Authority (DDA) will continue to capture millages allowed for tax capture under the "Recodified Tax Increment Act, Act 57, 2018" (previously known as the "DDA Act," Public Act 197 of 1975, as amended). Currently, the DDA Tax Increment Finance (TIF) Plan is scheduled to stop tax capture at the end of 2038, but the estimates above assume the DDA TIF Plan will be amended and extended at a later date to include the duration of the BP Tax Capture period.

Table 4d - Tax Increment Revenue Reimbursement Allocation
Table
Blocks 1 and 2 Parcels

Table 4d - Tax Increment Revenue Reimbursement Allocation Table
 VILLAGE OF OKEMOS REDEVELOPMENT, Blocks 1 and 2, Meridian Charter Township, MI
 8/2/2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	73.24%	\$ 4,773,049	-	\$ 4,773,049
Local	26.76%	\$ 1,743,635	\$ 445,943	\$ 2,189,578
TOTAL		\$ 6,516,684	\$ 445,943	\$ 6,962,627

Estimated Total Years of Plan: 19

Estimated Capture

BRA Administrative Fees	\$ 124,141
BRA - Brownfield & Work Plan Implementation	\$ -
Local Brownfield Revolving Fund	\$ 375,880
State Brownfield Redevelopment Fund - MBRF (50% of the captured SET mileage)	\$ 736,987
Subtotal: Non-Developer Reimbursement	\$ 1,237,008
Developer Reimbursement	\$ 6,962,627
Total	\$ 8,199,635

Brownfield Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL		
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
Total State Incremental Revenue	\$ -	\$ 512	\$ 128,350	\$ 335,156	\$ 341,668	\$ 348,296	\$ 355,042	\$ 361,909	\$ 368,900	\$ 376,015	\$ 383,258	\$ 390,630	\$ 398,135	\$ 405,773	\$ 413,549	\$ 421,463	\$ 429,519	\$ 437,720	\$ 446,067	\$ 454,564	\$ 6,796,527		
State Brownfield Redevelopment Fund - MBRF (50% of the Captured SET)	\$ -	\$ -	\$ 64	\$ 16,044	\$ 41,895	\$ 42,708	\$ 43,537	\$ 44,380	\$ 45,239	\$ 46,112	\$ 47,002	\$ 47,907	\$ 48,829	\$ 49,767	\$ 50,722	\$ 51,694	\$ 52,683	\$ 53,690	\$ 54,715	\$ -	\$ -	\$ 736,987	
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture	\$ -	\$ -	\$ 22	\$ 5,615	\$ 14,663	\$ 14,948	\$ 15,238	\$ 15,533	\$ 15,834	\$ 16,139	\$ 16,451	\$ 16,768	\$ 17,090	\$ 17,418	\$ 17,753	\$ 18,093	\$ 18,439	\$ 18,791	\$ 19,150	\$ -	\$ -	\$ 257,945	
Subtotal	\$ -	\$ -	\$ 86	\$ 21,659	\$ 56,558	\$ 57,656	\$ 58,775	\$ 59,913	\$ 61,072	\$ 62,252	\$ 63,453	\$ 64,675	\$ 65,919	\$ 67,185	\$ 68,474	\$ 69,786	\$ 71,122	\$ 72,481	\$ 73,865	\$ -	\$ -	\$ 994,932	
BRA - Brownfield & Work Plan Implementation: State Tax Capture	\$ -	\$ -	\$ 426	\$ 106,691	\$ 278,599	\$ 284,011	\$ 289,521	\$ 295,129	\$ 300,837	\$ 306,648	\$ 312,563	\$ 318,583	\$ 324,711	\$ 330,949	\$ 337,299	\$ 343,762	\$ 350,341	\$ 357,038	\$ 363,855	\$ 446,067	\$ -	\$ -	\$ 5,801,594
State TIR Available for Reimbursement	\$ -	\$ -	\$ 426	\$ 106,691	\$ 278,599	\$ 284,011	\$ 289,521	\$ 295,129	\$ 300,837	\$ 306,648	\$ 312,563	\$ 318,583	\$ 324,711	\$ 330,949	\$ 337,299	\$ 343,762	\$ 350,341	\$ 357,038	\$ 363,855	\$ 446,067	\$ -	\$ -	\$ 5,801,594
Total Local Incremental Revenue	\$ -	\$ 187	\$ 46,887	\$ 122,435	\$ 124,814	\$ 127,235	\$ 129,700	\$ 132,209	\$ 134,762	\$ 137,361	\$ 140,007	\$ 142,700	\$ 145,442	\$ 148,232	\$ 151,073	\$ 153,964	\$ 156,907	\$ 159,903	\$ 162,952	\$ 166,056	\$ -	\$ 2,482,828	
BRA Administrative Fee	\$ -	\$ 9	\$ 2,344	\$ 6,122	\$ 6,241	\$ 6,362	\$ 6,485	\$ 6,610	\$ 6,738	\$ 6,868	\$ 7,000	\$ 7,135	\$ 7,272	\$ 7,412	\$ 7,554	\$ 7,698	\$ 7,845	\$ 7,995	\$ 8,148	\$ 8,303	\$ -	\$ 126,141	
BRA - Local Brownfield Revolving Fund (LBRF): Local Tax Capture	\$ -	\$ 9	\$ 2,227	\$ 5,816	\$ 6,044	\$ 6,272	\$ 6,504	\$ 6,741	\$ 6,980	\$ 7,221	\$ 7,465	\$ 7,713	\$ 7,964	\$ 8,218	\$ 8,476	\$ 8,737	\$ 9,002	\$ 9,270	\$ 9,541	\$ 9,815	\$ -	\$ 117,934	
Subtotal	\$ -	\$ 18	\$ 4,572	\$ 11,937	\$ 12,169	\$ 12,405	\$ 12,646	\$ 12,890	\$ 13,139	\$ 13,393	\$ 13,651	\$ 13,913	\$ 14,181	\$ 14,453	\$ 14,730	\$ 15,011	\$ 15,298	\$ 15,591	\$ 15,888	\$ 16,190	\$ -	\$ 242,076	
BRA - Brownfield & Work Plan Implementation: Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement	\$ -	\$ 169	\$ 42,316	\$ 110,498	\$ 112,645	\$ 114,830	\$ 117,054	\$ 119,318	\$ 121,623	\$ 123,969	\$ 126,357	\$ 128,787	\$ 131,261	\$ 133,780	\$ 136,343	\$ 138,953	\$ 141,609	\$ 144,312	\$ 147,064	\$ 149,866	\$ -	\$ 2,240,752	
Total State & Local TIR Available	\$ -	\$ 594	\$ 149,007	\$ 389,097	\$ 396,656	\$ 404,351	\$ 412,183	\$ 420,155	\$ 428,271	\$ 436,531	\$ 444,940	\$ 453,499	\$ 462,211	\$ 471,079	\$ 480,105	\$ 489,294	\$ 498,647	\$ 508,167	\$ 517,819	\$ 527,555	\$ 604,429	\$ 8,042,347	
DEVELOPER																							
DEVELOPER Reimbursement Balance	\$ 6,962,627	\$ 6,962,627	\$ 6,813,025	\$ 6,423,929	\$ 6,027,273	\$ 5,622,922	\$ 5,210,739	\$ 4,790,584	\$ 4,362,313	\$ 3,925,782	\$ 3,480,842	\$ 3,027,343	\$ 2,565,133	\$ 2,094,054	\$ 1,613,949	\$ 1,124,655	\$ 626,008	\$ 245,755	\$ 98,691	\$ 0	\$ 0	\$ 0	
MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
Local Tax Reimbursement	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Environmental Costs	\$ 6,516,684	\$ 6,516,684	\$ 6,516,684	\$ 6,367,082	\$ 5,977,985	\$ 5,581,329	\$ 5,176,979	\$ 4,764,796	\$ 4,344,640	\$ 3,916,370	\$ 3,479,838	\$ 3,034,899	\$ 2,581,400	\$ 2,119,190	\$ 1,648,111	\$ 1,168,005	\$ 678,712	\$ 235,940	\$ 0	\$ 0	\$ 0	\$ -	
State Tax Reimbursement	\$ -	\$ 426	\$ 106,691	\$ 278,599	\$ 284,011	\$ 289,521	\$ 295,129	\$ 300,837	\$ 306,648	\$ 312,563	\$ 318,583	\$ 324,711	\$ 330,949	\$ 337,299	\$ 343,762	\$ 350,341	\$ 357,038	\$ 363,855	\$ 370,702	\$ 378,515	\$ -	\$ -	
Local Tax Reimbursement	\$ 4,773,049	\$ 4,773,049	\$ 4,773,049	\$ 4,665,932	\$ 4,387,334	\$ 4,103,322	\$ 3,813,801	\$ 3,518,673	\$ 3,217,835	\$ 2,911,187	\$ 2,598,625	\$ 2,280,042	\$ 1,955,330	\$ 1,624,381	\$ 1,287,082	\$ 943,320	\$ 592,978	\$ 235,940	\$ -	\$ -	\$ -	\$ -	
Total EGLE Reimbursement Balance	\$ 1,743,635	\$ 1,743,635	\$ 1,743,466	\$ 1,701,150	\$ 1,590,652	\$ 1,478,007	\$ 1,363,177	\$ 1,246,123	\$ 1,126,805	\$ 1,005,182	\$ 881,213	\$ 754,857	\$ 626,070	\$ 494,808	\$ 361,029	\$ 224,686	\$ 85,733	\$ -	\$ -	\$ -	\$ -	\$ 0	
Local Only Costs	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	
Total Annual Developer Reimbursement	\$ -	\$ 594	\$ 149,007	\$ 389,097	\$ 396,656	\$ 404,351	\$ 412,183	\$ 420,155	\$ 428,271	\$ 436,531	\$ 444,940	\$ 453,499	\$ 462,211	\$ 471,079	\$ 480,105	\$ 489,294	\$ 498,647	\$ 508,167	\$ 517,819	\$ 527,555	\$ 604,429	\$ 8,042,347	
LOCAL BROWNFIELD REVOLVING FUND (LBRF)																							
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Capture	\$ -	\$ 22	\$ 5,615	\$ 14,663	\$ 14,948	\$ 15,238	\$ 15,533	\$ 15,834	\$ 16,139	\$ 16,451	\$ 16,768	\$ 17,090	\$ 17,418	\$ 17,753	\$ 18,093	\$ 18,439	\$ 18,791	\$ 19,150	\$ -	\$ -	\$ -	\$ 257,945	
Local Tax Capture	\$ -	\$ 9	\$ 2,227	\$ 5,816	\$ 6,044	\$ 6,272	\$ 6,504	\$ 6,741	\$ 6,980	\$ 7,221	\$ 7,465	\$ 7,713	\$ 7,964	\$ 8,218	\$ 8,476	\$ 8,737	\$ 9,002	\$ 9,270	\$ 9,541	\$ 9,815	\$ -	\$ 117,934	
Total LBRF Capture	\$ -	\$ 31	\$ 7,842	\$ 20,479	\$ 20,877	\$ 21,282	\$ 21,694	\$ 22,113	\$ 22,541	\$ 22,975	\$ 23,418	\$ 23,868	\$ 24,327	\$ 24,794	\$ 25,269	\$ 25,752	\$ 26,245	\$ 26,746	\$ 27,255	\$ 27,770	\$ 28,290	\$ 375,880	

Footnotes:
 1. No allocation to MBRF in BP Year(s) 18-19 because the amount of State School Tax Capture percentage exceeds Local/ State proportionality.
 2. No allocation to LBRF in BP Year(s) 18-19 because the amount of State School Tax Capture percentage exceeds Local/ State proportionality.



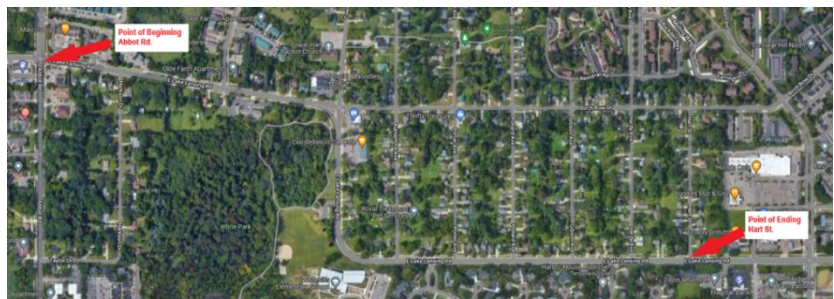
To: Board Members

From: Dan Opsommer, Assistant Township Manager
Director of Public Works and Engineering

Date: October 18, 2022

Re: 2023 Lake Lansing Road Transportation Improvement Project

This project, scheduled for construction in 2023, will complete the final phase of the Lake Lansing Rd road diet. This phase of the road diet begins just west of the Lake Lansing/Hagadorn Rd intersection and ends at the Lake Lansing/Abbot Rd intersection.



This is part of a larger effort to complete a road diet of Lake Lansing Rd from Marsh Rd to Abbot Rd. Lake Lansing Rd is being converted from two thru lanes in each direction to one thru lane in each direction, a center left-turn lane, and bike lanes. This configuration provides for on-street, non-motorized facilities and improves vehicular safety. More specifically, this lane conversion reduces rear-end accidents due to the addition of the left-turn lane, eliminating the need for vehicles to stop in the left thru lane to make left turns.



Memo to Township Board
October 18, 2022
Re: 2023 Lake Lansing Road Transportation Improvement Project

Again, this is the final phase of this road diet on Lake Lansing Rd. The road diet has been implemented in four phases from Marsh Rd to just west of Hagadorn Rd from 2015-2020:

1. 2015: Lac Du Mont Dr to Saginaw Hwy – Lake Lansing Rd widened from 2 lane to 3 lanes with bike lanes.
2. 2016: Marsh Rd to Lac Du Mont Dr – Lake Lansing Rd pavement markings converted from 4 lanes to 3 lanes with bike lanes.
3. 2019: Marsh Rd to Lac Du Mont Dr – This section was then reconstructed in 2019.
4. 2020: Saginaw Hwy to Hagadorn Rd – Lake Lansing resurfaced with conversion from 4 lanes to 3 lanes with bike lanes.

The other key component of the project is reconfiguring the Lake Lansing/Towar/Birch Row intersection. Today, the eastbound lane of Lake Lansing is a slip lane, meaning it bypasses the signalized intersection. Due to this slip lane, there cannot be a signalized crossing for pedestrians and bicyclists.

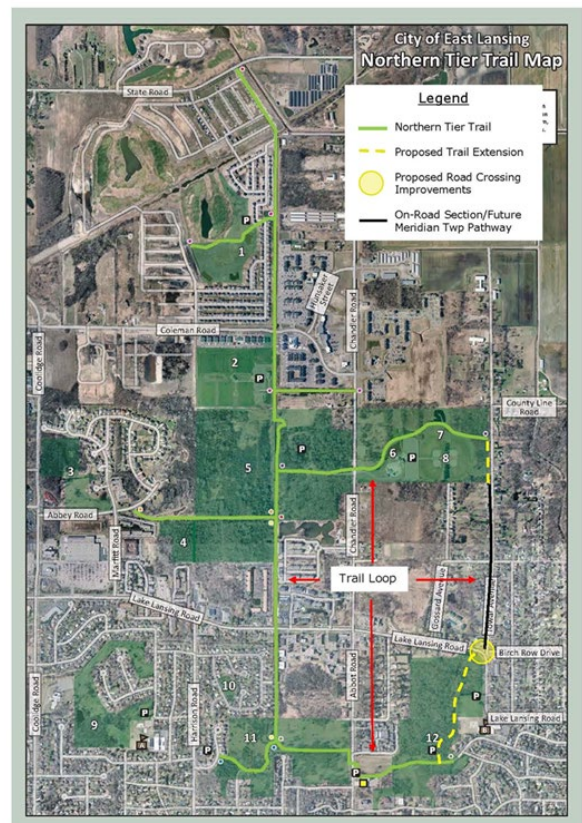
City of East Lansing developed a Master Plan in 2017 to Extend Northern Tier Trail from Pebblebrook Ln to the city of East Lansing border with Meridian Township at the Lake Lansing/Towar/Birch Row intersection.

Additionally, Meridian Township has a proposed pathway on the west side of Towar Ave that would end at the northwest corner of the intersection.

Together, the city of East Lansing the Meridian Township trails and pathways create a loop for pedestrians and bicyclists and increase access to the East Lansing Aquatic Center, the Toward Community Garden, the East Lansing Northern Tail Dog Park, and the baseball and softball fields, all located between Towar Ave and Abbot Rd.

The city of East Lansing and Meridian Township received Ingham County Trials & Parks funding for these trail and pathway projects.

Because of this increased non-motorized connectivity, the City of East Lansing and Meridian Township approached the Ingham County Road Department about improving the pedestrian crossing at the Lake Lansing/Towar/Birch Row intersection.



Memo to Township Board

October 18, 2022

Re: 2023 Lake Lansing Road Transportation Improvement Project

Overview of the Lake Lansing/Towar/Birch Row Intersection

The intersection would allow for two fully signalized crosswalks on Lake Lansing Rd. The intersection will also have a traffic light at where Towar Ave meets Birch Row Dr. The blue squares with an X in them are where signalized crosswalks would be located.



The intersection allows pedestrians and bicyclists to cross all of the roadways safely and efficiently at signalized intersections.

It will also increase greenspace in proximity to the intersection. Rain gardens will be installed as part of the project for storm water management, which is consistent with the drain work that was previously done in the Towar Garden neighborhood.

This intersection configuration was chosen to provide for the pedestrian crossing and to accommodate the different traffic counts between Lake Lansing Rd, Towar Ave and Birch Row Dr, which have very different traffic volumes.

Meridian Transportation Commission Feedback

At the most recent Transportation Commission Meeting, Commissioners asked if bike lane emblems could be included in the 2023 Lake Lansing Road Diet Project. I have spoken to the Ingham County Road Department and they are checking with their designers for an update on this request. I asked that they include them at all cross streets, just as they did with Lake Lansing Rd for the most recent phase of this road diet (Saginaw Hwy to Hagadorn Rd).

This was the only requested change from the Meridian Transportation Commission.

Project funding is as follows:

Source	Amount
Transportation Safety Funds	\$600,000
Ingham County Trails and Parks Millage	\$400,000
National Resources Trust Fund	\$25,000
Total	\$1,025,000

Memo to Township Board

October 18, 2022

Re: 2023 Lake Lansing Road Transportation Improvement Project

Total Construction Time (Estimated at 12 weeks):

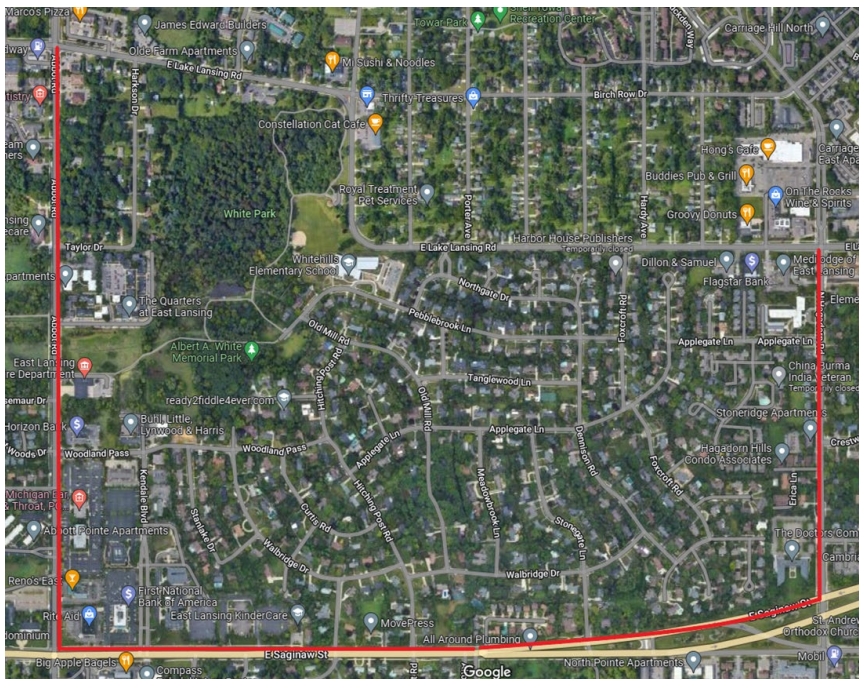
Stage 1 (8 weeks): Lake Lansing Rd/Birch Row Dr/Towar Ave intersection reconfiguration (8 weeks)

- Approximate 6 week intersection closure with detour

Stage 2 (1.5 weeks): Mill and Resurface Eastbound Lake Lansing Rd. with ADA ramp work

Stage 3 (2.5 weeks): Mill and Resurface Westbound Lake Lansing Rd. with ADA ramp work and final pavement marking

Project Detour Route:

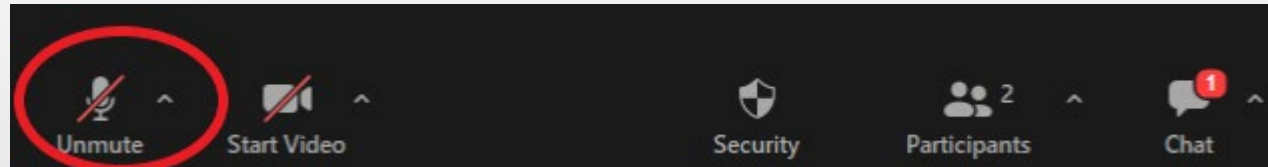


Attachments:

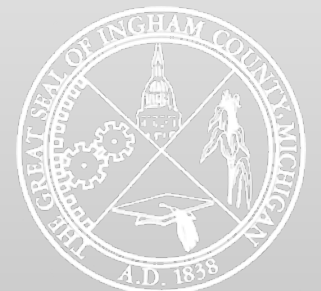
1. Ingham County Road Department Presentation from the Public Hearing held on October 4, 2022 at 5 p.m. via Zoom

Welcome to the Lake Lansing Road Public Hearing

Please mute your microphone, we will open up the meeting for questions and comments after a brief presentation.

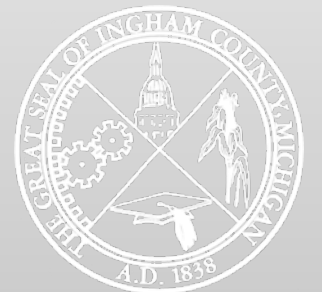


If you have dialed in on a telephone for audio, please use *6 on your keypad to mute and unmute yourself.



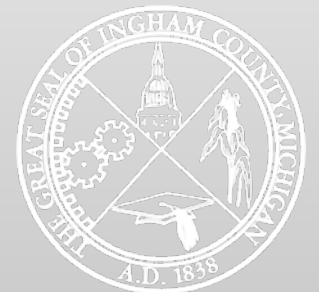
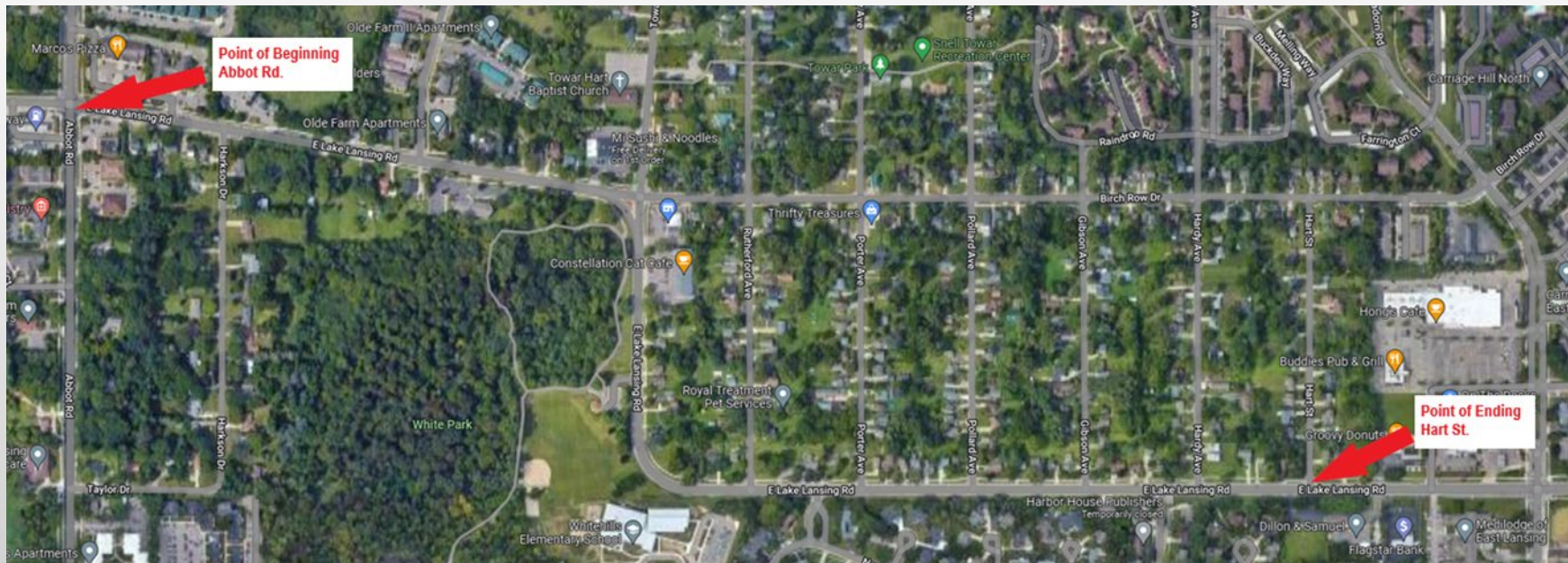
Lake Lansing Road Transportation Improvement Project

**Virtual Public Hearing
October 4, 2022**



Project Overview

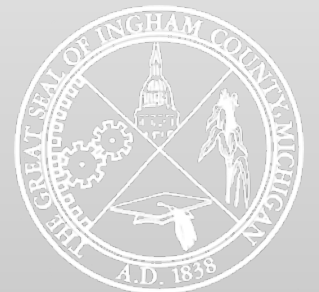
- 4 to 3 lane conversion on Lake Lansing Rd from Abbot Rd to west of Hagadorn Rd
- Non-motorized facilities and ADA improvements throughout the project limits
- Reconfiguration of Lake Lansing Rd/ Birch Row Dr/Towar Ave for a signalized intersection on Lake Lansing Rd, providing safe and efficient pedestrian crossings



Lake Lansing Road Paving History

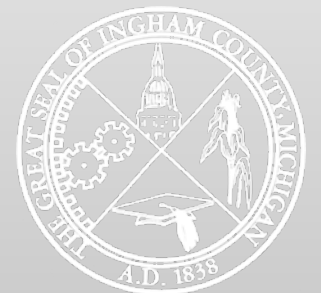
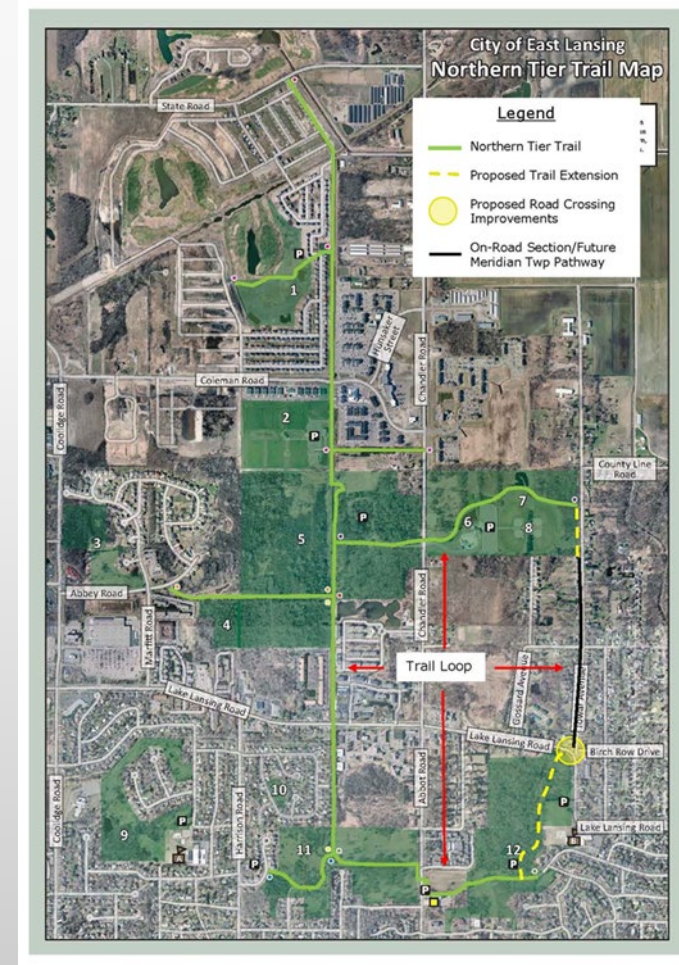
Long-Term Plan developed by the Ingham County Road Department to migrate to a 3 lane configuration on Lake Lansing Road between Abbot Road and Marsh Road. This configuration provides for on-street non-motorized facilities and improves vehicular safety.

- 2015: E. Saginaw St. to Lac Du Mont Dr. - Widened from 2 lane to 3 lanes with paved shoulders.
- 2016: Lac Du Mont Dr. to Marsh Rd. – Pavement markings converted from 4 lanes to 3 lanes with reconstruction in 2019.
- 2020: Hagadorn Rd. to E. Saginaw St.- Resurfaced with conversion from 4 lanes to 3 lanes.



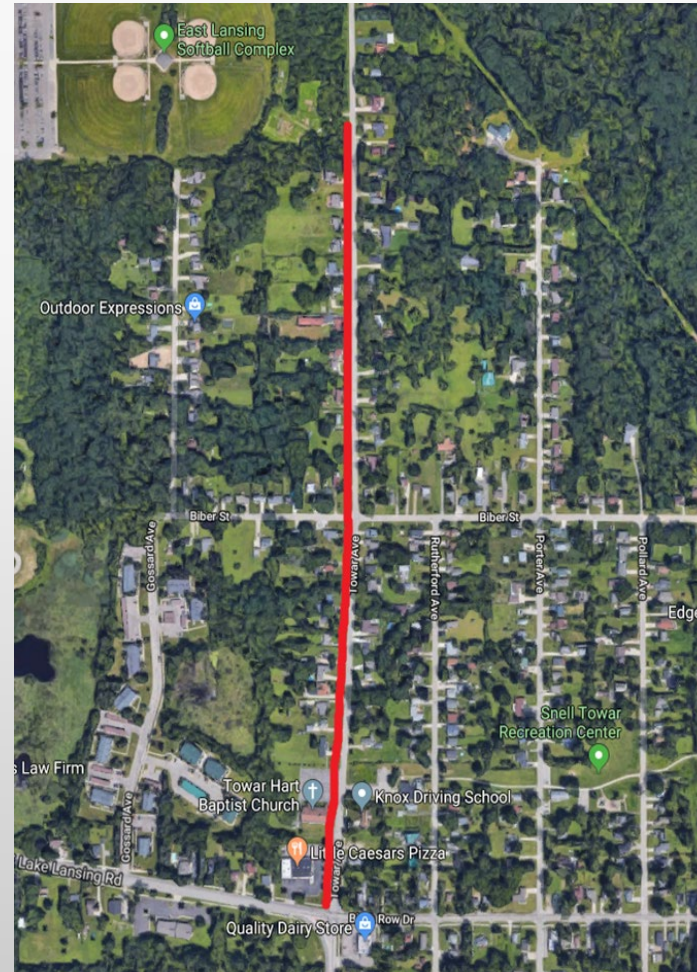
Project History

The master plan envisioned completing a loop in the Northern Tier Trail. The City of East Lansing approached the Ingham County Road Department about improving the pedestrian crossing at Lake Lansing Road and Meridian Township about connecting the trail sections.

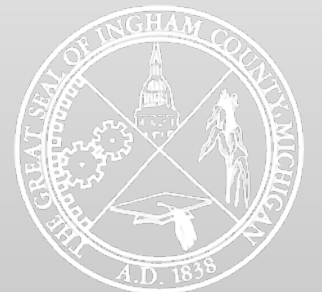


Project History

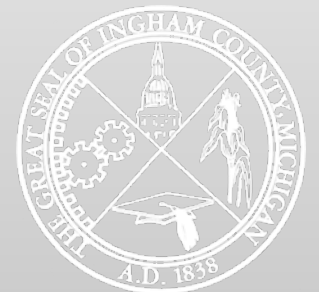
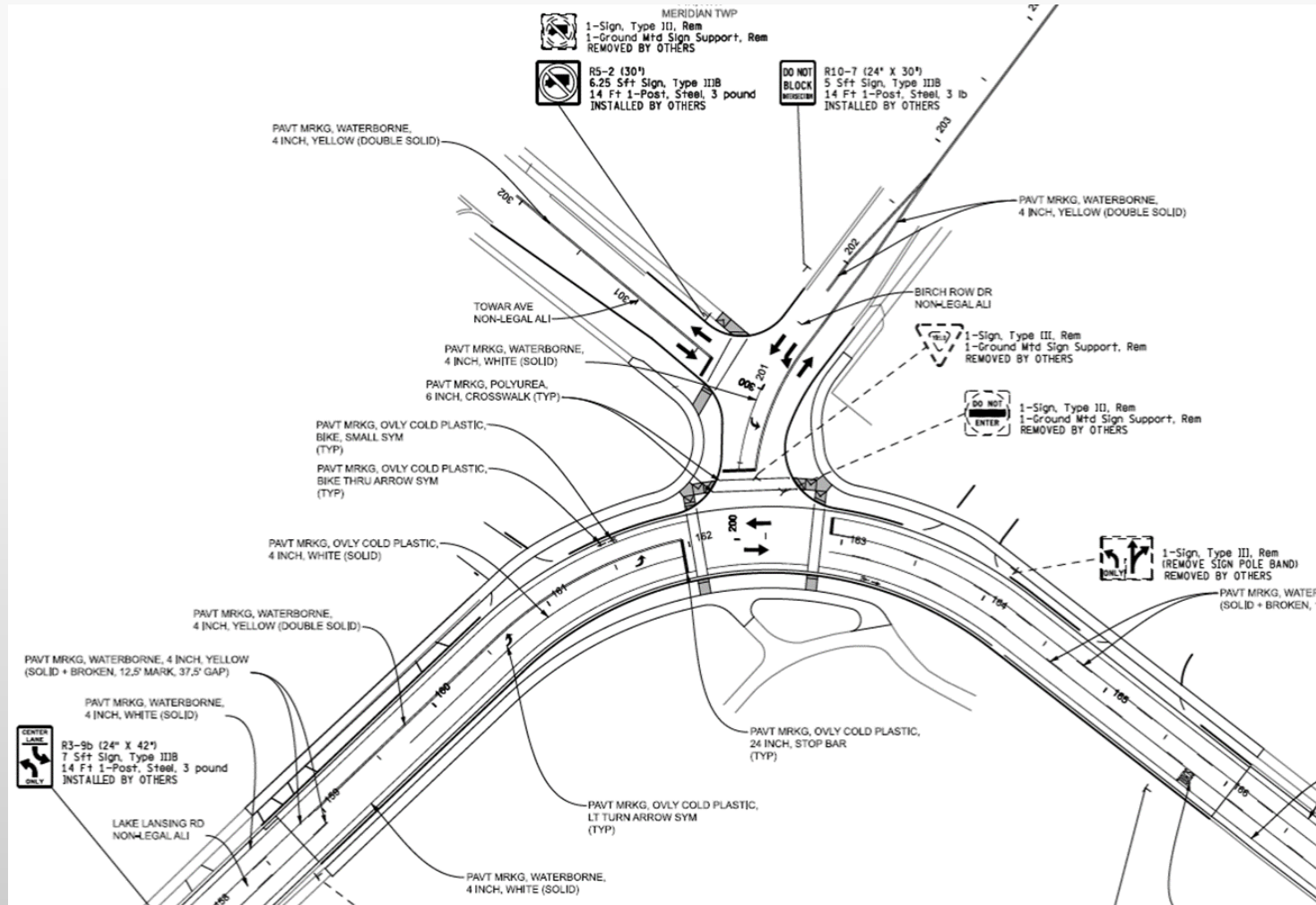
In 2019, Meridian Township received funding from the Ingham County Trails Millage to construct connection from Lake Lansing Rd to the City of East Lansing boundary on the west side of Towar Ave.



4 to 3 Conversion

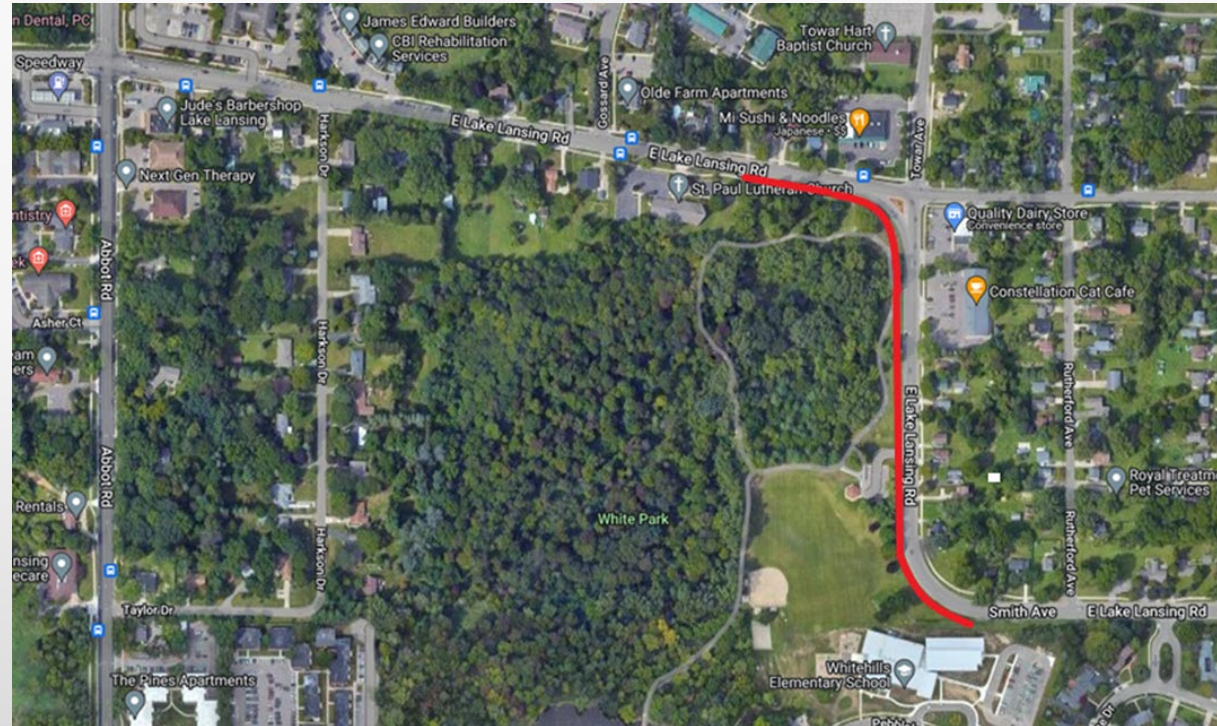


Lake Lansing Rd/Birch Row Dr/Towar Ave Intersection Reconfiguration

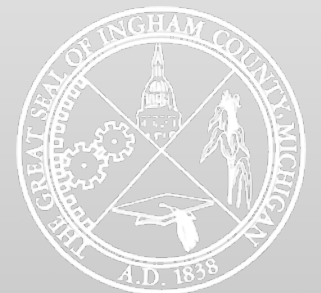


Section 4(f)- Public Parks

When public park lands are impacted by federally funded projects, a Section 4(f) approval is required. Part of that Section 4(f) approval process is to provide an opportunity for public review and comment.



Section 4(f)- Public Parks



Project Funding

Source	Amount
Transportation Safety Funds	\$600,000
Ingham County Trails and Parks Millage	\$400,000
National Resources Trust Fund	\$25,000
Total	\$1,025,000



Project Timeline

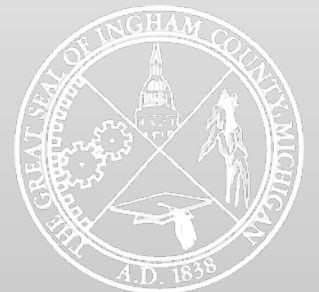
Task	Date
Public Hearing	October 4, 2022
Public Comment	Through November 4, 2022
Final Design	November/December 2022 (est.)
Bidding/Contractor Award	February/March 2023 (est.)
Construction	Spring/Summer 2023



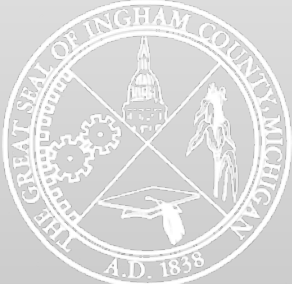
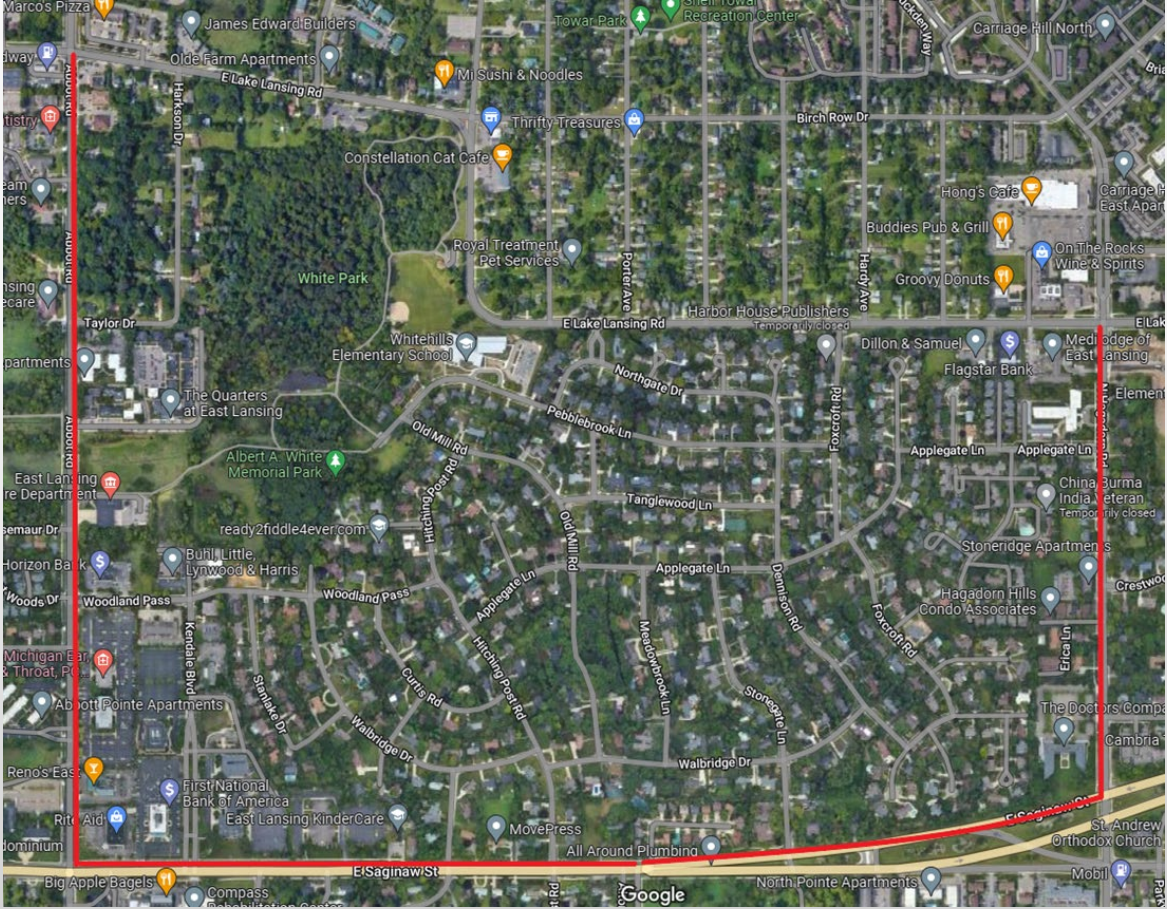
Construction Schedule

Total Construction Time Estimated at 12 weeks +/-

- Stage 1- Lake Lansing Rd/Birch Row Dr/Towar Ave intersection reconfiguration (8 weeks)
 - Approximate 6 week intersection closure with detour
- Stage 2- Mill and Resurface Eastbound Lake Lansing Rd. with ADA ramp work (1.5 weeks)
- Stage 3- Mill and Resurface Westbound Lake Lansing Rd. with ADA ramp work and final pavement marking (2.5 weeks)



Detour Route



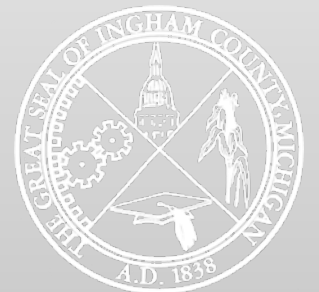
Virtual Public Hearing

- **Public comment accepted until 5:00pm Friday, November 4th, 2022**
- **Comment can be made by contacting the Road Department as follows:**

Phone: (517) 676-9722

Email: roads@ingham.org

**Mail: Ingham County Road Department
301 Bush Street
P.O. Box 38
Mason, MI 48854**



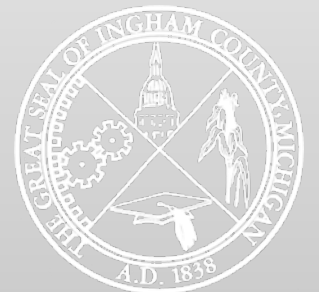
Questions and Comments



Two Options

- Type your question or comment in the chat box
- Use “raise hand” icon if you would like to speak

Call-in attendees will have an opportunity to unmute and speak





To: Board Members
From: Frank L. Walsh, Township Manager
Date: October 14, 2022
Re: Community Services Millage

As you are aware, this past August Meridian Township voters overwhelmingly approved the renewal of the Community Services Millage. The .1483 mill is clearly earmarked for three purposes. The funds are distributed to the senior center, community resource fund and recreation. The initial Community Services Millage was approved in 2002.

The issue at hand is the last sentence of the ballot language that's states ("of which a **portion** will be distributed to such other authorities as the Township Board determines appropriate.") The language was added by counsel to cover potential transfers due to brownfield authorities or other tax increment financing plans. By no means was the language included to suggest that the current Township Board, or a future elected body, may legislate a portion of the funds to be used to purchase a fire truck or lawn mower. As previously noted, the funds are clearly dedicated to three areas.

A longtime resident, and staunch supporter of the senior center, Ed Gillespie, has raised the issue that the Board should clarify the ballot language. Treasurer Deschaine, Director Maisner and I met with Mr. Gillespie and we understand and acknowledge his concerns. Our suggested action is included in the motion below.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE ATTACHED RESOLUTION THAT THE 2022
COMMUNITY SERVICES MILLAGE IS EARMARKED SOLELY FOR THE BENEFIT OF
THE SENIOR CENTER, COMMUNITY RESOURCES FUND AND RECREATION.**

Attachments:

1. Approved Resolution Authorizing Ballot Proposal for a 10-Year Renewal of the Community Services Millage March 15, 2022
2. Resolution to Earmark the 2022 Community Services Millage

**CHARTER TOWNSHIP OF MERIDIAN
(Ingham County, Michigan)**

**RESOLUTION AUTHORIZING BALLOT PROPOSAL FOR A 10-YEAR RENEWAL
OF THE COMMUNITY SERVICES MILLAGE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on the 15th day of March 2022, at 6:00 p.m. local time.

PRESENT: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustee Wisinski,
Trustee Sundland

ABSENT: _____

The following Resolution was offered by Treasurer Deschaine and supported by Clerk Guthrie.

WHEREAS, the Township Board has determined that it is in the best interest of the Township to submit a question to the electors of the Township regarding the renewal of the Community Services Millage; and

WHEREAS, the electors of the Township previously authorized 0.15 mill to fund senior citizen, recreation, and human services programs, including a specific 0.05 millage for senior citizen programs, which millage was reduced to 0.1483 mill by required millage rollbacks and expires after 2021; and

WHEREAS, the Township Board wishes to renew the previously authorized millage for senior citizen, recreation, and human services programs for an additional 10 years, 2022 through 2031 inclusive, at the rate of 0.1483 mills (14.83¢ per \$1,000 of taxable valuation), or as reduced by any required future millage rollbacks.

WHEREAS, the Township Board wishes to submit the question to the voters at an election to be held on August 2, 2022.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT:**

1. The following millage renewal proposal shall be submitted to the electors of the Township at the August 2, 2022 election:

**CHARTER TOWNSHIP OF MERIDIAN
SENIOR CITIZEN, RECREATION AND HUMAN SERVICES MILLAGE RENEWAL**

Shall the previously authorized millage established at 0.15 mill (15¢ per \$1,000 of taxable value) in the Charter Township of Meridian and reduced to 0.1483 mill by the required millage rollbacks and expiring after 2021, be renewed at 0.1483 mill (14.83¢ per \$1,000 of taxable value) and levied for 10 years, 2022 through 2031 inclusive, with 0.05 mill (5¢ per \$1,000 of taxable value) to be used for senior citizen programs throughout the Township and the balance of 0.0983 mill

RESOLUTION EARMARKING 2022 COMMUNITY SERVICES MILLAGE

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 18th day of October 2022, at 6:00 pm local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, On August 2, 2022 Meridian Township voters overwhelming approved renewing the Township’s .1483 mill Community Services Millage; and

WHEREAS, over the past 20 years the Community Service Millage has supported the operations at the Meridian Senior Center, Community Resource Fund and Recreation; and

WHEREAS, the recently approved ballot language contains the following verbiage “of which a portion will be disbursed to such other authorities as the Township Board determines appropriate”; and

WHEREAS, the aforementioned language may be construed as an attempt by the current, or future, Township Board to divert funds from the millage to non-related expenses; and

WHEREAS, the current Meridian Township Board opposes the use of the millage funds for any other use other than senior activities, community resources fund and recreation; and

WHEREAS, 100% of the August 2, 2022 millage funds shall be earmarked for senior activities, community resources fund and recreation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that Meridian Township shall earmark the 2022 Community Services Millage.

ADOPTED: YEAS:
 NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board 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 Township Board on the 18th day of October 2022.

Deborah Guthrie, Clerk
Charter Township of Meridian



To: Board Members
From: Amanda Garber, CPA
Finance Director
Date: October 18, 2022
Re: Credit Card Policy & Elimination of Petty Cash

To improve controls surrounding Township credit card purchases, it is recommended that the Board adopt an updated credit card policy and best practices guidance.

This updated credit card policy and best practices document will assist the Board and employees with more consistency and guidance surrounding the use of Township credit cards and petty cash funds.

The changes the Township is seeking to establish with this policy and guidance are:

- Reduction in the number of authorized employees who can be issued a Township credit card
- Reduction in the total combined authorized credit limit of the credit cards issued by the Township
- Reduction in the number of purchases made with a Township credit card
- Reduction in the amount of time between a purchase and when the receipt must be provided to the Township
- In addition to providing a detailed receipt for each purchase, a brief description of the official business reason for each purchase will also be required
- Establishment of quarterly internal audits for credit card purchases
- Elimination of petty cash funds

The following motion has been prepared for the Board’s consideration:

“MOVE TO APPROVE THE MERIDIAN TOWNSHIP CREDIT CARD POLICY AND BEST PRACTICES GUIDANCE”

Attachments:

1. Meridian Township Credit Card Policy
2. Credit Card Best Practices
3. Meridian Township Credit Card Purchase Form

CHARTER TOWNSHIP OF MERIDIAN

CREDIT CARD POLICY

WHEREAS, the Charter Township of Meridian has entered into credit card arrangements for purchase of goods and services for use by the township; and

WHEREAS, a written policy is required under Public Act 266 of 1995 for authorization and use of these credit cards;

BE IT THEREFORE RESOLVED that the policy for use of the aforementioned credit cards be as follows:

1. The Charter Township of Meridian Finance Director or designee is responsible for issuance, accounting, monitoring, retrieval and for overseeing compliance with the credit card policy and procedures.

2. The credit cards may be used only by an elected official or designated employee for the purchase of goods and services for the official business of the township.

3. The elected official or designated employee using the credit card must submit to the Finance Director documentation detailing the goods or services purchased, cost, date of purchase, and the official business reason for the purchase.

4. The elected official or designated employee issued a credit card will sign a cardholder agreement detailing the responsibilities associated with the card.

5. Purchase limits for each cardholder will be established by the Township Manager.

6. A detailed listing of all credit card purchases will be presented to the Board with payment vouchers for internal monitoring of the credit card use.

7. Approval of all credit card invoices must be made before payment.

8. The balance including interest due on an extension of credit under the credit card arrangements shall be paid for not more than 60 days of the initial statement date.

9. The cardholder is responsible for the card's protection and custody. The cardholder will immediately notify the Finance Director if the card is lost or stolen and will turn in the card prior to termination of employment or elected office.

10. Any violation of this policy will result in disciplinary action up to and including termination and may be subject to civil or criminal action.

11. The total combined authorized credit limit of all credit cards issued by the Charter Township of Meridian shall not exceed \$100,000.

BE IT FURTHER RESOLVED that this policy shall be effective immediately.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Charter Township of Meridian Board at a meeting held on _____, that a posted notice of such meeting was made and that such meeting was conducted pursuant to and in full compliance with Act No. 267, Michigan Public Acts of 1976, as amended, and that minutes of the meeting were kept and have been or will be made available as required by said Act.

Deborah Guthrie, Clerk

Credit Card Policy/Best Practices

1. The credit card will be issued and used only by authorized Meridian Charter Township employees and elected or appointed officials
2. Each authorized employee issued a credit card is required to sign the Township credit card agreement
3. The credit card must be used for purchases for only official business of Meridian Charter Township
4. Credit card purchases should be restricted to professional membership dues, conference and travel expenditures, and emergency purchases (less than \$1,000). Request an invoice for purchases, when possible. The credit card should not be used as a replacement for the purchase order/check request process when that avenue is available.
5. Any online purchases from Amazon, Staples, DBI, and Office Max should be purchased through the Township's account managed by the Executive Assistant
6. The Finance Director or designee is responsible for credit card issuance, accounting, monitoring, retrieval and for overseeing compliance with credit card policies and procedures
7. Receipts supporting credit card purchases should be submitted in a timely (within 7 days of purchase) and organized manner to reconcile against the monthly credit card statement
8. Purchases should be supported by a detailed receipt which includes in detail the good/services purchased, the date of the purchase, the price, and the credit card purchase form
9. Credit card users must notify vendors that the credit card transaction should be tax exempt for goods and services purchases. The Township's tax-exempt form is available in the Finance Department, if requested by the vendor.
10. The employee issued the credit card is responsible for its protection and custody and will immediately notify the Finance Director if the card is lost or stolen and will turn in the card prior to termination of employment or term of elected office
11. Non-compliance with this policy will result in disciplinary action up to, and including termination and may be subject to civil or criminal action
12. The total combined authorized credit limit of the credit cards issued by Meridian Charter Township will not exceed the credit limit of \$100,000
13. The Township will no longer hold petty cash funds

Internal Accounting Controls

1. A current list of all credit cards, authorized users, and credit limits shall be kept on file by the Finance Department
2. The Director/Department Head for the department in which the credit card purchase was made shall review and approve all credit card purchases prior to submission to the Finance Department and Township Board approval. After submission to the Finance Department, the Finance Director will also review and approve the credit card purchases.

3. A quarterly audit for Township credit card purchases will be conducted through the Township Manager's office

Authorized Township Employees and elected/appointed officials

1. Township Manager
2. Township Treasurer
3. Township Clerk
4. Executive Assistant
5. Assistant Township Manager/Director of Public Works
6. Director of Project Management & Operations
7. Assessor
8. Neighborhoods & Economic Development Director
9. Fire Chief
10. Human Resources Director
11. Information Technology Director
12. Parks and Recreation Director
13. Community Planning and Development Director
14. Police Chief
15. Finance Director
16. Communications Manager
17. DPW Superintendent
18. Park and Land Preservation Superintendent
19. Police Captain
20. Police Lieutenant
21. Police Sergeant
22. EMS/Training Chief
23. Lead Workers
24. Utility Workers



Meridian Township Credit Card Purchase Form

Cardholder name:

Date of purchase:

\$ amount of purchase:

Account number purchase should be charged to:

Township business reason/description for purchase:

Location of items purchased:

Department Head Approval

Finance Director Approval

*Please attach detailed credit card receipt to this form.

****Please check the sales tax line on your receipt. If you have been charged sales tax, contact the vendor for a refund. If needed, the Township's tax ID is 38-6007712 and the sales tax exempt form can be found at G:/Accounting/forms/Michigan Sales and Use Tax Exemption.**



To: Township Board

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: October 11, 2022

Re: RRA, One-Family Suburban Residential District Deletion

One of the goals of the 2017 Master Plan was to reduce the number of single-family and multiple-family zoning districts in the ordinance. Staff and the Planning Commission have been working on this goal throughout the year and are now recommending the deletion of the RRA, One-Family Suburban Estate District from the Zoning Ordinance and the rezoning of the seven parcels currently zoned RRA.

The Planning Commission previously reviewed this proposal and held a public hearing at their August 8th meeting. At their September 12, 2022 regular meeting, the Commission recommended that the Township Board adopt the changes. On the same timeline, the Planning Commission discussed and held a public hearing to rezone the seven properties that are currently zoned RRA. They recommended approval of that rezoning at the September 12th meeting as well.

The text amendment (Ordinance 2022-14) would strike all reference to the RRA district from the Zoning Ordinance. The rezoning (Ordinance 2022-18) would rezone each RRA zoned parcel to RA, One-Family, Medium Density Residential. This would bring five of those parcels into minimum lot size conformance, two parcels into lot width conformance, and lower the side setback requirements for all seven parcels from 20 to 15 feet. There will be no change of use and no new development will happen because of the rezoning.

Staff looks forward to discussing these joint proposals with the Township Board and we will proceed with formal introduction at a future meeting for both ordinances, pending the outcome of this discussion.

Attachments

1. Planning Commission Information from September 12, 2022 Meeting





To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: September 8, 2022

Re: **Rezoning #22010 (Planning Commission), rezone seven parcels, six on Van Atta Road and one on Ethel Court, from RRA (One-Family Suburban Estate) to RA (One-Family Medium Density Residential).**

The request under review is to rezone seven parcels, totaling approximately 3.15 acres, to the RA – One-Family Medium Density designation and delete Section 86-370 – RRA District and all references to it throughout the ordinances. The Planning Commission held a public hearing for Rezoning #22010 at its August 8, 2022 regular meeting. No major concerns were raised during the discussion of the request and the Planning Commission’s straw poll indicated unanimous support.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution to recommend approval of the request is attached to this memo.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #22010 to rezone seven parcels, approximately 3.15 acres of land, from RRA, One-Family Suburban Estate, to RA, One-Family Medium Density Residential, *for the following reasons:*

- The proposed rezoning would be consistent with the 2017 Master Plan, which includes a recommendation to consolidate and simplify the Township’s zoning districts.
- The proposed rezoning would bring five of the seven parcels into lot size conformance.
- The proposed rezoning would bring two of the seven parcels into lot width conformance.

Attachments

1. Staff report from the public hearing, dated August 3, 2022
2. Resolution recommending approval
3. Ordinance 2022-10 – RRA Rezoning



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: August 3, 2022

Re: Rezoning #22010 (Planning Commission), rezone seven parcels, six on Van Atta Road and one on Ethel Court, from RRA (One-Family Suburban Estate) to RA (One-Family Medium Density Residential).

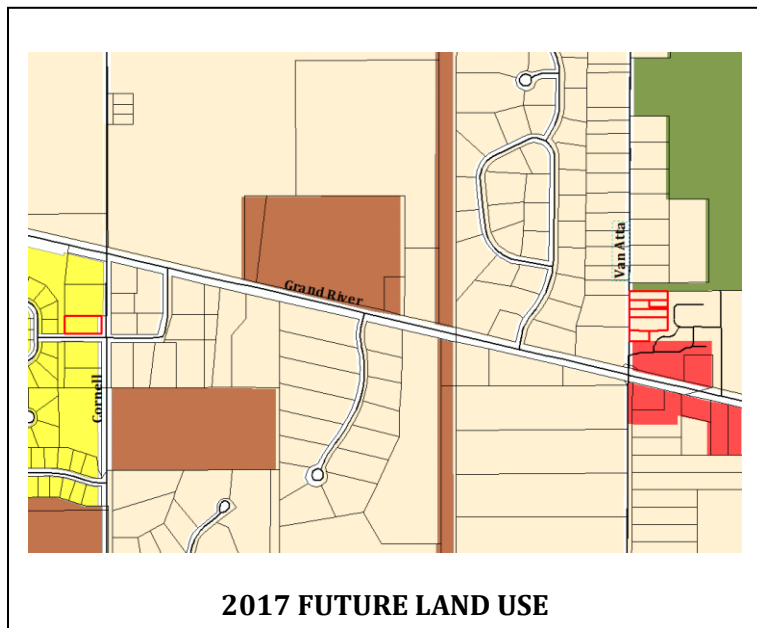
Planning staff began analyzing the residential zoning districts for potential streamlining early in 2022. During the analysis, it was discovered that the RRA – One-Family Suburban Estate zone only applies to seven parcels. Six of the subject parcels are clustered together on Van Atta Road, north of Grand River Avenue, and range in size between 6,800 square feet and 29,000 square feet. The last parcel is located south of Grand River Avenue on the northwest corner of Cornell Road and Ethel Street and is 38,660 square feet in size.

Following Staff's suggestion, the Planning Commission is proposing to administratively rezone the parcels to the RA – One-Family Medium Density designation and delete Section 86-370 – RRA District and all references to it throughout the ordinances. Deleting the RRA district would comply with one of the 2017 Master Plan's recommendations to simplify and consolidate the one-family residential districts and would also help to uncomplicate the zoning ordinance. It would also bring five of the subject parcels into conformance with lot size standards.

Future Land Use

The Future Land Use Map from the 2017 Master Plan designates the Van Atta parcels in the R1 – 0-0.5 DU/A category. The intent of the R1 future land use designation is to preserve rural and agricultural lands through low density.

Regarding the Van Atta parcels, the land to the west and east is similarly shown as R1, while the property to the south is shown under the Commercial future land use designation. The parcel immediately to the north is designated as Parks and is the west access to Ted Black Woods. The Commercial property to the south is the Winslow Trailer Park.



Rezoning #22010 (Township)
Planning Commission (August 3, 2022)
Page 2

The Future Land Use Map from the 2017 Master Plan designates the Ethel Court parcel in the R2 – 1.25–3.5 DU/A category. The intent of the R2 future land use designation is to provide suburban amenities in a medium density environment. The requested RA zoning complies with the R2 Future Land Use designation.

Regarding the Ethel Court parcel, the land to the north, west, and south are similarly shown as R2 on the Future Land Use map. Parcels to the east are designated as R1.

The 2017 Master Plan includes a Zoning Plan. Table 1 in the Zoning Plan lists the future land use categories and the zoning districts that correlate. The future land use category for the subject property is R1, which correlates with the RR, AG, and CV districts. However, the current RRA district correlates with the R2 future land use category. This is the same category that the recommended RA district correlates to.

Table 1. Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV
R2 Residential	RRA, RAAA, RAA, RA
R3 Residential	RA, RB, RX
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Business/Technology	PO, RP, I
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD
Mixed Use Core	C-PUD, PUD, MUPUD
Institutional	All Districts
Parks and Open Space	All Districts

Zoning

The following table lists the tax ID numbers for the parcels, as well as their current lot widths and lot areas.

PARCEL	CURRENT LOT AREA (SQ. FT)	CURRENT LOT WIDTH (FEET)
24-377-017	19,968	67
24-377-012	11,899	65
24-377-018	6,854	50
24-377-013	18,720	65
24-377-004	28,963	100
24-377-005	12,005	80
23-377-011	38,660	282



**Rezoning #22010 (Township)
Planning Commission (August 3, 2022)
Page 3**

The RRA zoning district requires a minimum of 90 feet of lot width and 30,000 square feet of lot area. Five of the parcels do not conform to their current minimum lot size or lot width. The requested RA (Residential) zoning district requires a minimum of 80 feet of lot width and 10,000 square feet of lot area.

Rezoning the parcels would bring all but one of the Van Atta parcels into lot area conformance and bring them all toward conformance with other dimensional standards. Property to the east and south of the Van Atta Parcels is zoned C-2 – Commercial while the properties to the west and north are zoned RR – Rural Residential.

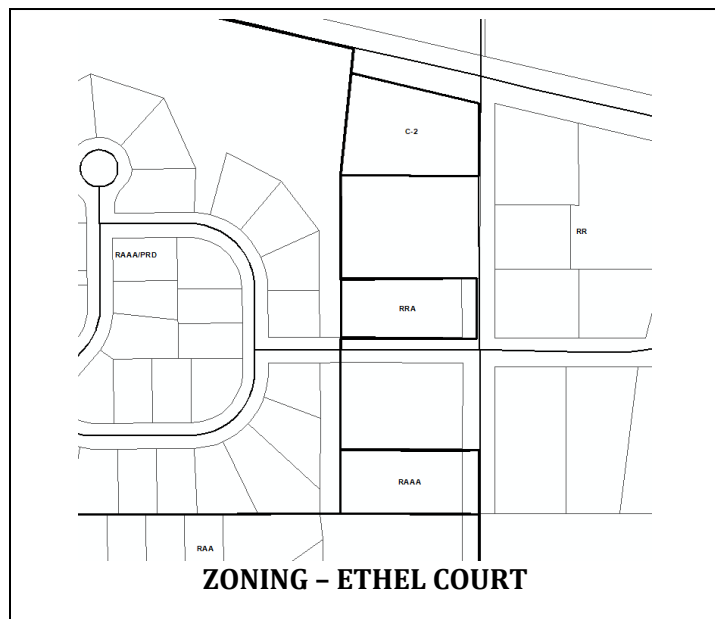
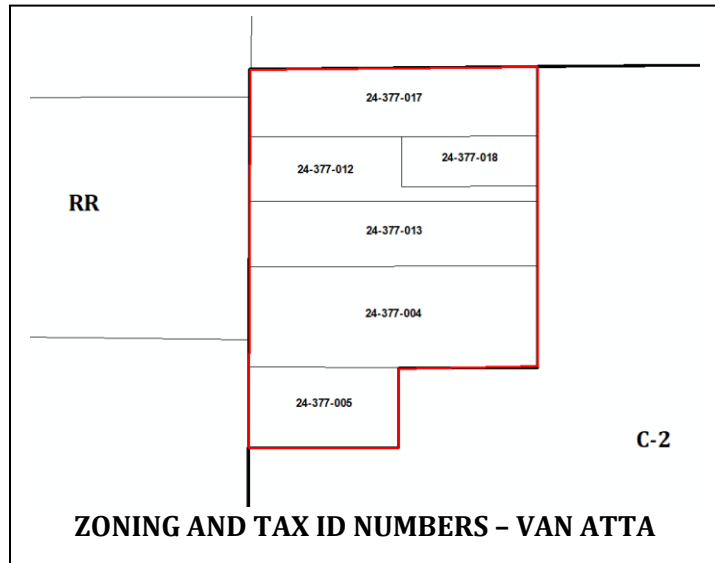
The Ethel Court parcel complies with the current RRA zoning and would comply with the requested RA zoning as well. The main benefit that the Ethel Court parcel would receive is that their side setbacks would be reduced. The parcels to the north, east, and south are zoned RR – Rural Residential. The properties to west are zoned RAAA/PRD – One-Family Low-Density Residential under a Planned Residential Development Overlay District.

Physical Features

The subject parcels are currently developed with single-family homes, except for parcel #24-377-018, which is vacant and under the ownership of the Ingham County Land Bank. The proposed rezoning would not change the allowed land uses and the single-family homes would conform to the new RA zoning category. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the subject parcels are not located in floodplains.

Wetlands and Greenspace Plan

The Township Wetland Map depicts no wetlands on the parcels. The Township Greenspace Plan does not show any preservation corridors on the Van Atta parcels, although the west access to Ted Black



Woods is immediately adjacent to the north. The Ethel Street parcel is bound by the pathway to the east and local sidewalk to the south.

Streets & Traffic

The Van Atta parcels front on Van Atta Road, which is listed in the zoning ordinance as a collector road. Ethel Street is a local road. The parcels are not proposed to be redeveloped and no new road cuts are proposed. No new traffic will be generated by the proposed rezoning and no traffic study is required.

Utilities

All seven parcels are currently served by private wells and septic services, although they are all inside of the urban service boundary. No new utilities are required for this rezoning, but they are available nearby for all seven parcels.

Staff Analysis

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

There are two main concerns that have been brought up by residents. First of all, there have been questions whether the rezoning would affect any property taxes. Second, the residents were concerned that the rezoning would lead to new developments. Staff has confirmed that the rezoning will not affect any property taxes and that the requested RA district will not allow any new development.

The purposes of the RRA and RA zoning districts (Sections 86-370 and 86-373) both say, “achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR).” Uses permitted by right are the same in both districts, except that private noncommercial kennels are not permitted in the RRA district. Special land uses are the same in both districts, except that airports are not permitted in the RRA district.

The dimensional regulations are similar between the two districts. The front yard setback is the same between the RRA and RA districts, which is 85 feet from the centerline of Van Atta Road or 25 feet from Ethel Street’s right-of-way. The side yard setback for the RA district is 10 feet, which is less restrictive than the RRA’s 15 feet. The rear yard setback is the same for both districts. In both districts, the maximum height of a residential structure is 2 ½ stories or 35 feet, and the minimum gross living area shall not be less than 1,000 square feet.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning criteria.



RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #22010
RRA Deletion Rezoning to RA**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of September, 2022, at 7:00 p.m., Local Time.

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Shrewsberry, and Snyder

ABSENT: Commissioners Richards and Premoe

The following resolution was offered by Commissioner McConnell and supported by Commissioner Trezise.

WHEREAS, the current zoning ordinance contains language that regulates a zoning district RRA – One-Family Suburban Estate District; and

WHEREAS, the Meridian Township 2017 Master Plan recommends simplifying and consolidating the zoning ordinance; and

WHEREAS, the Planning Staff has recommended the rezoning of seven parcels, 6 of which located on Van Atta Road and one located on Ethel Court, from RRA – One-Family Suburban Estate to RA – One-Family Medium Density Residential; and

WHEREAS, the Planning Commission initiated the said rezoning and held a public hearing and discussed at its regular meeting on August 8th, 2022; and

WHEREAS, the proposed rezoning would not have any effect on the tax assessments for any of the subject parcels; and

WHEREAS, the proposed rezoning conforms with the Meridian Township 2017 Master Plan; and

WHEREAS, the proposed rezoning would bring five of the seven subject parcels into lot size conformance; and

WHEREAS, the proposed rezoning would not result in any new developments; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #22010 to rezone the seven subject parcels from RRA (One-Family Suburban Estate District) to RA (One-Family Medium Density Residential).

ADOPTED: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Shrewsberry, and Snyder

**Resolution to Recommend Approval
Rezoning #22010 (RRA Deletion Rezoning to RA)
Page 2**

NAYS: None

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of September, 2022.



Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-18
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING APPLICATION #22010

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RRA (One-Family Suburban Estate Residential) District symbol and indication as shown on the Zoning District Map, for the following properties, legally described as:

1250 Ethel Street – Parcel ID# 33-02-02-23-377-011
4544 Van Atta Road – Parcel ID# 33-02-02-24-377-004
4536 Van Atta Road – Parcel ID# 33-02-02-24-377-005
4558 Van Atta Road – Parcel ID# 33-02-02-24-377-012
4552 Van Atta Road – Parcel ID# 33-02-02-24-377-013
4564 Van Atta Road – Parcel ID# 33-02-02-24-377-017
Unaddressed Van Atta Road – Parcel ID# 33-02-02-24-377-018

to that of RA (One-Family Medium- Density Residential).

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: September 9, 2022

Re: Text Amendment 2022-14 – One-Family Suburban Estate (RRA) Deletion

The 2017 Master Plan recommends that the nine one-family residential districts in the zoning ordinance be “simplified and consolidated”. In light of that recommendation, Planning staff has been analyzing the residential zoning districts. During the analysis, it was discovered that only seven parcels are zoned as One-Family Suburban Estate (RRA).

Six of the parcels are developed as single-family homes. Six of the seven parcels, all located together on Van Atta Road, do not conform to the RRA minimum area requirement. The text of the RRA district is as follows:

Sec. 86-370 – RRA District: One-Family Suburban Estate Residential District.

- (a) Purpose. The purpose of the RRA district is to achieve the same character, stability and sound residential environment as intended for the one-family rural residential district (RR). The difference between RR and RRA districts is that the smaller lot size will permit a slightly higher population density that makes it possible to service the dwelling units with public sewer and water facilities when the facilities are available. This district is intended to serve as a transition between higher density zoning districts and RR. This section applies to the RRA district.
- (b) Uses permitted by right. All uses permitted by right in the RR district subject to all the restrictions specified therein are also permitted in the RRA district with the exception of private noncommercial kennels.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RR district, subject to all restrictions specified therein, are permitted by special use permit in the RRA district, except the following uses are not permitted:
 - (1) Public riding stables and livestock auction yards.
 - (2) Greenhouses and nurseries selling at retail on the premises.
 - (3) Veterinary hospitals; clinics; kennels, including commercial kennels and private noncommercial kennels.
 - (4) Game or hunting preserves operated for profit.
 - (5) Sand or gravel pits, quarries, incinerators, junk yards, sanitary fills, public or semiprivate sewage treatment and disposal installations, as provided for in Article VI of this chapter.
 - (6) Airports.

- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.
- (1) Minimum lot area: 30,000 square feet.
 - (2) Minimum interior lot width: 135 feet.
 - (3) Minimum corner lot width: 135 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 25% of the lot area.
 - (5) Minimum yard dimensions.
 - a. Front yard. In accordance with the setback requirements of § **86-367** for the type of street upon which the lot fronts.
 - b. Side yard: 15 feet.
 - c. Rear yard: For lots up to 150 feet in depth the rear yard shall not be less than 35 feet in depth, for lots over 150 feet in depth the rear yard shall not be less than 40 feet in depth.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § **86-367** for the type of street upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § **86-367** for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
 - (6) Supplementary yard regulations. For permitted exceptions in yard dimensions, for permitted yard encroachments, and for placement of accessory building in yard area, refer to Article **V**, Division 3 of this chapter.
 - (7) Maximum building height: No residential structure shall exceed 2 1/2 stories or 35 feet, whichever is less. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article **V**, Division 5 of this chapter. For building height limitations for nonresidential structures and uses in residential districts, refer to § **86-654**.
 - (8) Minimum living space. Minimum, gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor level if two stories, exclusive of any attached garage. In any case total living area shall not be less than 1,000 square feet.

Staff is proposing to delete Section 86-370 – RRA District and all references to the RRA district throughout the zoning ordinance. This text amendment is tie-barred to a rezoning proposal (REZ #2022-01) that would rezone all seven parcels to RA – One-Family Medium-Density Residential. This would bring five of the six non-conforming Van Atta parcels into conformance with minimum lot size regulations. This text amendment and rezoning was discussed at the Planning Commission meeting on July 11, 2022. At that meeting, Staff was asked to schedule a public hearing for August 8, 2022.

Deleting Section 86-370 and rezoning the parcels would comply with the 2017 Master Plan's recommendations and help to simplify the zoning ordinance by consolidating two zoning districts. The rezoning would bring five parcels into minimum lot size conformance, two parcels into lot width conformance, and lower the side setback requirements for all seven parcels from 20 to 15 feet.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment 2022-07 in accordance with the revised draft ordinance language dated March 24, 2022.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-07 – Deletion of RRR District
3. Redlined version of Ordinance 2022-07 – Deletion of RRR District

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-14
RRA Deletion**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of September, 2022 at 7:00 p.m., Local Time.

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Shrewsberry, and Snyder

ABSENT: Commissioners Richards and Premoe

The following resolution was offered by Commissioner Shrewsberry and supported by Commissioner Cordill.

WHEREAS, the current zoning ordinance contains language that regulates a zoning district RRR – One-Family Rural Residential Low-Density District and

WHEREAS, the Meridian Township 2017 Master Plan recommends simplifying and consolidating the zoning ordinance; and

WHEREAS, seven parcels in Meridian Township are zoned RRA – One-Family Suburban Estate; and

WHEREAS, the seven parcels are proposed to be rezoned to RA – Single-Family Medium Density; and

WHEREAS, rezoning the parcels would bring five of the seven parcels into conformance with lot size regulations; and

WHEREAS, rezoning the parcels would bring two of the seven parcels into conformance with lot width regulations; and

WHEREAS, rezoning the parcels would not have any effect on any of the parcel owners' tax assessments; and

WHEREAS, rezoning the parcels would not result in any additional development; and

WHEREAS, removal of the RRA – One-Family Suburban Estate district is in line with the Meridian Township 2017 Master Plan.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-14, to delete Sec. 86-370 - RRA – One-Family Suburban Estate and all references to that section from the zoning ordinance.

ADOPTED: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Shrewsberry, and Snyder

NAYS: None

Zoning Amendment #22014 - RRA Deletion

September 9, 2022

Page 2

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission 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 Planning Commission on the 12th day of September, 2022.



Mark Blumer

Planning Commission Chair

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRA, ONE-FAMILY SUBURBAN ESTATE RESIDENTIAL DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

Section 2. Section 86-368, RR District, One-Family Rural Residential District, is hereby amended at subsection (b) to read as follows:

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(a) Uses permitted by right.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]

(8) Raising and keeping of chickens and rabbits as nonagricultural use. The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a. Registration.

- 1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
- 2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
- 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

- 1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
- 2. Roosters shall not be allowed.
- 3. The sale of chickens, rabbits and eggs on the property is prohibited.
- 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
- 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

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- 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
- 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
- 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
- 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]
- (14) [UNCHANGED]
- (15) [UNCHANGED]
- (16) [UNCHANGED]
- (17) [UNCHANGED]
- (18) [UNCHANGED]
- (19) [UNCHANGED]

Section 3. Section 86-370, RRA District: One-Family Suburban Estate Residential District, is hereby deleted in its entirety.

Section 4. Section 86-371, RAAA District, One-Family Low-Density Residential District, is hereby amended at subsection (a) to read as follows:

(a) Purpose. The purpose of the RAAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR). The difference between RR and RAAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR one-family rural residential district. This section applies to the RAAA district.

Section 5. Section 86-378, PRD District, Planned Residential Development Overlay District, is hereby amended to read as follows:

- (a) [UNCHANGED]
- (b) Applicability; districts for which these regulations apply. The planned residential development overlay district (PRD) may be applied as an alternative to conventional zoning regulations in the RR, RAAA, RAA, and RA single-family residential zoning

1 districts. All requirements and standards of the underlying zoning district or the
2 district being requested with a concurrent rezoning application shall also apply,
3 unless varied by the specific provisions of this section.

4 (c) [UNCHANGED]

5 (d) [UNCHANGED]

6 (e) Design standards. The following standards are intended to ensure that the
7 development is designed to preserve important natural features and open space.

8 (1) [UNCHANGED]

9 (2) Applicable district regulations. All requirements of the corresponding zoning
10 district in the table below shall apply within the applicable underlying zoning
11 district:

Underlying Zoning (square feet)	Applicable Regulations (square feet)
RR—40,000	RAAA—20,000
RAAA—20,000	RA—10,000
RAA—13,500	RB—8,000
RA—10,000	RB—8,000

12 (3) [UNCHANGED]

13 (f) [UNCHANGED]

14 (g) [UNCHANGED]

15 (h) [UNCHANGED]

16 (i) [UNCHANGED]

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18
19 **Section 6.** Section 86-432, PO District: Professional and Office District, is hereby amended to
20 read as follows:

21 (a) [UNCHANGED]

22 (b) Uses permitted. The following types of commercial activities may be permitted,
23 provided that only public sanitary sewerage will be utilized. All of the following uses
24 permitted must be conducted wholly in a permanent, fully enclosed building:

25 (1) [UNCHANGED]

26 (2) [UNCHANGED]

27 (3) [UNCHANGED]

28 (4) [UNCHANGED]

29 (5) [UNCHANGED]

30 (6) Religious institutions, except when located adjacent to a one-family or two-
31 family residential zoning district (RRR, RR, RAAA, RAA, RA, RB, and RX).

32 (c) Uses permitted by special use permit.

33 (1) [UNCHANGED]

34 (2) [UNCHANGED]

35 (3) [UNCHANGED]

36 (4) Religious institutions, when located adjacent to a one-family or two-family
37 residential zoning district (RRR, RR, RAAA, RAA, RA, RB, AND RX), subject to
38 the following site location and development standards:

39 a. [UNCHANGED]

40 b. [UNCHANGED]

- 1 c. [UNCHANGED]
- 2 d. [UNCHANGED]
- 3 e. [UNCHANGED]
- 4 f. [UNCHANGED]

- 5 (d) [UNCHANGED]
- 6 (e) [UNCHANGED]
- 7

8 **Section 7.** Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to
9 read as follows:

10 (c) General restrictions and standards.

- 11 (1) [UNCHANGED]
- 12 (2) [UNCHANGED]
- 13 (3) [UNCHANGED]
- 14 (4) [UNCHANGED]
- 15 (5) [UNCHANGED]
- 16 (6) [UNCHANGED]

17 (7) Density. The total number of dwelling units permitted shall be determined in
18 accordance with the following stipulations:

- 19 a. [UNCHANGED]
- 20 b. [UNCHANGED]

21 c. In the RAAA, RAA, RA, and RB districts, the maximum density as
22 computed by subsection (c)(7) may be increased no more than 25%
23 of the net allowable density of the buildable land when a planned unit
24 development is designed with unique and extraordinary amenities,
25 such as preservation of woodlots, provisions of lakes, provision of
26 recreational facilities, provision of affordable housing, etc.

- 27 d. [UNCHANGED]
- 28 e. [UNCHANGED]

- 29 (8) [UNCHANGED]
- 30 (9) [UNCHANGED]
- 31 (10) [UNCHANGED]
- 32 (11) [UNCHANGED]
- 33
- 34

35 **Section 8.** Validity and Severability. The provisions of this Ordinance are severable and the
36 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
37 or effectiveness of the remainder of the Ordinance.

38
39 **Section 9.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
40 hereby repealed only to the extent necessary to give this Ordinance full force and
41 effect.

42
43 **Section 10.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
44 that were incurred, and proceedings that were begun, before its effective date.

45
46 **Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
47 or upon such later date as may be required under Section 402 of the Michigan Zoning
48 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
49 referendum.

1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
2 **XXXXXXXX**, 2022.

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Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRA, ONE-FAMILY SUBURBAN ESTATE RESIDENTIAL DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RRA Districts	One-Family Suburban Estate Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

1 **Section 2.** Section 86-368, RR District, One-Family Rural Residential District, is hereby
2 amended at subsection (b) to read as follows:
3

4 (a) Uses permitted by right.

5 (1) [UNCHANGED]

6 (2) [UNCHANGED]

7 (3) [UNCHANGED]

8 (4) [UNCHANGED]

9 (5) [UNCHANGED]

10 (6) [UNCHANGED]

11 (7) [UNCHANGED]

12 (8) Raising and keeping of chickens and rabbits as nonagricultural use. The
13 raising and keeping of chickens and rabbits accessory only to one-family
14 dwellings in the ~~RR~~, RAAA, RAA, and RA zoning districts is subject to the
15 following requirements:

16 a. Registration.

17 1. Prior to the raising and keeping of chickens and rabbits on any
18 property under this section, the property shall be registered
19 with the Department of Community Planning and
20 Development.

21 2. Only an individual living in a dwelling on the property shall
22 raise or keep chickens and rabbits on the property. A
23 registration may not be transferred.

24 3. Notwithstanding registering with the Township, private
25 restrictions on the use of property shall remain enforceable
26 and take precedence over the registration. Private restrictions
27 include, but are not limited to, deed restrictions,
28 condominium master deed restrictions, neighborhood
29 association by-laws, and covenant deeds. The interpretation
30 and enforcement of the private restriction is the sole
31 responsibility of the private parties involved.

32 b. Standards. In addition to registering with the Township, the raising
33 and keeping of chickens and rabbits accessory only to one-family
34 dwellings in the ~~RR~~, RAAA, RAA, and RA zoning districts shall comply
35 with the following standards:

36 1. In no case shall the maximum number of chickens and rabbits
37 in any combination exceed four.

38 2. Roosters shall not be allowed.

39 3. The sale of chickens, rabbits and eggs on the property is
40 prohibited.

41 4. Chickens and rabbits shall not be kept in any location on the
42 property other than in the rear yard as defined by the zoning
43 ordinance.

44 5. Chickens and rabbits shall be provided with a covered
45 structure and must be kept in the covered structure or an
46 adjoining fenced area at all times. Covered structures and
47 fenced areas used for the raising and keeping of chickens and
48 rabbits are subject to all provisions of Chapter 86 (zoning),
49 except the covered structure and fenced area shall be set back
50 a minimum of 10 feet from a side or rear lot line and structures

proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

- 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
- 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
- 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
- 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]
- (14) [UNCHANGED]
- (15) [UNCHANGED]
- (16) [UNCHANGED]
- (17) [UNCHANGED]
- (18) [UNCHANGED]
- (19) [UNCHANGED]

Section 3. Section 86-370, RRA District: One-Family Suburban Estate Residential District, is hereby deleted in its entirety.

Section 4. Section 86-371, RAAA District, One-Family Low-Density Residential District, is hereby amended at subsection (a) to read as follows:

(a) Purpose. The purpose of the RAAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential districts (RR) ~~and (RRA)~~. The difference between RR/~~RRA~~ and RAAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR/~~RRA~~ one-family rural residential districts. This section applies to the RAAA district.

Section 5. Section 86-378, PRD District, Planned Residential Development Overlay District, is hereby amended to read as follows:

(a) [UNCHANGED]

1 (b) Applicability; districts for which these regulations apply. The planned residential
2 development overlay district (PRD) may be applied as an alternative to conventional
3 zoning regulations in the RR, ~~RRA~~, RAAA, RAA, and RA single-family residential
4 zoning districts. All requirements and standards of the underlying zoning district or
5 the district being requested with a concurrent rezoning application shall also apply,
6 unless varied by the specific provisions of this section.

7 (c) [UNCHANGED]

8 (d) [UNCHANGED]

9 (e) Design standards. The following standards are intended to ensure that the
10 development is designed to preserve important natural features and open space.

11 (1) [UNCHANGED]

12 (2) Applicable district regulations. All requirements of the corresponding zoning
13 district in the table below shall apply within the applicable underlying zoning
14 district:

Underlying Zoning (square feet)	Applicable Regulations (square feet)
RR—40,000	RAAA—20,000
RRA—30,000	RAA—13,500
RAAA—20,000	RA—10,000
RAA—13,500	RB—8,000
RA—10,000	RB—8,000

15 (3) [UNCHANGED]

16 (f) [UNCHANGED]

17 (g) [UNCHANGED]

18 (h) [UNCHANGED]

19 (i) [UNCHANGED]

20
21
22 **Section 6.** Section 86-432, PO District: Professional and Office District, is hereby amended to
23 read as follows:

24
25 (a) [UNCHANGED]

26 (b) Uses permitted. The following types of commercial activities may be permitted,
27 provided that only public sanitary sewerage will be utilized. All of the following uses
28 permitted must be conducted wholly in a permanent, fully enclosed building:

29 (1) [UNCHANGED]

30 (2) [UNCHANGED]

31 (3) [UNCHANGED]

32 (4) [UNCHANGED]

33 (5) [UNCHANGED]

34 (6) Religious institutions, except when located adjacent to a one-family or two-
35 family residential zoning district (RRR, RR, ~~RRA~~, RAAA, RAA, RA, RB, and RX).

36 (c) Uses permitted by special use permit.

37 (1) [UNCHANGED]

38 (2) [UNCHANGED]

39 (3) [UNCHANGED]

(4) Religious institutions, when located adjacent to a one-family or two-family residential zoning district (RRR, RR, ~~RRA~~, RAAA, RAA, RA, RB, AND RX), subject to the following site location and development standards:

- a. [UNCHANGED]
- b. [UNCHANGED]
- c. [UNCHANGED]
- d. [UNCHANGED]
- e. [UNCHANGED]
- f. [UNCHANGED]

(d) [UNCHANGED]

(e) [UNCHANGED]

Section 7. Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to read as follows:

(c) General restrictions and standards.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]

(7) Density. The total number of dwelling units permitted shall be determined in accordance with the following stipulations:

- a. [UNCHANGED]
- b. [UNCHANGED]
- c. In the ~~RRA~~, RAAA, RAA, RA, and RB districts, the maximum density as computed by subsection (c)(7) may be increased no more than 25% of the net allowable density of the buildable land when a planned unit development is designed with unique and extraordinary amenities, such as preservation of woodlots, provisions of lakes, provision of recreational facilities, provision of affordable housing, etc.
- d. [UNCHANGED]
- e. [UNCHANGED]

(8) [UNCHANGED]

(9) [UNCHANGED]

(10) [UNCHANGED]

(11) [UNCHANGED]

Section 8. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 9. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 10. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

1 **Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
2 or upon such later date as may be required under Section 402 of the Michigan Zoning
3 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
4 referendum.
5

6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
7 **XXXXXXX**, 2022.
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11 Patricia Herring Jackson, Township Supervisor
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15 Deborah Guthrie, Township Clerk