



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 1, 2022 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Volunteer of the Year Recognition

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-October 18, 2022 Regular Meeting
 - C. Bills
 - D. 2023 Board Meeting Schedule Resolution
 - E. Resolution to Authorize Grant Agreement Acceptance for MSU to Lake Lansing Connector Trail, Phase III, Michigan Natural Resource Trust Fund Grand Program
 - F. Disposal of Miscellaneous Equipment
 - G. Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on Winter Tax Roll for 2022

10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
 - A. Village of Okemos – Brownfield Plan
 - B. Credit Card Policy & Elimination of Petty Cash
 - C. Ordinance 2022-14 – RRA District Deletion – Introduction
 - D. Ordinance 2022-18 – RRA Properties Rezoning – Introduction
 - E. Disbursement of 2023 Health Care/Health Savings Account

13. BOARD DISCUSSION ITEMS (ORCHID)
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



9.A

**CONSENT AGENDA
BOARD
COMMUNICATION
November 1st, 2022**

EAST LANSING – MERIDIAN WATER AND SEWER AUTHORITY
2470 BURCHAM DRIVE – EAST LANSING, MICHIGAN 48823
PHONE: (517) 337-7535 FAX: (517) 337-7240

Agenda

East Lansing-Meridian Water and Sewer Authority

October 20, 2022

11:00 A.M.

BOARD OF TRUSTEES

NICOLE MCPHERSON
Chair

DAN OPSOMMER
Vice-Chair

CHUCK PETERSON
Secretary

BRADLEY BROGREN
Trustee

JAMES CLELAND
Trustee

JAMES ECKLUND
Trustee

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JUSTIN GUIGAR
Treasurer

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JOEL MARTINEZ
Operator/Manager

1. Roll call.
2. Approval of minutes of the August 18, 2022 meeting.
A. Motion to approve.
3. Approval of minutes of the September 15, 2022 meeting.
A. Motion to approve.
4. Communications.
5. Public Comments.
6. Treasurer's Report.
7. Long Term Planning update.
8. Manager's Report.
A. Expenditure list August (Motion to acknowledge).
B. Expenditure list September (Motion to acknowledge).
9. Other Business.
10. Adjournment.



FOR IMMEDIATE RELEASE
October 25, 2022

CONTACT: Mike Hamel, Fire Chief
517.853.4700 | hamel@meridian.mi.us

Meridian Township Fire Competes in Car Cutting Contest

A Great Divide Face Off Between East Lansing and Meridian Township Fire Departments

Meridian Township, MI – Home Depot in Okemos will once again host the Great Divide Car Cutting Contest where the Meridian Township Fire Department will compete against the East Lansing Fire Department to see who is fastest at cutting a car in half using Milwaukee tools.

What: Milwaukee Great Divide Car Cutting Contest

When: October 28, 12:00 pm – 3:00 pm, Car Cutting begins promptly at 1:00 pm

Where: Home Depot, 1749 Newman Rd. Okemos, MI

Who: Open to the public.

The event will include the Williamston High School Marching Band, members of the Michigan State University (MSU) Cheer team and refreshments.

Sponsors include: Home Depot Okemos

For more information visit www.meridian.mi.us/Calendar or call Meridian Township Fire Department at 517.853.4700.

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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.





9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES
November 1st, 2022**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 18th, 2022, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 18th, with the following amendment(s):[insert amendments]**

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 18th, 2022 **6:00 pm**

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

ABSENT: Trustees Sundland, Wisinski

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, IT Director Gebes, Economic Development Director Clark, Finance Director Garber, Communications Manager Diehl, Police Captain Grillo

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. Trustees Sundland and Wisinski are absent all others present.

4. PRESENTATION

A. Lifesaving Award

Chief Hamel overviewed the Life Saving Award.

Chief EMS/Training Chief TJ Booms presented the Life Saving Award to Nate Lafeyette, Amanda Arnett, Captain Chris Johns, Battalion Chief Vroman, Lt. Jeff Rommeck, and Fire Fighter Ben Haviland for their part in saving Thomas Kissling during cardiac arrest. He also recognized Kissling's granddaughter Kate Lyon for applying early CPR until township medics arrived.

Kate Lyon spoke to the board about how important it is to learn CPR.

Manager Walsh presented Kate Lyon with a handstitched township pillow on behalf of the township. The pillow was handmade and gifted to Manager Walsh by resident and longtime public servant Joyce VanCovering to present to someone he felt compelled to give it to.

Supervisor Jackson asked where Kate received her CPR training.

Kate replied the Forrest Hills Community Center.

Kate introduced her brother Jack to the board.

B. Electronic Township Payments

Treasurer Deschaine gave a presentation on the updated Electronic Township Payments system.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 6:25 pm.

John Covell 6156 East Lake Dr., Haslett spoke about an article published in LSJ covering recreational marijuana.

Supervisor Jackson Closed Public remarks at 6:31 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh introduced and invited the new Multimedia Coordinator, Danneisha McDole to the podium.

Danneisha McDole thanked the board for the opportunity to serve the township in her new position.

Manager Walsh reported volunteering the program nominated two people to be presented on November 1st. He will visit the portage senior center next week. The Garden Club met on Monday. The Brightline project is moving forward with installation beginning to take place. 2/42 church is asking to do a project with the township one idea is painting the police department inside. The Deer cull is off to a good start and will continue until the end of the year. The building permit has been issued for the meridian retirement center in Haslett. The 19 acre development next door will be reprocessed with a Commercial Rehabilitation Act. The senior Center ingress and egress will be given attention soon. Will be meeting with Okemos Board of Education in November.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson

- Participated in the CRC last week where emergency services were a focus

Treasurer Deschaine

- Attended Garden Club dedication Monday
- Attended Award ceremony honoring former Supervisor Styka

8. APPROVAL OF AGENDA

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

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

NAYS: None

Motion carried: 5-0

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, Treasurer Deschaine,
Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

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, Treasurer Deschaine,
Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

B. Minutes

Trustee Hendrickson moved to approve and ratify the minutes of the Regular Meetings of September 20, 2022, and October 4, 2022, as submitted. Seconded by Trustee Wilson

C. Bills

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

Common Cash	\$	562,237.49
Public Works	\$	541,291.91
Trust & Agency	\$	<u>518.66</u>
Total Checks	\$	1,104,048.06
Credit Card Transactions	\$	14,338.88
09/29/22 to 10/12/2022		
Total Purchases	\$	<u>1,118,386.94</u>
ACH Payments	\$	<u>936,576.91</u>

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

NAYS: None

Motion carried: 5-0

D. Resolution Authorizing Defense of Former Director

Trustee Hendrickson moved to approve the Resolution Authorizing the Defense of Former Director Mark Kieselbach. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 5-0

E. Set Special Meeting- November 29, 2022

Trustee Hendrickson moved to add a special board meeting on Tuesday, November 29, 2022 for the purposes of discussing township goals and American Rescue Plan Funding. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 5-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. PUBLIC HEARINGS

A. Village of Okemos – Brownfield Plan

Supervisor Jackson opened the Public Hearing at 6:40 pm.

Director Schmitt outlined the Village of Okemos Brownfield Plan for Public Hearing.

Dave Vanharen, 1305 S. Washington Lansing, MI of Tri-Terra further outlined the Village of Okemos Brownfield Plan for Public Hearing. He noted this project will capture 19 years of taxes. This capture will go to administration, the brownfield Authority and the rest will fall into a revolving fund.

Eric Helsler of Advanced Redevelopment re-introduced the project to the board and gave a presentation outlining the project as a whole. He noted there will be a price increase from \$85 million. He also noted commercial space has shrunk by about 9,000 sq. ft. and six new residential units have been added. Construction is scheduled to begin in spring 2023. Taxable value increased by just over \$1 Million.

Director Schmitt noted that all taxing jurisdictions have been notified ten days prior to this public hearing.

Supervisor Jackson closed the Public Hearing at 7:01 pm.

12. ACTION ITEMS

A. 3rd Quarter Budget Amendments

Director Garber outlined the 3rd quarter budget amendments for action.

Trustee Hendrickson moved 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. 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.

Supervisor Jackson spoke in support of this item.

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

NAYS: None

Motion carried: 5-0

13. BOARD DISCUSSION ITEMS

A. Village of Okemos – Brownfield Plan

Director Schmitt outlined the Village of Okemos Brownfield Plan for discussion.

Treasurer Deschaine asked if there has been an analysis done on what type of commercial may move into the space.

Director Schmitt noted the commercial usage shouldn't change there is just less.

Trustee Hendrickson asked about the \$7 million increase in the project and why the parking decks are being added.

Mr. Helzer replied when Douglas J backed out of the project it freed up a lot of parking. They went with above ground parking as opposed to underground parking to address cost in dollars and in environmental costs.

Trustee Hendrickson asked about the new residential units with windows looking at the parking deck.

Mr. Helzer replied developers have addressed the issue with break walls and a detached structure.

Trustee Hendrickson asked the number of residential units in each block.

Mr. Helzer replied about 103-104.

Trustee Hendrickson asked if there will be 10-15 units in each deck that do not have reserved spaces.

Mr. Helzer replied that is correct.

Trustee Hendrickson noted a concern at 6pm when parking may be hard to find.

Mr. Helzer noted there will be on-street parking.

Trustee Hendrickson asked about the timing of brownfield implementation.

Mr. Helzer replied parts of it have already happened as the buildings have been demolished. The next step is to work with EGLE over the winter and the MEDC.

Trustee Wilson noted a concern with a possible lack of parking due to people working from home.

Clerk Guthrie noted her concerns with a possible lack of parking and a lack of full balconies.

Treasurer Deschaine noted parking isn't his major concern as the community is meant to be walkable.

Trustee Wilson noted there is a single-family neighborhood immediately adjacent to this project and overnight parking in front of them would not be ideal.

B. Lake Lansing Road Transportation Improvement Project

Assistant Manager Opsommer outlined the Lake Lansing Road Transportation Improvement Project for discussion. He noted the road will be worked on from Hagadorn Rd. to Abbot Rd. He noted the project is funded for \$1,025,000.

Supervisor Jackson noted our transportation, road staff and public utility workers have participated in this project.

Trustee Hendrickson asked when the project is due to start.

Assistant Manager Opsommer replied early to mid-May.

C. Community Service Millage

Manager Walsh outlined the Community Service Millage for discussion. He noted some of the millage could be added to other tax authorities this item could change that should the board choose to adopt.

Trustee Wilson asked if ballot language would supersede a resolution.

Manager Walsh replied that is correct.

Clerk Guthrie noted the millage language states this money is to be used for seniors.

Manager Walsh noted the last sentence states the millage could be used for other tax authorities.

Treasurer Deschaine noted currently the township is using the millage exactly how it's meant to be.

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

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

NAYS: None

Motion carried: 5-0

Trustee Hendrickson noted the now therefore be it resolved is missing.

Trustee Hendrickson moved to approve the attached resolution with the following amendments. Seconded by Clerk Guthrie.

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

NAYS: None

Motion carried: 5-0

D. Credit Card Policy & Elimination of Petty Cash

Manager Walsh outlined the Credit Card Policy & Elimination of Petty Cash for Discussion.

Director Garber further outlined the Credit Card Policy & Elimination of Petty Cash for Discussion.

Treasurer Deschaine spoke in support of this item.

Trustee Wilson spoke in support of this item.

Supervisor Jackson noted several audits have recommended the Township make these changes in the past.

E. RRA, One Family Suburban Estate District Deletion

Director Schmitt outlined the RRA, One Family Suburban Estate District Deletion for discussion. He noted seven parcels are currently zoned in this category and recommended rezoning those parcels.

Trustee Wilson asked if the owners of the seven parcels have been notified.

Director Schmitt replied most of them have been contacted at this point.

Supervisor Jackson asked if other zoning districts will be eliminated.

Director Schmitt replied there is a chance but it's not a priority.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened Public Remarks at 8:06 pm.

Joan Wierzba, 1268 Harper Cut, Okemos MI spoke about an article in Lansing State Journal about recreational marijuana in Meridian Township and the advertising of marijuana facilities.

Supervisor Jackson closed Public Remarks at 8:12 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine noted this Saturday is the Annual Board Member retreat at 9 am at the central fire station from 9 am. – 3pm. He also thanked the manager for the awesome boss gift.

16. ADJOURNMENT

Trustee Wilson moved to adjourn. Seconded by Trustee Hendrickson.

VOICE/HAND VOTE: Motion carried 5-0

Supervisor Jackson adjourned the meeting at 8:14 pm.

PATRICIA H. JACKSON,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE
TOWNSHIP CLERK



To: Board Members
From: Amanda Garber, Finance Director
Date: November 1, 2022
Re: Board Bills

Charter Township of Meridian
Board Meeting
11/1/2022

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

COMMON CASH	\$	1,843,183.44
PUBLIC WORKS	\$	87,455.99
TRUST & AGENCY	\$	7,618.45
TOTAL CHECKS:	\$	1,938,257.88
CREDIT CARD TRANSACTIONS		
10/13/2022 - 10/26/2022	\$	16,862.64
TOTAL PURCHASES:	\$	<u>1,955,120.52</u>
ACH PAYMENTS	\$	<u>930,816.40</u>

Vendor Name	Description	Amount	Check #
1. ABRAHAM'S TROPHY & GIFT SHOP	VOLUNTEER RECOGNITION PLAQUES	36.00	
2. AGAPE ORGANICS	FARM MARKET VENDOR	113.00	
3. AIRGAS GREAT LAKES	OXYGEN FOR AMBULANCES	230.63	
	MEDICAL OXYGEN	568.65	
	OXYGEN FOR AMBULANCES	58.59	
	OXYGEN FOR AMBULANCES	146.03	
	TOTAL	1,003.90	
4. ANGELO'S SUPPLIES	REPLACE RUBBER CUT EDGE FOR SNOW REMOVAL	823.70	108119
5. APOLLO FIRE EQUIPMENT CO	AIR LIFTING BAGS AND SUPPLIES, TRAINING	2,221.83	
6. APPLE	HOMTV COMPUTER REPLACEMENTS & ACCESSORIES	175.00	
	HOMTV COMPUTER REPLACEMENTS & ACCESSORIES	2,124.00	
	HOMTV COMPUTER REPLACEMENTS & ACCESSORIES	3,358.00	
	TOTAL	5,657.00	
7. APPLE BLOSSOM KOMBUCHA	FARM MARKET VENDOR	15.00	
	FARM MARKET VENDOR	66.00	
	TOTAL	81.00	
8. ASAP PRINTING	BUILDING INSPECTION LABLES	630.76	
	BUS. CARDS - D. MCDOLE/L. HARVEY	60.06	
	BUILDING INSPECTION CARDS	70.84	
	TOTAL	761.66	
9. AT & T	OCT 7 2022 TO NOV 6 2022 - PRI TEL + 100 MB INT 83	1,175.06	
10. AT & T MOBILITY	OCT 5 - NOV 5 2022 - DISPATCH NON-EMERGENCY - 2872	76.14	
	SEPT 7 TO OCT 6 2022 - FIRST NET 22 CELL SERVICE 2	72.48	
	TOTAL	148.62	
11. AVALON TECHNOLOGIES INC	VMWARE SUPPORT RENEWAL 1 YR. - NOV 2022 - OCT 2023	6,938.00	
12. BARKHAM & CO	SEPT 2022 BICYCLE/PEDESTRIAN PATHWAY MOWING	4,800.00	
13. BARTLETT PLUMBING	REFUND OVERPAYMENT OF PLUMBING PERMIT	15.00	
14. BECKS PROPANE	PROPANE FOR HARRIS NATURE CENTER	548.92	108118
15. BECK'S TRAILER STORE	MOTOR POOL - GROUNDS - EQUIPMENT TRAILER	8,005.00	108120
16. BETTY ANNE RUPLEY	FARM MARKET VENDOR	74.00	
17. BLUE CROSS BLUE SHIELD OF MICHIGAN	11/1/22 - 11/30/22 - RETIREE HEALTH INSURANCE	4,372.50	108122
18. BOBCAT OF LANSING	MOTOR POOL - WATER - REPAIR PARTS FOR THE COMPACTO	62.51	
	MOTOR POOL - WATER - REPAIR PARTS FOR THE COMPACTO	89.09	
	TOTAL	151.60	
19. BOYNTON FIRE SAFETY SERVICE	C. FIRE STATION - SPRINKLER SYSTEM REPAIR	135.00	
20. BRD PRINTING, INC	WETLAND MAILING	2,044.17	
21. BREAD BITES LLC	VOLUNTEER THANKQUET - CATERING FOR 80	1,300.00	
22. BRIDGET CANNON	MILEAGE REIMBURSEMENT	41.75	
23. BRIGHTLINE TECHNOLOGIES	HPE 36M ESTIMATED TERM 11/1/2022-10/31/2025	137,087.58	

Vendor Name	Description	Amount	Check #
24. C & S FAMILY FARM	FARMERS MARKET	46.00	
	FARMERS MARKET	8.00	
	TOTAL	54.00	
25. CAPITAL ASPHALT LLC	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT	452,563.24	
	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT	560,335.75	
	TOTAL	1,012,898.99	
26. CARRIE BALLOU	FARMERS MARKET	20.00	
	FARMERS MARKET	57.00	
	TOTAL	77.00	
27. CDW	VEEAM B/U MSTF OFFICE 365 3YR RENEWAL OCT 2022 TO	9,938.00	
28. CINZORI FARMS LLC	FARM MARKET VENDOR	287.00	
29. CLIA LABORATORY PROGRAM	CLIA CERTIFICATE USER FEE	180.00	
30. COMCAST	OCT 20 2022 TO NOV 19 2022 - FD 'FREE' DROP	9.11	
31. CONSUMERS ENERGY	2022 ANNUAL RENTAL FOR INTERURBAN (BURCHAM TO OKEM	2,500.00	
32. DANIEL STEPHENS	DRONE PHOTOGRAPHY/VIDEO SERVICES PROJECT	780.00	
33. DAVID & LISA WILSON	FARMERS MARKET	105.00	
	FARMERS MARKET	164.00	
	TOTAL	269.00	
34. DAWN MITCHENSON	FARMERS MARKET	26.00	
35. DEBORAH GUTHRIE	POSTAGE REIMB - MAILING OF ABSENTEE BALLOTS	27.90	
36. DIAMOND HOME IMPROVEMENTS	PARTIAL REFUND DENIED BUILDING PERMIT	380.00	
37. DIANA TENNES	FARM MARKET VENDOR	337.00	
	FARM MARKET VENDOR	129.00	
	TOTAL	466.00	
38. DIVE RESCUE INTERNATIONAL INC	ICE RESCUE SUITS (2)	1,552.90	
39. DOUGHNATION BAKERY	FARM MARKET VENDOR	148.00	
	FARM MARKET VENDOR	63.00	
	TOTAL	211.00	
40. DREAMSEATS FURNITURE	FIRE DEPT RECLINER CHAIRS	3,118.36	
41. FAMILY GRADE & GRAVEL	GRADING OF RECYCLING CENTER	750.00	
42. FISHBECK, THOMPSON, CARR & HUBER	PROF SERV THRU 9/30/2022 - MSU TO LAKE LANSING WET	4,530.75	
43. FORESIGHT GROUP	WATER BILLS & POSTAGE 9/30/2022	1,391.02	
	WATER BILLS & POSTAGE 10/14/2022	541.09	
	TOTAL	1,932.11	
44. GO GROW PLANT NATIVE, LLC	SERAFIN FALL PLANTING AT PRESERVE	188.00	108121

10/27/2022 02:25 PM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/01/2022 - 11/01/2022
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
45. GRAMPAS PASTYS LLC	FARM MARKET VENDOR	41.00	
	FARM MARKET VENDOR	7.00	
	TOTAL	48.00	
46. GRAND TRAVERSE SAUCE COMPANY	FARM MARKET VENDOR	20.00	
47. GRANGER	04/30/2022 RECYCLING DISPOSAL SERVICES	86.96	108123
	07/31/2022 RECYCLING DISPOSAL SERVICES	86.96	108123
	8/31/2022 RECYCLING DISPOSAL SERVICES	86.96	108123
	9/30/2022 RECYCLING DISPOSAL SERVICES	86.96	108123
	TOTAL	347.84	
48. H.C. BERGER COMPANY	BILLING PERIOD 08/22/22 - 09/21/22 & OVERAGE 07/22 10/22/22 TO 11/21/22 BILLING - 9/22/22 TO 10/21/22	2,143.64 1,291.15	
	TOTAL	3,434.79	
49. HALEY LAW FIRM PLC	OVRPMT FOR BUILDING PERMIT	150.00	
50. HAMMOND FARMS	PEASTONE - PARK MAINTENANCE AND LARGE DOG PARK	64.00	
	PEASTONE - PARK MAINTENANCE AND LARGE DOG PARK	64.00	
	STRAW - PARK MAINTENANCE AND LARGE DOG PARK	145.00	
	CREDIT - PARK MAINTENANCE AND LARGE DOG PARK	(58.00)	
	TOTAL	215.00	
51. HASLETT PUBLIC SCHOOLS	MAINTENANCE REIMB 3RD QTR 2022	4,434.39	
52. HASLETT-OKEMOS ROTARY	4TH QTR 2022 - MEMBERSHIP D. GUTHRIE	145.00	
	ROTARY 4TH QTR DUES - F. WALSH	145.00	
	TOTAL	290.00	
53. HEARTY GREENS LLC	FARMERS MARKET	10.00	
54. HERBERT L CONFER JR	FARM MARKET VENDOR	72.00	
55. HICKORY KNOLL FARMS	FARM MARKET VENDOR	54.00	
	FARM MARKET VENDOR	53.00	
	TOTAL	107.00	
56. INGHAM COUNTY	RECOUNT AUGUST 2, 2022 ELECTION	3,226.16	
57. INGHAM COUNTY REGISTER OF DEEDS	2022 EASEMENTS FOR SIGNS PATHWAYS WATER AND SEWER	90.00	
	2022 EASEMENTS FOR SIGNS PATHWAYS WATER AND SEWER	30.00	
	TOTAL	120.00	
58. JACOB FARLEY	FARM MARKET VENDOR	156.00	
	FARM MARKET VENDOR	85.00	
	TOTAL	241.00	
59. JANET'S LLC	FARM MARKET VENDOR	5.00	
	FARM MARKET VENDOR	5.00	
	TOTAL	10.00	
60. JEAN S. FIERKE	FARMERS MARKET	25.00	
	FARMERS MARKET	5.00	
	TOTAL	30.00	

Vendor Name	Description	Amount	Check #
61. JEFF CLARK	FARMERS MARKET	20.00	
62. JEFFORY BROUGHTON	RADIO REPAIRS/EQUIPMENT/INSTALLS	1,041.45	
63. JESSEY M. ADAMS	CONCERT PERFORMANCE 10.19.2022	150.00	
64. JOHNATHAN ORR	FARM MARKET VENDOR	80.00	
65. KEVIN & KRYSTAL SUTTON	FARMERS MARKET	17.00	
66. KIM BIRSEN	FARMERS MARKET	27.00	
67. LACKEY FARMS LLC	FARM MARKET VENDOR	33.00	
68. LAFOUNTAINS ALL NATURAL BEEF	FARM MARKET VENDOR	54.00	
	FARM MARKET VENDOR	7.00	
	TOTAL	61.00	
69. LANSING SANITARY SUPPLY INC	CUSTODIAL SUPPLIES	220.40	
	FIRE DEPT - CLEANING SUPPLIES	136.00	
	TOTAL	356.40	
70. LANSING UNIFORM COMPANY	UNIFORM PANTS - MALESKO	59.95	
	UNIFORM PANTS - CPT JOHNSON	59.95	
	UNIFORM ITEMS - CAMPPELL	635.50	
	UNIFORM ITEMS - ARNETT	310.75	
	TOTAL	1,066.15	
71. LEAVITT & STARCK EXCAVATING, INC	CONCRETE REPAIR CONTRACTS # 1, 2 & 4 LRP, WATER RE	48,420.96	
72. LEROY HARVEY	MILEAGE REIMB FALL RECYCLING EVENT	17.81	
73. MADISON NATIONAL LIFE INS CO	NOV 2022 LIFE/DISABILITY INSURANCE	3,336.78	
74. MAMA C'S SAUCES	FARMERS MARKET	14.00	
75. MANNIK AND SMITH	ENGINEERING/INSPECTION SERVICES THRU SEPT 30 2022	21,555.92	
76. MARCUS LESLIE	FARMERS MARKET	13.00	
77. MARTIN BRAMAN	FARMERS MARKET	36.00	
	FARMERS MARKET	24.00	
	TOTAL	60.00	
78. MEI TOTAL ELEVATOR SERVICES	BUILDINGS - POLICE - ELEVATOR REPAIR	304.00	
79. MERIDIAN TOWNSHIP	TRANSFER FLEX CHECKING 10/21/2022 PAYROLL	406.76	
80. MERIDIAN TOWNSHIP RETAINAGE	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT	23,819.12	
	LOCAL RD & VARIOUS ASPHALT PAVEMENT PM PROG	14,620.47	
	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT	29,491.36	
	TOTAL	67,930.95	
81. MI GREAT LAKES FISH COMPANY	FARM MARKET VENDOR	302.00	
	FARM MARKET VENDOR	166.00	
	TOTAL	468.00	
82. MICHIGAN ASSOCIATION OF PLANNING	VIRTUAL CONFERENCE FOR BRIAN SHORKEY	285.00	
83. MICHIGAN MUNICIPAL LEAGUE	9/1/22 - 8/31/23 - MEMBERSHIP	9,074.00	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/01/2022 - 11/01/2022
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Vendor Name	Description	Amount	Check #
84. MID MICHIGAN EMERGENCY EQUIPMENT	MOTOR POOL - WATER - UNIT #7	175.00	
85. MIKE KEREKES	FARMERS MARKET	7.00	
	FARMERS MARKET	15.00	
	TOTAL	22.00	
86. MY GREEN MICHIGAN LLC	SERVICE CARTS & LINERS 9/8/22 & 9/21/22	82.00	
87. MYERS PLUMBING	S FIRE & SERVICE CENTER - PM DRAIN WORK	565.00	
88. OFILIA DIAZ	FARM MARKET VENDOR	30.00	
	FARM MARKET VENDOR	30.00	
	TOTAL	60.00	
89. OVERHEAD DOOR OF LANSING	S. FIRE WESTSIDE, NORTH OVERHEAD DOOR REPAIRS	180.00	
90. PAIGE FINNEY	FARMERS MARKET	19.00	
91. PATRICIA STEVENSON	FARM MARKET VENDOR	167.00	
	FARM MARKET VENDOR	78.00	
	TOTAL	245.00	
92. PAULINE MURRAY	SMALL DOG PARK REFUND	20.00	
93. PAVEMENT MAINTENANCE SYSTEMS	LOCAL RD & VARIOUS ASPHALT PAVEMENT PM PROG	416,741.57	
94. PONDSIDE FARM	FARMERS MARKET	104.00	
	FARMERS MARKET	40.00	
	TOTAL	144.00	
95. PROGRESSIVE AE	L. LANSING MGT PROF SERVICES THRU SEPT 30 2022	1,942.57	
96. PRO-TECH MECHANICAL SERVICES	MUNICIPAL BLDG - HVAC PM SERVICES	4,206.25	
97. REFPAY TRUST ACCOUNT	DEPOSIT REF PAY TRUST ACCOUNT #1439311274	7,830.00	
98. RICK CURTIS BUILDERS	REFUND OVERPAYMENT OF BUILDING PERMIT	80.00	
99. ROJAS FARM	FARMERS MARKET	286.00	
	FARMERS MARKET	230.00	
	TOTAL	516.00	
100 SHAWN DIEMER	FARM MARKET VENDOR	2,006.00	
	FARM MARKET VENDOR	1,127.00	
	TOTAL	3,133.00	
101 SPARTAN LAWN CARE INC	CODE ENFORCEMENT AUG 2022 LAWN MOWING	218.40	
	CODE ENFORCEMENT AUG 2022 LAWN MOWING	62.40	
	TOTAL	280.80	
102 STEPHEN GROSE	FARM MRKT VENDOR	702.00	
	FARMERS MARKET VENDOR	19.00	
	TOTAL	721.00	
103 SUE MCMASTER	FARM MARKET VENDOR	783.00	

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Vendor Name	Description	Amount	Check #
104 SUPREME SANITATION	EASTGATE PARK - 10/1/22-10/31/22 PORTABLE TOILET R	72.90	
	NANCY MOORE - 10/1/22-10/31/22 PORTABLE TOILET REN	90.00	
	NEWTON - 10/1/22-10/31/22 PORTABLE TOILET RENTAL	90.00	
	BENNETT WOODS SCHOOL - 10/1/22-10/31/22 PORTABLE T	90.00	
	HILLBROOK PARK - 10/1/22-10/31/22 PORTABLE TOILET	90.00	
	KINAWA SCHOOL - 10/1/22-10/31/22 PORTABLE TOILET R	90.00	
	TOTAL	522.90	
105 SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICE HOMTV	2,613.75	
106 TARGET SOLUTIONS LEARNING LLC	GUARDIAN TRACKING POLICE 7/25/2022-7/24/2023	2,470.00	
107 TASTE OF THAI INC	FARMERS MARKET	5.00	
108 TEAM FINANCIAL GROUP	COPIER CONTRACT #521678-A	1,471.50	
109 THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR	258.00	
	FARM MARKET VENDOR	96.00	
	TOTAL	354.00	
110 THE HARKNESS LAW FIRM PLLC	OCT 2022 - PROSECUTION SERVICES	6,713.50	
111 TIFFANY ANN DANIELS	FARM MARKET VENDOR	123.00	
112 TITUS FARM LLC	FARM MARKET VENDOR	323.00	
	FARM MARKET VENDOR	601.00	
	TOTAL	924.00	
113 TWISTED CRAFT COCKTAILS	FARM MARKET VENDOR	5.00	
114 UDDERLY MAGIC LLC	FARMERS MARKET	56.00	
115 UNCLE CALVINS SWEET POTATO PIES	FARM MARKET VENDOR	23.00	
116 USA TODAY NETWORK	ADS ACCT #155614 - AUG 1 - AUG 31 2022	1,706.60	108124
	ADS ACCT #155614 - SEPT 1 - SEPT 30 2022	208.00	108124
	TOTAL	1,914.60	
117 VARIPRO BENEFIT ADMINISTRATORS	NOV 2022 FLEX SPENDING ADMINISTRATION COST	153.00	
118 WEST MICHIGAN INTERNATIONAL	MOTOR POOL - REPAIR PARTS - UNIT 150	183.71	
119 WEST SHORE FIRE INC	SCOTT EPIC3 VOICE AMPLIFIERS	1,404.94	
120 WILD DAWN FARMS LLC	FARMERS MARKET	36.00	
121 WILLIAMSTON GREEN HOUSE & FLORIST	FARM MARKET VENDOR	788.00	
122 WILLOW GARDEN	FARM MARKET VENDOR	177.00	
	FARM MARKET VENDOR	140.00	
	TOTAL	317.00	
123 ZACHARY FENNER	REIMB WORK BOOTS 2022	151.58	
TOTAL - ALL VENDORS		1,843,183.44	

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Vendor Name	Description	Amount	Check #
1. CAROLE SHARPE	SEWER/WATER BILL OVRPMT - CRYSTAL COVE DR	24.16	
2. DIVERSIFIED NATIONAL TITLE AGENCY	POWDERHORN DR - FINAL SEWER/WATER OVRPMT	209.76	
3. DIXON ENGINEERING	NEWTON ROAD ELEVATED STORAGE TANK IMPROVEMENTS -EN	950.00	
4. EJ USA, INC.	WATER - DISTRIBUTION SYSTEM REPAIR PARTS	20,189.94	
5. ETNA SUPPLY COMPANY	WATER - HASLETT & PARK LAKE WATER MAIN BREAK	5,046.60	
	WATER - HASLETT & PARK LAKE WATER MAIN BREAK	446.00	
	TOTAL	5,492.60	
6. FERGUSON WATERWORKS #3386	WATER - PARTS FOR CUSTOMER INSTALL - METER PITS	10,320.00	
	WATER - CUSTOMER INSTALLATION PARTS	824.00	
	WATER - BLADE FOR PARTNER SAW	174.99	
	TOTAL	11,318.99	
7. FISHBECK, THOMPSON, CARR & HUBER	PROF SERVICES THRU 2/18/2022 - ARP PRESENTATION	991.50	29122
8. INGHAM COUNTY REGISTER OF DEEDS	2022 EASEMENTS FOR SIGNS PATHWAYS WATER AND SEWER	180.00	
9. JACK DOHENY COMPANIES INC	WATER - EARTH QUAKER REPLACEMENT	779.49	
10. JENNIFER EDSALL-DELACRUZ	SEWER/WATER OVRPMT - SUNHALLOW CT	12.00	
11. KRISTIN NELSON	MAUMEE DR - FINAL SEWER/WATER OVRPMT	103.50	
12. LEAVITT & STARCK EXCAVATING, INC	CONCRETE REPAIR CONTRACTS # 1, 2 & 4 LRP, WATER RE	7,836.04	
13. MADISON NATIONAL LIFE INS CO	NOV 2022 LIFE/DISABILITY INSURANCE	434.51	
14. MERIDIAN TOWNSHIP	3566 KANSAS RD - WATER/SEWER CONNECTION	5,133.00	
	WATER/SEWER SERVICE PERMIT - NEW WATER CONNECTION	5,133.00	29125
	TOTAL	10,266.00	
15. MICHIGAN PIPE & VALVE	WATER - HASLETT & PARK LAKE MAIN BREAK	12,517.66	
16. NYAL NUNN	REIMB WORK BOOTS 2022	175.00	
17. NYLA HUGHES	OVRPMT WATER/SEWER - BLUE HAVEN DR	115.16	29124
18. SHEREEN TABRIZI	REIMB WATER CONNECTION - KANSAS ROAD	4,582.00	29123
19. SME	PROF SERVICES JUNE 6 2022 TO JULY 3 2022 - MISC TE	1,209.20	
20. STEVEN FREEMIRE	REIMB WATERMAIN CONNECTION - KANSAS ROAD	4,668.15	29126
21. USA BLUE BOOK	SEWER - REPLACEMENT PUMP - WHITEHILLS & SPARE	5,400.33	
TOTAL - ALL VENDORS		87,455.99	

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EXP CHECK RUN DATES 11/01/2022 - 11/01/2022
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Vendor Name	Description	Amount	Check #
1. CAPITAL REAL ESTATE TAX SERVICE	SOUTHWOOD DR - OVRPMT PROP TAX SUMMER 2022	2,117.97	13344
2. CATHERINE TUFNELL	BURCHAM DR - OVRPMT SUMMER 2022 PROP TAXES	89.75	13340
3. CORELOGIC CENTRALIZED REFUNDS	W. REYNOLDS RD - OVRPMT PROP TAXES SUMMER 2022	1,163.49	13345
4. HANNAH HOSPITALITY LLC	MI TAX TRIBUNAL REFUND - DOCKET #21-002018	3,167.59	13341
5. JUDY LINN	OVRPMT SUMMER 2022 PROP TAXES - VAN ATTA ROAD	48.05	13342
6. MERIDIAN TOWNSHIP DDA	DPP PAYOUT 9.16 TO 9.30.2022	0.89	13346
7. RICHARD & JUDY RAFFLER	OVRPMT SUMMER 2022 PROP TAXES - WILDER ST	982.59	13347
8. TRANSNATION TITLE	5930 E SLEEPY HOLLOW LN - OVRPMT SUMMER 2022 PROP	48.12	13343
TOTAL - ALL VENDORS		7,618.45	

Credit Card Report 10/13/2022-10/26/2022

Posting Date	Merchant Name	Amount	Name
2022/10/13	THE HOME DEPOT 2723	\$214.44	LAWRENCE BOBB
2022/10/13	MIDWEST POWER EQUIPMENT	\$66.92	ROBERT STACY
2022/10/13	3986 ALL-PHASE	\$82.50	TYLER KENNELL
2022/10/13	TST* SAROKI'S PIZZA - HAS	\$72.05	KRISTI SCHAEING
2022/10/13	PANERA BREAD #600715 P	\$15.99	KRISTI SCHAEING
2022/10/13	LUCKY'S STEAKHOUSE - OKEM	\$50.30	FRANK L WALSH
2022/10/13	GRAINGER	\$82.47	ROBERT MACKENZIE
2022/10/13	GRAINGER	\$75.25	ROBERT MACKENZIE
2022/10/13	THE HOME DEPOT #2723	\$22.09	DAVID LESTER
2022/10/14	THE HOME DEPOT #2723	\$39.98	ROBERT STACY
2022/10/14	LAW ENFORCEMENT SEMINARS	\$790.00	ANDREW MCCREADY
2022/10/14	SQ *GROOVY DONUTS	(\$4.73)	TAVIS MILLEROV
2022/10/14	THE HOME DEPOT #2723	(\$1.64)	TAVIS MILLEROV
2022/10/14	GFS STORE #1901	\$28.92	TAVIS MILLEROV
2022/10/14	THE HOME DEPOT #2723	\$22.97	DAN PALACIOS
2022/10/14	AMAZON.COM*HT0ZA71L0	\$25.22	MICHELLE PRINZ
2022/10/14	DOMAIN NETWORKS	\$289.00	SAMANTHA DIEHL
2022/10/17	THE HOME DEPOT 2723	\$243.03	LAWRENCE BOBB
2022/10/17	THE HOME DEPOT 2723	\$86.96	TYLER KENNELL
2022/10/17	THE HOME DEPOT #2723	\$29.94	TYLER KENNELL
2022/10/17	MEIJER # 025	\$35.36	ANDREW MCCREADY
2022/10/17	FORESIGHT GROUP LLC	\$20.00	KRISTI SCHAEING
2022/10/17	GFS STORE #1901	(\$30.66)	TAVIS MILLEROV
2022/10/17	AMZN MKTP US*HT5TU0A01	\$50.48	MICHELLE PRINZ
2022/10/17	MEIJER # 025	\$101.44	MICHELLE PRINZ
2022/10/17	AMZN MKTP US*HT8OL0KX0	\$179.97	MICHELLE PRINZ
2022/10/17	AMAZON.COM*HT4EG5861	\$89.60	MICHELLE PRINZ
2022/10/17	TRAVERSE CITY RECORD EAGL	\$17.99	MICHELLE PRINZ
2022/10/17	EMBASSY HOTELS	\$551.28	CATHERINE ADAMS
2022/10/17	COVERT SCOUTING	\$32.99	ED BESONEN
2022/10/17	SAFETYSIGN.COM	\$105.61	DANIEL OPSOMMER
2022/10/17	AMZN MKTP US*HT65D09R0	\$99.98	DANIEL OPSOMMER
2022/10/18	3986 ALL-PHASE	(\$82.50)	TYLER KENNELL
2022/10/18	COMPLETE BATTERY SOURCE	\$25.46	KYLE FOGG
2022/10/18	MVP MEDIA NETWORK	\$349.00	ANDREA SMILEY
2022/10/18	AMZN MKTP US*HT6P79S81	\$496.82	ROBERT MACKENZIE
2022/10/18	AMZN MKTP US*HT0AR82F1	\$230.00	ROBERT MACKENZIE
2022/10/18	GRAINGER	\$143.76	ROBERT MACKENZIE
2022/10/18	MIDWEST POWER EQUIPMENT	\$30.00	KEITH HEWITT
2022/10/18	3986 ALL-PHASE	\$388.50	KEITH HEWITT
2022/10/18	AMZN MKTP US*HT6JB8T92	\$22.28	MICHAEL DEVLIN
2022/10/18	AMZN MKTP US*HT9FM4991	\$1,913.60	MICHELLE PRINZ
2022/10/18	PANERA BREAD #608017 O	\$66.95	MICHELLE PRINZ
2022/10/18	LANSINGSTATE JOURNAL	\$9.99	MICHELLE PRINZ
2022/10/18	FREEP.COM	\$9.99	MICHELLE PRINZ
2022/10/18	TOTAL WATER TREATMENT SYS	\$20.28	CATHERINE ADAMS
2022/10/18	SP SPARX HOCKEY	\$1,034.95	CATHERINE ADAMS
2022/10/18	STATE EGLE WATER TEST	\$16.00	CATHERINE ADAMS
2022/10/18	STATE EGLE WATER TEST	\$16.00	CATHERINE ADAMS
2022/10/18	HOLIDAY INN EXPRESS PHOE	\$189.31	CATHERINE ADAMS
2022/10/18	CITY OF LANSING, MI	\$1.42	ED BESONEN
2022/10/18	LEIGHTRONIX	\$99.00	SAMANTHA DIEHL

2022/10/19	AMZN MKTP US*HT8T18YQ1	\$407.31	MICHAEL DEVLIN
2022/10/19	THE MINING JOURNAL	\$20.00	MICHELLE PRINZ
2022/10/19	SOLDAN S PET SUPPLIES	\$109.20	CATHERINE ADAMS
2022/10/20	AC&E RENTALS INC	\$127.00	LAWRENCE BOBB
2022/10/20	MIDWEST POWER EQUIPMENT	(\$0.90)	ROBERT STACY
2022/10/20	THE HOME DEPOT 2723	\$83.92	TYLER KENNEL
2022/10/20	THE HOME DEPOT #2723	\$71.37	TYLER KENNEL
2022/10/20	THE HOME DEPOT #2723	\$122.91	JACOB FLANNERY
2022/10/20	ZOOM.US 888-799-9666	\$434.85	STEPHEN GEBES
2022/10/20	THE HOME DEPOT #2723	\$14.87	DAN PALACIOS
2022/10/20	3986 ALL-PHASE	\$25.00	KEITH HEWITT
2022/10/20	3986 ALL-PHASE	\$359.49	KEITH HEWITT
2022/10/20	AMAZON.COM*H86MZ6GW0 AMZN	\$20.98	MICHELLE PRINZ
2022/10/20	AMAZON.COM*H80Q39GH0 AMZN	\$24.87	MICHELLE PRINZ
2022/10/20	AMZN MKTP US*H86Q184J1	\$13.28	MICHELLE PRINZ
2022/10/20	AMZN MKTP US*H81I28Z11	\$150.71	MICHELLE PRINZ
2022/10/20	CITY OF LANSING, MI	\$0.97	ED BESONEN
2022/10/21	MIDWEST POWER EQUIPMENT	\$335.98	LAWRENCE BOBB
2022/10/21	THE HOME DEPOT #2723	\$118.00	LAWRENCE BOBB
2022/10/21	THE HOME DEPOT #2723	\$21.98	LAWRENCE BOBB
2022/10/21	WAL-MART #2866	\$61.06	KRISTI SCHAEDING
2022/10/21	VISTAPRINT	\$83.39	RICHARD GRILLO
2022/10/21	COSTCO WHSE#1277	\$29.97	MICHAEL DEVLIN
2022/10/21	TST* BUDDY'S PIZZA - OKEM	\$445.00	MICHELLE PRINZ
2022/10/21	AMZN MKTP US*H83VR43H1	\$28.49	MICHELLE PRINZ
2022/10/21	AMZN MKTP US*H81GC4JL1	\$137.90	MICHELLE PRINZ
2022/10/21	AMZN MKTP US*H86G92E31	\$63.10	CATHERINE ADAMS
2022/10/21	CITY OF LANSING, MI	\$1.20	ED BESONEN
2022/10/21	THE HOME DEPOT #2723	\$15.27	DAVID LESTER
2022/10/24	THE HOME DEPOT 2723	\$98.15	LAWRENCE BOBB
2022/10/24	DELTA HOTELS	\$365.70	FRANK L WALSH
2022/10/24	DELTA HOTELS	\$548.55	FRANK L WALSH
2022/10/24	SNAPON TOOLS	\$1,275.01	TODD FRANK
2022/10/24	VISTAPRINT	(\$27.80)	RICHARD GRILLO
2022/10/24	AMZN MKTP US*H86OQ9HU1	\$35.11	LUANN MAISNER
2022/10/24	MICHIGAN ASSOCIATION OF F	\$175.00	TAVIS MILLEROV
2022/10/24	AMZN MKTP US*H81YP0WV0	\$72.72	MICHAEL DEVLIN
2022/10/24	AMAZON.COM AMZN.COM/BILL	(\$24.87)	MICHELLE PRINZ
2022/10/24	GFS STORE #1901	\$43.45	MICHELLE PRINZ
2022/10/24	AVERY PRODUCTS CORPORATIO	\$53.95	MICHELLE PRINZ
2022/10/24	LANSINGSTATE JOURNAL	\$9.99	MICHELLE PRINZ
2022/10/24	AMAZON.COM*H84HY8C32	\$20.75	MICHELLE PRINZ
2022/10/24	AMZN MKTP US*H87K97U30	\$172.27	MICHELLE PRINZ
2022/10/24	AMZN MKTP US*H87G08Q70	\$121.62	CATHERINE ADAMS
2022/10/24	COMCAST	\$160.70	BART CRANE
2022/10/24	SP NAISMA	\$108.38	EMMA CAMPBELL
2022/10/24	SQ *MI GREAT LAKES FISH C	\$12.24	EMMA CAMPBELL
2022/10/24	SQ *45TH PARALLEL PICKLE	\$7.00	EMMA CAMPBELL
2022/10/24	SQ *SANDY RIDGE FARM	\$20.50	EMMA CAMPBELL
2022/10/24	SQ *CRAIG OLMSTED	\$10.00	EMMA CAMPBELL
2022/10/24	OFFICEMAX/OFFICEDEPT#3379	\$35.16	PHIL DESCHAIINE
2022/10/24	PANERA BREAD #600715 P	\$51.21	PHIL DESCHAIINE
2022/10/24	SAFETYSIGN.COM	\$579.88	DANIEL OPSOMMER
2022/10/24	AMAZON.COM*H87BY08Z0 AMZN	\$110.00	DANIEL OPSOMMER
2022/10/25	BUY PLASTIC .COM	\$152.57	MICHAEL HAMEL

2022/10/25	AMZN MKTP US*H89Z54N32	\$339.75	KRISTI SCHAEDING
2022/10/25	FACEBK 5BK7VJK9U2	\$175.00	ANDREA SMILEY
2022/10/25	CITY OF LANSING, MI	\$1.20	ED BESONEN
2022/10/25	CITY OF LANSING, MI	\$0.52	ED BESONEN
2022/10/26	EASYKEYSCOM INC	\$35.48	KYLE ROYSTON
2022/10/26	JJ KELLER & ASSOCIATES,	\$43.25	MICHAEL HAMEL
2022/10/26	OFFICEMAX/OFFICEDEPT#3379	(\$361.27)	DEBORAH GUTHRIE
2022/10/26	WAL-MART #2866	\$189.79	KRISTI SCHAEDING
2022/10/26	FACEBK MEF7JF9U2	\$2.23	ANDREA SMILEY
2022/10/26	TST* GRAND RIVER BREWERY	\$102.43	FRANK L WALSH
2022/10/26	HORROCKS FARM MARKET LA	\$152.75	MICHAEL DEVLIN
2022/10/26	TST* BUDDY'S PIZZA - OKEM	\$25.00	MICHELLE PRINZ
2022/10/26	AMZN MKTP US*H81AS6002	\$24.42	MICHELLE PRINZ
2022/10/26	FEDEX OFFIC40600004069	\$42.78	EMMA CAMPBELL
2022/10/26	OFFICEMAX/OFFICEDEPT#3379	\$19.77	BRIDGET CANNON
2022/10/26	KROGER #793	\$6.49	BRIDGET CANNON
2022/10/26	PANERA BREAD #600715 P	(\$2.90)	PHIL DESCHAIINE
2022/10/26	MEIJER # 025	\$85.03	ALLISON GOODMAN

Total	\$16,862.64
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ACH Transactions

Date	Payee	Amount	Purpose
10/12/2022	Blue Care Network	\$ 26,224.34	Employee Health Insurance
10/13/2022	Consumers Energy	\$ 30,267.21	Utilities
10/21/2022	State of Michigan	\$ 32,324.02	MI Business Tax
10/21/2022	Blue Care Network	\$ 8,856.98	Employee Health Insurance
10/21/2022	IRS	\$ 107,293.25	Payroll Taxes 10/14/2022
10/21/2022	Various Financial Institutions	\$ 296,451.38	Direct Deposit 10/14/2022
10/24/2022	MCT Utilities	\$ 1,328.86	Water/Sewer for MCT
10/25/2022	MERS	\$ 314,175.89	Employee Retirement
10/25/2022	Alerus	\$ 6,350.87	Employee Health Insurance
10/25/2022	Nationwide	\$ 6,529.49	Payroll Deductions 10/14/2022
10/26/2022	Blue Care Network	\$ 75,216.72	Employee Health Insurance
10/27/2022	ELAN	\$ 25,797.39	Credit Card Payment
Total ACH Payments		\$ 930,816.40	

REIMBURSEMENT TO TOWNSHIP:

Employee Name	Amount	Summary of Reimbursement	Transaction Reimbursed
Dan Opsommer	\$23.31	Unable to provide credit card receipt from February 2022. Reimbursed the township.	02/2022 Meijer - \$23.31
LuAnn maisner	\$127.38	Reimbursement for unallowed expenditure	10/5/2022 Dusty's Cellar - \$228.94



To: Board Members
From: Patricia Herring Jackson, Township Supervisor
Date: October 28, 2022
Re: 2023 Board Meeting Schedule Resolution

The attached 2023 Proposed Regular Board Meeting Schedule is submitted to the Township Board in compliance with Board Policy 3.1.3.a. such that:

- i. The establishment of the meeting schedule is the Board's responsibility.
- ii. The meeting schedule is subject to Board Policies (as discussed below) and through its Rules & Procedures (Rule 2.1 - Township Board Meetings).

The following motion is proposed:

MOVE TO ADOPT THE 2023 TOWNSHIP BOARD MEETING SCHEDULE

RESOLUTION. Attachment:

1. 2023 Board Meeting Schedule Resolution

2023 TOWNSHIP BOARD MEETING SCHEDULE

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of November, 2022 at 6:00 pm, local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board desires to announce the time, date, and place of all regular meetings of the Board, pursuant to MCL 42.7; and

WHEREAS, the Township Board deems the 2023 regular meeting schedule sufficient to uphold the Board's Policies and Procedures, and advance its Global Ends.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan that the Township Board adopts its regular 2023 meeting schedule as follows:

Tuesday, January 10, 2023	6:00 pm Regular Meeting
Tuesday, January 24, 2023	6:00 pm Regular Meeting
Tuesday, February 7, 2023	6:00 pm. Regular Meeting
Tuesday, February 21, 2023	6:00 pm Regular Meeting
Tuesday, March 7, 2023	6:00 pm Regular Meeting
Tuesday, March 21, 2023	6:00 pm Regular Meeting
Tuesday, March 28, 2023	6:00 pm Regular Meeting (School Districts & Local Governments)
Tuesday, April 11, 2023	6:00 pm Regular Meeting
Tuesday, April 25, 2023	6:00 pm Regular Meeting
Tuesday, May 9, 2023	6:00 pm Regular Meeting
Tuesday, May 23, 2023	6:00 pm Regular Meeting
Tuesday, June 6, 2023	6:00 pm Regular Meeting
Tuesday, June 20, 2023	6:00 pm Regular Meeting
Tuesday, July 11, 2023	6:00 pm Regular Meeting
Tuesday, July 25, 2023	6:00 pm Regular Meeting
Thursday, August 3, 2023	6:00 pm Regular Meeting
Tuesday, August 15, 2023	6:00 pm Regular Meeting

Township Board 2023 Meeting Schedule
Page 2

Tuesday, September 5, 2023 6:00 pm Regular Meeting (Budget Hearing & Deliberations)
Tuesday, September 19, 2023 6:00 pm Regular Meeting

Tuesday, October 3, 2023 6:00 pm Regular Meeting
Tuesday, October 17, 2023 6:00 pm Regular Meeting

Thursday, November 9, 2023 6:00 pm Regular Meeting
Tuesday, November 21, 2022 6:00 pm Regular Meeting

Tuesday, December 5, 2023 6:00 pm Town Hall Meeting
Tuesday, December 12, 2023 6:00 pm Regular Meeting

2. Each of the above meetings shall be held at the specified time in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan (517) 853.4000, unless changed and noticed in accordance with MCL 15.265.
3. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____
 NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 1st day of November, 2022.

Deborah Guthrie
Township Clerk



To: Board Members

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

Date: November 1, 2022

Re: Authorize Grant Agreement Acceptance for MSU to Lake Lansing Connector Trail, Phase III, Michigan Natural Resource Trust Fund Grant Program

The attached resolution needs to be adopted by the Board to accept the terms of the agreement with the Michigan Department of Natural Resources for the Natural Resource Trust Fund Grant for Phase III of the MSU to Lake Lansing Trail.

An earlier resolution was adopted by the Board on March 30, 2021 containing an error in the total project funding. This resolution corrects that error.

Phase III of the MSU to Lake Lansing Trail will be funding by:

1. \$1,725,000: Ingham County Parks and Trails Millage (75%)
2. \$300,000: Meridian Township Pathway Millage (13%)
3. \$275,000: Michigan Natural Resources Trust Fund Grant

Total Estimated Cost of Phase III: \$2,300,000

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

“MOVE TO APPROVE THE RESOLUTION TO AUTHORIZE GRANT AGREEMENT ACCEPTANCE FOR THE MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE III, MICHIGAN NATURAL RESOURCE TRUST FUND GRANT PROGRAM.”

Attachments:

1. Resolution to Authorize Grant Agreement Acceptance for MSU to Lake Lansing Connector Trail, Phase III, Michigan Natural Resource Trust Fund Grant Program
2. Phase III Project Agreement with the Michigan Natural Resource Trust Fund

**RESOLUTION TO AUTHORIZE GRANT AGREEMENT ACCEPTANCE
FOR THE MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE III
MICHIGAN NATURAL RESOURCES TRUST FUND GRANT PROGRAM**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of November, 2022 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, the Charter Township of Meridian has been awarded a Michigan Natural Resources Trust Fund Development Grant for the construction of Phase III of the MSU to Lake Lansing Connector Trail; and

WHEREAS, this project is identified and supported in the Township Pathway Master Plan and in the 2011-2016 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

WHEREAS, the grant request is outlined and justified in the 2021-2026 Capital Improvements Program adopted by the Township Board; and

WHEREAS, the Meridian Township Transportation Commission passed a resolution in support of the grant application on March 18, 2021; and

WHEREAS, the Meridian Township Board passed a resolution in support of the grant application on March 30, 2021, detailing \$1,950,000 (75%) by the Ingham County Parks and Trails Millage, \$350,000 (13%) by the Meridian Township Pathway Millage, and \$300,000 (12%) by the Michigan Natural Resources Trust Fund Grant; and

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN DOES HEREBY ACCEPT THE TERMS OF THE "AGREEMENT" AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES:

1. To appropriate all funds necessary to complete Phase III of the MSU to Lake Lansing Connector Trail during the project period and to provide an estimated \$2,300,000.00 (as detailed above) to match the grant authorized by the Michigan Department of Natural Resources.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Michigan Department of Natural Resources for auditing at reasonable times.
3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.
4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.

5. To comply with any and all terms of said Agreement, including all terms not specifically set forth in the foregoing portions of this Resolution.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of the Resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted at a regular meeting of the Township Board on the 1st of November, 2022.

Deborah Guthrie
Meridian Township Clerk



Michigan Natural Resources Trust Fund
Development Project Agreement

This information is required by authority of Part 5 of Act 451, P.A. 1994 as amended, to receive funds.

This Agreement is between Meridian Charter Township in the county of Ingham County, hereinafter referred to as the "GRANTEE," and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, an agency of the State of Michigan, hereinafter referred to as the "DEPARTMENT."

The purpose of this Agreement is to provide funding in exchange for completion of the project named below. This Agreement is subject to the terms and conditions specified herein.

Project Title: MSU to Lake Lansing Connector Trail Project #: TF21-0158

Grant Amount: \$300,000.00 12% PROJECT TOTAL: \$2,600,000.00

Match Amount: \$2,300,000.00 88%

Start Date: Date of Execution by DEPARTMENT End Date: 07/31/2024

As a precondition to the effectiveness of the Agreement, the GRANTEE is required to sign the Agreement and return it to the DEPARTMENT with the required attachments by 09/18/2022 or the Agreement may be cancelled by the DEPARTMENT. This Agreement is not effective until the GRANTEE has signed it, returned it, and the DEPARTMENT has signed it.

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies, and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

GRANTEE

SIGNED

By [Print Name]: Deborah Guthrie

Title: Township Clerk

Organization: Charter Township of Meridian

DUNS Number

CV00048526

SIGMA Vendor Number

SIGMA Address ID

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

SIGNED

By:

Grants Section Manager

Date of Execution by DEPARTMENT

1. This Agreement shall be administered on behalf of the DEPARTMENT by the Grants Management Section within the Finance and Operations Division. All notices, reports, documents, requests, actions or other communications required between the DEPARTMENT and the GRANTEE shall be submitted through the department's online grant management system, MiGrants, which is accessed through www.michigan.gov/dnr-grants, unless otherwise instructed by the DEPARTMENT. Primary points of contact pertaining to this agreement shall be:

GRANTEE CONTACT

Deborah Guthrie, Clerk

Name/Title

Charter Township of Meridian

Organization

5151 Marsh Road, Okemos, MI 48864

Address

Address

517.853.4324

Telephone Number

guthrie@meridian.mi.us

E-mail Address

DEPARTMENT CONTACT

MNRTF Grant Program Manager

Name/Title

Grants Management/DNR Finance & Operations

Organization

525 W. Allegan Street, Lansing, MI 48933

Address

P.O. Box 30425, Lansing, MI 48909

Address

517-284-7268

Telephone Number

DNR-Grants@michigan.gov

E-mail Address

2. The legal description of the project area, boundary map of the project area, and the development grant application bearing the number **TF21-0158** uploaded to MiGrants are by this reference made part of this Agreement. The Agreement together with the referenced documents in MiGrants constitute the entire Agreement between the parties and may be modified only in writing and executed in the same manner as the Agreement is executed.
3. The time period allowed for project completion is from **07/20/2022** through **07/31/2024**, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be submitted in MiGrants before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT and may only be extended by an amendment to this Agreement.
4. The words "project area" shall mean the land and area described in the uploaded legal description and shown on the uploaded boundary map.
5. The words "project facilities" shall mean the following individual components, as further described in the application.

Boardwalk
Entrance Drive
Fence
Landscaping
Paved Parking Lot
Signage
Trail 8' wide or more
Utilities

6. The DEPARTMENT will:

- a. grant to the GRANTEE a sum of money equal to **Twelve percent (12%) of Two Million Six Hundred Thousand dollars (\$2,600,000.00)**, which is the total eligible cost of construction of the project facilities including engineering

costs, but in any event not to exceed **Three Hundred Thousand dollars (\$300,000.00)**.

- b. grant these funds in the form of reimbursements to the GRANTEE for eligible costs and expenses incurred as follows:

- i. Payments will be made on a reimbursement basis at **Twelve percent (12%)** of the eligible expenses incurred by the GRANTEE up to 90% of the maximum reimbursement allowable under the grant.
- ii. Reimbursement will be made only upon DEPARTMENT review and approval of a complete reimbursement request submitted by the GRANTEE through the MiGrants website, including but not limited to copies of invoices, cancelled checks, EFTs, list of volunteer and/or force account time and attendance records.
- iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request by DEPARTMENT staff. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for reimbursement.
- iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the GRANTEE has erected an MNRTF sign in compliance with Section 7(j) of this Agreement.

7. The GRANTEE will:

- a. immediately make available all funds needed to incur all necessary costs required to complete the project and to provide **Two Million Three Hundred Thousand dollars (\$2,300,000.00)** in local match. This sum represents **Eighty-Eight percent (88%)** of the total eligible cost of construction including engineering costs. Any cost overruns incurred to complete the project facilities called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. with the exception of engineering costs as provided for in Section 8, incur no costs toward completion of the project facilities before execution of this Agreement and before DEPARTMENT approval of plans, specifications and bid documents.
- c. complete construction of the project facilities to the satisfaction of the DEPARTMENT and to comply with the development project procedures set forth by the DEPARTMENT in completion of the project, including but not limited to the following:
 - i. Retain the services of a professional architect, landscape architect, or engineer, registered in the State of Michigan to serve as the GRANTEE'S Prime Professional. The Prime Professional shall prepare the plans, specifications and bid documents for the project and oversee project construction.
 - ii. **Within 180 days** following execution of this Agreement by the GRANTEE and the DEPARTMENT and before soliciting bids or quotes or incurring costs other than costs associated with the development of plans, specifications, or bid documents, provide the DEPARTMENT with plans, specifications, and bid documents for the project facilities, sealed by the GRANTEE'S Prime Professional.
 - iii. Upon DEPARTMENT approval of plans, specifications and bid documents, openly advertise and seek written bids for contracts for purchases or services with a value equal to or greater than \$50,000 and accept the lowest qualified bid as determined by the GRANTEE'S Prime Professional.
 - iv. Upon DEPARTMENT approval of plans, specifications and bid documents, solicit three (3) written quotes for contracts for purchases or services between \$5,000 and \$50,000 and accept the lowest qualified bid as determined by the GRANTEE'S Prime Professional.
 - v. Maintain detailed written records of the contracting processes used and submit these records to the DEPARTMENT upon request.
 - vi. Complete construction to all applicable local, state and federal codes, as amended; including but not limited to the federal Americans with Disabilities Act (ADA) of 2010, as amended; the Persons with Disabilities Civil Rights Act, Act 220 of 1976, as amended; the Playground Equipment Safety Act, P.A. 16 of 1997, as amended; the Utilization of Public Facilities by Physically Limited Act, P.A. 1 of 1966, as amended; the Elliott-Larsen Civil Rights Act, Act 453 of 1976, as amended; and the 2013 Access Board's Final Guidelines for Outdoor Developed Areas.
 - vii. Bury all new utilities within the project area.
 - viii. Correct any deficiencies discovered at the final inspection within 90 days of written notification by the DEPARTMENT. These corrections shall be made at the GRANTEE'S expense and are eligible for reimbursement at the discretion of the DEPARTMENT and only to the degree that the GRANTEE'S prior expenditures made toward completion of the project are less than the grant amount allowed under this Agreement.

- d. operate the project facilities for a minimum of their useful life as determined by the DEPARTMENT , to regulate the use thereof to the satisfaction of the DEPARTMENT , and to appropriate such monies and/or provide such services as shall be necessary to provide such adequate maintenance.
 - e. provide to the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any of the facilities constructed thereon, and to provide to the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Preferential membership or annual permit systems are prohibited on grant-assisted sites, except to the extent that differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
 - f. adopt such ordinances and/or resolutions necessary to effectuate the provisions of this Agreement ; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
 - g. separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
 - h. furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of the project area and/or project facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
 - i. maintain the premises in such condition as to comply with all federal, state, and local laws which may be applicable, and to make any and all payments required for all taxes, fees, or assessments legally imposed against the project area.
 - j. erect and maintain a sign on the property which designates this project as one having been constructed with the assistance of the MNRTF. The size, color and design of this sign shall be in accordance with DEPARTMENT specifications.
 - k. conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
8. Only eligible costs and expenses incurred toward completion of the project facilities after execution of the Project Agreement shall be considered for reimbursement under the terms of this Agreement. Eligible engineering costs incurred toward completion of the project facilities beginning **January 1, 2022** and throughout the project period are also eligible for reimbursement. Any costs and expenses incurred after the project period shall be the sole responsibility of the GRANTEE.
9. To be eligible for reimbursement, the GRANTEE shall comply with DEPARTMENT requirements. At a minimum, the GRANTEE shall:
- a. Submit a progress report every 180 days during the project period.
 - b. Submit complete requests for partial reimbursement when the GRANTEE is eligible to request at least 25 percent of the grant amount and construction contracts have been executed or construction by force account labor has begun.
 - c. Submit a complete request for final reimbursement **within 90 days of project completion and no later than 10/31/2024**. If the GRANTEE fails to submit a complete final request for reimbursement by **10/31/2024**, the DEPARTMENT may audit the project costs and expenses and make final payment based on documentation on file as of that date or may terminate this Agreement and require full repayment of grant funds by the GRANTEE .
10. During the project period, the GRANTEE shall obtain prior written authorization from the DEPARTMENT before adding, deleting or making a significant change to any of the project facilities as proposed. Approval of changes is solely at the discretion of the DEPARTMENT. Furthermore, following project completion, the GRANTEE shall obtain prior written authorization from the DEPARTMENT before implementing a change that significantly alters the project facilities as constructed and/or the project area, including but not limited to discontinuing use of a project facility or making a significant change in the recreational use of the project area. Changes approved by the DEPARTMENT pursuant to this Section may also require prior approval of the BOARD, as determined by the DEPARTMENT.
11. All project facilities constructed or purchased by the GRANTEE under this Agreement shall be placed and used at the project area and solely for the purposes specified in the application and this Agreement .

12. The project area and all facilities provided thereon, as well as the land and water access ways to them, shall be open to the general public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof because of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status, or disability.
13. Unless an exemption has been authorized by the DEPARTMENT pursuant to this Section, the GRANTEE hereby represents that it possesses fee simple title, free of all liens and encumbrances, to the project area. The fee simple title shall not be subject to: 1) any possibility of reversion or right of entry for condition broken or any other executory limitation which may result in defeasance of title or 2) to any reservation or prior conveyance of coal, oil, gas, sand, gravel or other mineral interests. For any portion of the project area that the GRANTEE does not possess in fee simple title, the GRANTEE hereby represents that it has:
 - a. Received an exemption from the DEPARTMENT before the execution of this Agreement, and
 - b. Received prior approval from the DEPARTMENT of a lease and/or easement for any portion of the property not held in fee simple title as indicated in written correspondence from the DEPARTMENT dated _____, and
 - c. Supplied the DEPARTMENT with an executed copy of the approved lease or easement, and
 - d. Confirmed through appropriate legal review that the terms of the lease or easement are consistent with GRANTEE'S obligations under this Agreement and will not hinder the GRANTEE'S ability to comply with all requirements of this Agreement. In no case shall the lease or easement tenure be less than 20 years from the date of execution of this Agreement.
14. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area or project facilities included in this Agreement.
15. None of the project area, nor any of the project facilities constructed under this Agreement, shall be wholly or partially conveyed in perpetuity, either in fee, easement or otherwise, or leased for a term of years or for any other period, nor shall there be any whole or partial transfer of the lease title, ownership, or right of maintenance or control by the GRANTEE except with the written approval and consent of the DEPARTMENT. The GRANTEE shall regulate the use of the project area to the satisfaction of the DEPARTMENT.
16. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently commits the project area to Michigan's outdoor recreation estate, therefore:
 - a. The GRANTEE agrees that lands in the project area are being acquired with MNRTF assistance and shall be maintained in public outdoor recreation use in perpetuity. No portion of the project area shall be converted to other than public outdoor recreation use without the approval of the DEPARTMENT. The DEPARTMENT shall approve such conversion only upon such conditions as it deems necessary to assure the substitution by GRANTEE of other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such substituted land shall become part of the project area and will be subject to all the provisions of this Agreement.
 - b. Approval of a conversion shall be at the sole discretion of the DEPARTMENT.
 - c. Before completion of the project, the GRANTEE and the DEPARTMENT may mutually agree to alter the project area through an amendment to this Agreement to provide the most satisfactory public outdoor recreation area.
17. Should title to the lands in the project area or any portion thereof be acquired from the GRANTEE by any other entity through exercise of the power of eminent domain, the GRANTEE agrees that the proceeds awarded to the GRANTEE shall be used to replace the lands and project facilities affected with outdoor recreation lands and project facilities of equal or greater market value, and of equal or greater usefulness and location. The DEPARTMENT and BOARD shall approve such replacement only upon such conditions as it deems necessary to assure the replacement by GRANTEE of other outdoor recreation properties and project facilities of equal or greater market value and of equal or greater usefulness and location. Such replacement land shall be subject to all the provisions of this Agreement.
18. The GRANTEE acknowledges that:
 - a. The GRANTEE has examined the project area and has found the property safe for public use or actions will be taken

- by the GRANTEE before beginning the project to assure safe use of the property by the public, and
- b. The GRANTEE is solely responsible for development, operation, and maintenance of the project area and project facilities, and that responsibility for actions taken to develop, operate, or maintain the property is solely that of the GRANTEE, and
 - c. The DEPARTMENT'S involvement in the premises is limited solely to the making of a grant to assist the GRANTEE in developing the project site.
19. The GRANTEE assures the DEPARTMENT that the proposed State-assisted action will not have a negative effect on the environment and, therefore, an Environmental Impact Statement is not required.
 20. The GRANTEE hereby acknowledges that this Agreement does not require the State of Michigan to issue any permit required by law to construct the outdoor recreational project that is the subject of this Agreement. Such permits include, but are not limited to, permits to fill or otherwise occupy a floodplain, and permits required under Parts 301 and 303 of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended. It is the sole responsibility of the GRANTEE to determine what permits are required for the project, secure the needed permits and remain in compliance with such permits.
 21. Before the DEPARTMENT will approve plans, specifications, or bid documents; or give approval to the GRANTEE to advertise, seek quotes, or incur costs for this project, the GRANTEE must provide documentation to the DEPARTMENT that indicates either:
 - a. It is reasonable for the GRANTEE to conclude, based on the advice of an environmental consultant, as appropriate, that no portion of the project area is a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended;
or
 - b. If any portion of the project area is a facility, documentation that Department of Environment, Great Lakes and Energy-approved response actions have been or will be taken to make the site safe for its intended use within the project period, and that implementation and long-term maintenance of response actions will not hinder public outdoor recreation use and/or the resource protection values of the project area.
 22. If the DEPARTMENT determines that, based on contamination, the project area will not be made safe for the planned recreation use within the project period, or another date established by the DEPARTMENT in writing, or if the DEPARTMENT determines that the presence of contamination will reduce the overall usefulness of the property for public recreation and resource protection, the grant may be cancelled by the DEPARTMENT with no reimbursement made to the GRANTEE.
 23. The GRANTEE shall acquire and maintain insurance which will protect the GRANTEE from claims which may arise out of or result from the GRANTEE'S operations under this Agreement, whether performed by the GRANTEE, a subcontractor or anyone directly or indirectly employed by the GRANTEE, or anyone for whose acts may hold them liable. Such insurance shall be with companies authorized to do business in the State of Michigan in such amounts and against such risks as are ordinarily carried by similar entities, including but not limited to public liability insurance, worker's compensation insurance or a program of self-insurance complying with the requirements of Michigan law. The GRANTEE shall provide evidence of such insurance to the DEPARTMENT at its request.
 24. Nothing in this Agreement shall be construed to impose any obligation upon the DEPARTMENT to operate, maintain or provide funding for the operation and/or maintenance of any recreational facilities in the project area.
 25. The GRANTEE hereby represents that it will defend any suit brought against either party which involves title, ownership, or any other rights, whether specific or general rights, including appurtenant riparian rights, to and in the project area of any lands connected with or affected by this project.
 26. The GRANTEE is responsible for the use and occupancy of the premises, the project area and the facilities thereon. The GRANTEE is responsible for the safety of all individuals who are invitees or licensees of the premises. The GRANTEE will defend all claims resulting from the use and occupancy of the premises, the project area and the facilities thereon. The DEPARTMENT is not responsible for the use and occupancy of the premises, the project area and the facilities thereon.
 27. Failure by the GRANTEE to comply with any of the provisions of this Agreement shall constitute a material breach of this Agreement.

28. Upon breach of the Agreement by the GRANTEE, the DEPARTMENT, in addition to any other remedy provided by law, may:
- a. Terminate this Agreement; and/or
 - b. Withhold and/or cancel future payments to the GRANTEE on any or all current recreation grant projects until the violation is resolved to the satisfaction of the DEPARTMENT; and/or
 - c. Withhold action on all pending and future grant applications submitted by the GRANTEE under the Michigan Natural Resources Trust Fund, Land and Water Conservation Fund and Recreation Passport Grant Program; and/or
 - d. Require repayment of grant funds already paid to GRANTEE; and/or
 - e. Require specific performance of the Agreement.
29. This Agreement may be canceled by the DEPARTMENT, upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the GRANTEE, or upon mutual agreement by the DEPARTMENT and GRANTEE. The DEPARTMENT may honor requests for just and equitable compensation to the GRANTEE for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the DEPARTMENT and the DEPARTMENT will no longer be liable to pay the GRANTEE for any further charges to the grant.
30. The GRANTEE agrees that the benefit to be derived by the State of Michigan from the full compliance by the GRANTEE with the terms of this Agreement is the preservation, protection and net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State of Michigan by way of assistance under the terms of this Agreement. The GRANTEE agrees that after final reimbursement has been made to the GRANTEE, repayment by the GRANTEE of grant funds received would be inadequate compensation to the State for any breach of this Agreement. The GRANTEE further agrees therefore, that the appropriate remedy in the event of a breach by the GRANTEE of this Agreement after final reimbursement has been made shall be the specific performance of this Agreement .
31. The GRANTEE shall return all grant money if the project area or project facilities are not constructed, operated or used in accordance with this Agreement.
32. The GRANTEE agrees not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The GRANTEE further agrees that any subcontract shall contain non-discrimination provisions which are not less stringent than this provision and binding upon any and all subcontractors. A breach of this covenant shall be regarded as a material breach of this Agreement.
33. The DEPARTMENT shall terminate this Agreement and recover grant funds paid if the GRANTEE or any subcontractor , manufacturer, or supplier of the GRANTEE appears in the register compiled by the Michigan Department of Licensing and Regulatory Affairs pursuant to Public Act No. 278 of 1980.
34. The GRANTEE may not assign or transfer any interest in this Agreement without prior written authorization of the DEPARTMENT.
35. The rights of the DEPARTMENT under this Agreement shall continue in perpetuity.

If this Agreement is approved by Resolution, a true copy must be attached to this Agreement. A sample Resolution is on the next page.

SAMPLE RESOLUTION
(Development)

Upon motion made by _____, seconded by _____, the following Resolution was adopted:

“RESOLVED, that the _____, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources, and that the _____ does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide _____ (\$ _____) dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times.
3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.
4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. To comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution.”

The following aye votes were recorded: _____

The following nay votes were recorded: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

I, _____, Clerk of the _____, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted by the _____ at a meeting held _____.

Signature

Title

Date



9.F

To: Township Board
From: Samantha Diehl, Communications Manager
Date: October 27, 2022
Re: Disposal of HOMTV Surplus Equipment

On October 26, 2022, a representative from Capital Area District Libraries (CADL) inquired about purchasing a portable partition display HOMTV was looking to sell. The display was originally purchased in 2016 for \$826.68. CADL will be purchasing the display for \$400.

In addition to selling the display, HOMTV would like to properly recycle old pieces of equipment that are no longer in working order. The list has been compiled for approval.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE SALE OR DISPOSAL OF HOMTV SURPLUS EQUIPMENT.

Attachments:

1. HOMTV Surplus Equipment List



To: Board Members
From: Phil Deschaine, Treasurer
Date: October 27, 2022
Re: Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll for 2022.

Listed below are the totals of the delinquent special assessments, delinquent utilities, delinquent false alarms, unpaid lot mowing fees and code violation fees that the Board must authorize for placement on the 2022 Winter Tax Roll for collection. All supporting documents are on file with the Treasurer’s Office.

Water:	Lake Lansing Watershed	\$ 6,079.32
	Grand River Water Main	\$ 3,997.92
Sewer:	Herron Creek Sanitary Sewer	\$ 3,721.24
	Kansas Rd. Sanitary Sewer	\$ 1,674.56
Sidewalks:	2018 Sidewalk	\$ 116.49
	2021 Sidewalk	\$ 520.61
Drains:	Daniels Drain	\$ 11,174.01
Delinquent Utilities:		\$ 14,643.07
Delinquent False Alarms:		\$ 1,375.00
Unpaid Lot Mowing/Etc:		\$ 2,555.40

“Move to assess the charges identified I the staff memorandum with parcel identification available in the Treasurer’s Office dated November 2, 2021 for delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728, and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1, and 18-15”

Marked Records
All Special Assessments
ALL SEASONS

Parcel No	Owners Name	Sp. Assessment	Amount
33-02-02-01-352-001	STEFAN, HEATHER A TRUST &	101: Dlg Utility Bill	330.07
33-02-02-02-252-011	BARNES, SARAH L & JERMAIN	101: Dlg Utility Bill	82.94
33-02-02-02-401-014	DEEHAN, JEFFREY	101: Dlg Utility Bill	189.00
33-02-02-03-182-001	BENOIT, WILLIAM T	101: Dlg Utility Bill	320.59
33-02-02-03-226-005	JUDD, DAVID A	101: Dlg Utility Bill	50.08
33-02-02-03-254-018	SHARPE, FELIX ORLANDO	101: Dlg Utility Bill	16.27
33-02-02-03-405-027	MCKENZIE, JAMES	101: Dlg Utility Bill	330.07
33-02-02-04-303-018	GUO, CHENHUI & LI, XIAO	101: Dlg Utility Bill	16.31
33-02-02-04-451-013	JAMES, LARRY D & CONSTANC	101: Dlg Utility Bill	50.08
33-02-02-04-477-002	HESSION, SARAH	101: Dlg Utility Bill	130.82
33-02-02-05-353-025	VARGHESE, KARINGATTIL SAM	101: Dlg Utility Bill	21.00
33-02-02-06-327-011	WOELFEL, MANFRED	101: Dlg Utility Bill	72.62
33-02-02-06-328-053	THUM, NICHOLAS G	101: Dlg Utility Bill	10.50
33-02-02-06-328-072	MARK SANDERS MERIDIAN LLC	101: Dlg Utility Bill	245.07
33-02-02-06-402-039	BALLA, MALIK	101: Dlg Utility Bill	6,226.18
33-02-02-06-402-044	JUANG, JING Q &	101: Dlg Utility Bill	128.97
33-02-02-06-451-016	FAES, THOMAS G & MACFARLA	101: Dlg Utility Bill	10.50
33-02-02-06-453-015	KAM GROUP LLC	101: Dlg Utility Bill	22.34
33-02-02-06-453-032	CASTRO, MATTHEW & SYLVIA	101: Dlg Utility Bill	35.00
33-02-02-06-477-040	DENG, YIMING	101: Dlg Utility Bill	28.00
33-02-02-10-126-019	MAIS, NAZIR EL	101: Dlg Utility Bill	5.00
33-02-02-10-205-027	DILLEY, LAURA C &	101: Dlg Utility Bill	7.54
33-02-02-10-207-005	MW6 LLC	101: Dlg Utility Bill	5.25
33-02-02-10-207-012	SANDERS, MARK MERIDIAN LL	101: Dlg Utility Bill	194.34
33-02-02-10-207-018	MW6 LLC	101: Dlg Utility Bill	5.25
33-02-02-10-207-019	MW6 LLC	101: Dlg Utility Bill	5.25
33-02-02-10-207-030	R J DEVELOPMENT	101: Dlg Utility Bill	85.50
33-02-02-10-279-012	DROBNEY, CHRIS	101: Dlg Utility Bill	101.85
33-02-02-10-280-008	PENGYO PROPERTIES LLC	101: Dlg Utility Bill	102.66
33-02-02-10-427-004	HIS ACRES LLC	101: Dlg Utility Bill	185.33
33-02-02-10-429-002	VALISETTY, SAI ARAVIND	101: Dlg Utility Bill	40.90
33-02-02-11-177-012	FRASER, BENJAMIN	101: Dlg Utility Bill	210.23
33-02-02-11-179-017	MEDRANO, BENJAMIN & MINDY	101: Dlg Utility Bill	330.07
33-02-02-11-200-015	PREMOE, SHAWN DAVID TRUST	101: Dlg Utility Bill	21.00
33-02-02-11-304-013	MCQUEEN, MICHAEL C	101: Dlg Utility Bill	156.51
33-02-02-11-305-002	BARTHEL, TOM	101: Dlg Utility Bill	83.89
33-02-02-11-381-006	ROSENBAUM, WADE A & JILL	101: Dlg Utility Bill	44.87
33-02-02-12-302-006	KENNEY, JAMES E & JULEEN	101: Dlg Utility Bill	21.00
33-02-02-14-303-004	GUTTA, SINDHURA &	101: Dlg Utility Bill	72.62
33-02-02-15-280-034	MOHAMED, THAJUDEEN & SAM	101: Dlg Utility Bill	5.23
33-02-02-16-251-009	LIVERPOOL-TASIE, LENIS S	101: Dlg Utility Bill	85.50
33-02-02-16-327-003	STEWART, SUSAN J	101: Dlg Utility Bill	17.32
33-02-02-17-276-004	HUDSON, BRADLEY	101: Dlg Utility Bill	106.43
33-02-02-17-282-007	XU, LU	101: Dlg Utility Bill	95.16
33-02-02-17-402-005	SPAGNUOLO, MICHAEL J & SI	101: Dlg Utility Bill	149.44
33-02-02-17-459-001	BOKINYO HOLDINGS, LLC	101: Dlg Utility Bill	106.43
33-02-02-20-103-001	MAIDENS, JOHN C	101: Dlg Utility Bill	330.07
33-02-02-20-103-025	JAROS, SQUIRE & MARSCHALL	101: Dlg Utility Bill	326.16
33-02-02-20-127-001	SH G2755 LLC	101: Dlg Utility Bill	1,149.97
33-02-02-20-127-002	SH G2755 LLC	101: Dlg Utility Bill	0.00
33-02-02-20-151-002	MAIDENS, JOHN C	101: Dlg Utility Bill	330.07
33-02-02-20-429-003	GIBBS, JAMES L	101: Dlg Utility Bill	10.75
33-02-02-20-429-005	DAHER, NANCY L	101: Dlg Utility Bill	5.00
33-02-02-21-103-001	MCINTOSH, TARA	101: Dlg Utility Bill	16.27
33-02-02-21-253-039	SIMONS, MATTHEW E	101: Dlg Utility Bill	162.78
33-02-02-21-276-006	NADG NNN SN-JJ (MI) LP	101: Dlg Utility Bill	5.00
33-02-02-21-413-002	MEHRA, RAVI P & SHUBHRA A	101: Dlg Utility Bill	16.27
33-02-02-21-427-001	ARBORVITAE BUILDING CO LL	101: Dlg Utility Bill	10.50
33-02-02-21-429-021	BAYRAKTARM AMBER	101: Dlg Utility Bill	95.16
33-02-02-22-153-002	LEDEBUHR FAMILY LTD PARTN	101: Dlg Utility Bill	22.00
33-02-02-22-301-001	KALAHASTHI, SWATI &	101: Dlg Utility Bill	21.29
33-02-02-22-379-001	LENIN, RAJEEV	101: Dlg Utility Bill	34.17
33-02-02-28-102-007	GOODNOE, DANIEL & DONALD	101: Dlg Utility Bill	22.09
33-02-02-28-127-034	BROOKLAND, TODD	101: Dlg Utility Bill	71.58
33-02-02-28-226-015	EMMANUEL, PAMELA &	101: Dlg Utility Bill	16.27
33-02-02-28-276-008	SUMBAL, HASSAN & FROTAN &	101: Dlg Utility Bill	5.25
33-02-02-29-126-004	PATRICK, WILLIAM T & ALIC	101: Dlg Utility Bill	330.07
33-02-02-33-251-007	TATTALA, RAJANI	101: Dlg Utility Bill	16.27
33-02-02-33-327-031	BECKMEYER, BARBARA T	101: Dlg Utility Bill	162.78
33-02-02-33-403-004	FUNG, KUOLIN	101: Dlg Utility Bill	151.51
33-02-02-34-103-009	WILLIAMS, KAREN P	101: Dlg Utility Bill	5.25
33-02-02-34-106-002	KUO, HUNG JEN &	101: Dlg Utility Bill	121.31
33-02-02-34-377-009	BALLAPURAM, SHYAM-PRASAD	101: Dlg Utility Bill	535.72
33-02-02-20-127-007	SH G2755 LLC	101: Dlg Utility Bill	108.53
33-02-02-17-329-003	WYGNAL, EDWARD A	118: Mowing/Code Viol	115.50
33-02-02-34-485-005	DAWDY, AARON	118: Mowing/Code Viol	115.50
33-02-02-06-402-019	LEE, ALFRED E & LYDIA D	118: Mowing/Code Viol	115.50
33-02-02-34-401-001	BUSSURI, ADNAN A	118: Mowing/Code Viol	115.50
33-02-02-21-202-003	PENN, SU & DIERAUER, DAVI	118: Mowing/Code Viol	115.50

Marked Records
All Special Assessments
ALL SEASONS

Parcel No	Owners Name	Sp. Assessment	Amount
33-02-02-27-126-025	HUSTON, JAMES F & JEAN K	118: Mowing/Code Viol	234.50
33-02-02-06-451-041	CHA, GANALATAN	118: Mowing/Code Viol	226.90
33-02-02-11-302-038	HASLETT FEED & LUMBER COR	118: Mowing/Code Viol	114.50
33-02-02-20-151-021	BOHART, GEORGE	118: Mowing/Code Viol	114.50
33-02-02-20-103-025	JAROS, SQUIRE & MARSCHALL	118: Mowing/Code Viol	229.00
33-02-02-32-228-001	KUMARI, BALWANT	118: Mowing/Code Viol	257.50
33-02-02-27-207-010	SWORTHWOOD, ERIC J	118: Mowing/Code Viol	114.50
33-02-02-10-277-021	ALBRECHT JR, RICKY	118: Mowing/Code Viol	204.50
33-02-02-06-402-039	BALLA, MALIK	118: Mowing/Code Viol	143.00
33-02-02-10-206-013	CHO FAMILY JT TRUST (THE)	118: Mowing/Code Viol	113.00
33-02-02-21-103-008	BLISS, ADELE &	118: Mowing/Code Viol	113.00
33-02-02-06-327-020	ABDALLA, SHAZLY &	118: Mowing/Code Viol	113.00
33-02-02-22-154-006	COMMERCIAL PROPERTY GROUP	120: Dlq False Alarm	25.00
33-02-02-05-351-083	CARRIAGE HILL MERIDIAN LL	120: Dlq False Alarm	25.00
33-02-02-22-126-022	TKG MERIDIAN TOWNE CENTRE	120: Dlq False Alarm	150.00
33-02-02-05-451-011	WONG, ELIZABETH I & TRAVI	120: Dlq False Alarm	50.00
33-02-02-22-177-003	GFS MARKETPLACE LLC	120: Dlq False Alarm	50.00
33-02-02-23-301-008	PERNA, GAETANO TRUSTEE	120: Dlq False Alarm	25.00
33-02-02-33-455-001	INGHAM REGIONAL MEDICAL C	120: Dlq False Alarm	75.00
33-02-02-33-378-003	EYDE FAMILY LLC, GEORGE F	120: Dlq False Alarm	100.00
33-02-02-15-400-029	HANNAWA HOLDINGS AUBURN L	120: Dlq False Alarm	100.00
33-02-02-20-126-001	2751 STADIUM PLAZA LLC	120: Dlq False Alarm	75.00
33-02-02-10-427-005	BRENNER HEATING & COOLING	120: Dlq False Alarm	75.00
33-02-02-03-254-018	SHARPE, FELIX ORLANDO	120: Dlq False Alarm	50.00
33-02-02-20-152-007	EYDE HANNAH PLAZA LLC	120: Dlq False Alarm	275.00
33-02-02-17-460-018	JJV PROPERTIES LLC	120: Dlq False Alarm	100.00
33-02-02-22-154-002	OKEMOS PLAZA LLC	120: Dlq False Alarm	200.00
33-02-02-02-178-001	ONEILL, TAMUS Q	500: Dlq LL Watershed	84.93
33-02-02-02-404-001	GOTTSCHALK REV LVG TRUST,	500: Dlq LL Watershed	84.93
33-02-02-02-406-011	NICKERSON, RACHE M	500: Dlq LL Watershed	84.93
33-02-02-02-407-006	SHERIDAN, DERRICK	500: Dlq LL Watershed	84.93
33-02-02-03-226-003	TROST, KIMBERLY & ZACHARY	500: Dlq LL Watershed	84.93
33-02-02-03-226-005	JUDD, DAVID A	500: Dlq LL Watershed	84.93
33-02-02-03-226-009	GERARD, CRAIG S & BRIANNA	500: Dlq LL Watershed	84.93
33-02-02-03-226-020	OESTERLING, MARK M & HEAT	500: Dlq LL Watershed	84.93
33-02-02-03-227-001	MORRIS, JOHN & MARY	500: Dlq LL Watershed	84.93
33-02-02-03-227-002	MORRIS, JOHN & MARY	500: Dlq LL Watershed	84.93
33-02-02-03-227-003	MORRIS, JOHN & MARY	500: Dlq LL Watershed	84.93
33-02-02-03-227-004	MORRIS, JOHN & MARY	500: Dlq LL Watershed	84.93
33-02-02-03-227-014	BALLARD, BRIAN	500: Dlq LL Watershed	84.93
33-02-02-03-251-001	GARZA, ENEDINA &	500: Dlq LL Watershed	84.93
33-02-02-03-251-013	RILEY, ANNE E & BLEIL, AL	500: Dlq LL Watershed	84.93
33-02-02-03-252-006	VOLLMAR REVOCABLE TRUST	500: Dlq LL Watershed	84.93
33-02-02-03-252-007	HOLLSTEIN, WERNER & BARBA	500: Dlq LL Watershed	84.93
33-02-02-03-252-008	HOLLSTEIN, WERNER & BARBA	500: Dlq LL Watershed	84.93
33-02-02-03-252-009	RANJAN, RAJIV & JENNIFER	500: Dlq LL Watershed	84.93
33-02-02-03-252-015	HOLLSTEIN, WERNER & BARBA	500: Dlq LL Watershed	84.93
33-02-02-03-254-018	SHARPE, FELIX ORLANDO	500: Dlq LL Watershed	84.93
33-02-02-03-255-026	USMAN, SAM JR	500: Dlq LL Watershed	84.93
33-02-02-03-255-028	LLOYD, ERICA	500: Dlq LL Watershed	84.93
33-02-02-03-256-009	SPIRIC, MARKO &	500: Dlq LL Watershed	84.93
33-02-02-03-402-006	COTTINGHAM, MATTHEW	500: Dlq LL Watershed	84.93
33-02-02-03-404-010	KELLY, KURT A	500: Dlq LL Watershed	84.93
33-02-02-03-404-013	FREEMAN, MARY E	500: Dlq LL Watershed	84.93
33-02-02-03-405-006	GATES, SCOTT C & JULIE A	500: Dlq LL Watershed	84.93
33-02-02-03-405-018	PAL HOMES LLC	500: Dlq LL Watershed	84.93
33-02-02-03-405-027	MCKENZIE, JAMES	500: Dlq LL Watershed	84.93
33-02-02-03-405-028	GREEN II, AMANDA L & JOSE	500: Dlq LL Watershed	84.93
33-02-02-03-407-016	WASYL II, ANTHONY D & SAB	500: Dlq LL Watershed	84.93
33-02-02-03-454-009	HARMON, JEFFREY C	500: Dlq LL Watershed	84.93
33-02-02-03-454-015	ALQUIZA, JAMES	500: Dlq LL Watershed	84.93
33-02-02-03-478-001	MARK SANDERS MERIDIAN LLC	500: Dlq LL Watershed	84.93
33-02-02-03-478-002	MARK SANDERS MERIDIAN LLC	500: Dlq LL Watershed	84.93
33-02-02-03-478-006	FLOOD, MARY JO	500: Dlq LL Watershed	84.93
33-02-02-03-478-009	KIRK, JENNIFER	500: Dlq LL Watershed	84.93
33-02-02-03-478-012	LARUE, SERAH	500: Dlq LL Watershed	84.93
33-02-02-10-228-007	GREVE, REBECCA A	500: Dlq LL Watershed	84.93
33-02-02-10-228-019	HUMPHREY, MATTHEW	500: Dlq LL Watershed	84.93
33-02-02-10-229-014	COBERTYN GR1 LLC	500: Dlq LL Watershed	84.93
33-02-02-10-229-015	CLEAR LAKE RENTALS LLC	500: Dlq LL Watershed	84.93
33-02-02-10-278-007	CLEAR LAKE RENTALS LLC	500: Dlq LL Watershed	84.93
33-02-02-10-278-011	CRAFTON, KRISTA S	500: Dlq LL Watershed	84.93
33-02-02-10-278-014	PREUSS, KELLY JO	500: Dlq LL Watershed	84.93
33-02-02-10-278-021	LOWE, PETER MICHAEL &	500: Dlq LL Watershed	84.93
33-02-02-10-278-024	BERRIDGE, JAMIE L	500: Dlq LL Watershed	84.93
33-02-02-11-177-012	FRASER, BENJAMIN	500: Dlq LL Watershed	84.93
33-02-02-02-151-038	KAZANJIAN, GREGORY P & SU	500: Dlq LL Watershed	169.85
33-02-02-02-252-007	MILLIMAN, RICHARD & PENEL	500: Dlq LL Watershed	169.85
33-02-02-02-401-010	KULKA, BECKY BEAUCHINE	500: Dlq LL Watershed	169.85

Marked Records
All Special Assessments
ALL SEASONS

Parcel No	Owners Name	Sp. Assessment	Amount
33-02-02-03-204-022	STONE, DESTINY M	500: D1q LL Watershed	169.85
33-02-02-03-204-028	SAPUTO, RENEE &	500: D1q LL Watershed	169.85
33-02-02-03-227-021	MORRIS, JOHN & MARY	500: D1q LL Watershed	169.85
33-02-02-03-227-022	MORRIS, JOHN & MARY	500: D1q LL Watershed	169.85
33-02-02-03-227-043	MONTGOMERY, R MICHAEL	500: D1q LL Watershed	169.85
33-02-02-03-227-044	GHOSE, NATASHA & HUXELL,	500: D1q LL Watershed	169.85
33-02-02-03-227-045	FOTIADIS, GEORGE	500: D1q LL Watershed	169.85
33-02-02-03-227-056	SEMLER, JOHN E & EDNA ANN	500: D1q LL Watershed	169.85
33-02-02-03-253-027	OBRIEN, SHAWN	500: D1q LL Watershed	169.85
33-02-02-03-408-001	LAVOIE, PIERRE	500: D1q LL Watershed	169.85
33-02-02-03-476-002	MANUEL, ADEL I	500: D1q LL Watershed	169.85
33-02-02-03-479-002	PRUDNICK, COLTON	500: D1q LL Watershed	169.85
33-02-02-33-202-001	BONSIGNORE, JONATHAN A &	502: D1q 21 Sidewalk	173.78
33-02-02-33-426-004	BALASUBRAMANIAN, VISWANAT	502: D1q 21 Sidewalk	39.10
33-02-02-08-103-014	WILLIAMS, ALICIA N & MATT	502: D1q 21 Sidewalk	47.79
33-02-02-08-104-007	MCDONNELL, STACY C & ROBE	502: D1q 21 Sidewalk	43.44
33-02-02-08-104-005	GREENBERG, STEVEN & WEINM	502: D1q 21 Sidewalk	50.83
33-02-02-33-228-012	AHMED, JALAL U & FERDOUS	502: D1q 21 Sidewalk	26.07
33-02-02-08-203-009	HILL, MICHAEL S	502: D1q 21 Sidewalk	139.60
33-02-02-22-405-006	MICHIGAN BELL TELEPHONE C	503: D1q Daniels Dr	11.44
33-02-02-22-427-003	WILSON, LUDMILLA F LEPESC	503: D1q Daniels Dr	187.77
33-02-02-22-455-010	MICHIGAN TREE APARTMENTS	503: D1q Daniels Dr	5,305.65
33-02-02-22-456-006	SELOVER, HOWARD B &	503: D1q Daniels Dr	171.01
33-02-02-22-456-005	MANTURUK, EDWARD P	503: D1q Daniels Dr	169.53
33-02-02-22-476-003	WHEELER, CECIL DAVID &	503: D1q Daniels Dr	169.53
33-02-02-22-476-006	COUTHEN, JORDAN	503: D1q Daniels Dr	169.53
33-02-02-22-476-008	STORY, DONN L & QUENDA	503: D1q Daniels Dr	169.53
33-02-02-26-107-010	REN, JIANHUA	503: D1q Daniels Dr	152.78
33-02-02-26-107-011	BENEDICT, JOHN C & NICOLE	503: D1q Daniels Dr	152.78
33-02-02-22-476-013	POSSANZA, JEFFREY & ROSEM	503: D1q Daniels Dr	171.50
33-02-02-22-477-030	FLIP 3 LLC	503: D1q Daniels Dr	100.36
33-02-02-23-301-008	PERNA, GAETANO TRUSTEE	503: D1q Daniels Dr	64.69
33-02-02-23-301-012	PERNA, GAETANO TRUSTEE	503: D1q Daniels Dr	1,561.11
33-02-02-23-353-015	LAMBERT, KEITH &	503: D1q Daniels Dr	135.53
33-02-02-23-353-022	KE, HEZAO &	503: D1q Daniels Dr	118.77
33-02-02-23-353-024	BICE, SAI HIMA VARDHANI	503: D1q Daniels Dr	200.08
33-02-02-23-353-026	JAISWAL, RAVINDRA & JIGYA	503: D1q Daniels Dr	190.68
33-02-02-23-379-017	DOXIE, SHULAWN L & WILLIA	503: D1q Daniels Dr	179.48
33-02-02-26-101-001	OSBORN, MICHAEL S & MARLE	503: D1q Daniels Dr	199.33
33-02-02-26-101-005	HENRY, ANDREW GEORGE &	503: D1q Daniels Dr	147.52
33-02-02-26-101-007	BLOOM, GABRIELLE E	503: D1q Daniels Dr	145.73
33-02-02-26-105-002	ODONNELL, BONNIE	503: D1q Daniels Dr	88.96
33-02-02-26-105-008	SKUSA, ERIC SCOTT	503: D1q Daniels Dr	57.97
33-02-02-26-106-001	HAMILTON, WILLIAM D & BOY	503: D1q Daniels Dr	131.23
33-02-02-26-106-006	CHEN, LIANGBIAO &	503: D1q Daniels Dr	159.68
33-02-02-26-107-001	FLESHNER, KATHRYN & KATLY	503: D1q Daniels Dr	201.54
33-02-02-26-107-017	PERRY, SAMUEL	503: D1q Daniels Dr	165.10
33-02-02-26-128-018	BERI, MUNISH	503: D1q Daniels Dr	160.17
33-02-02-26-154-008	BEAL, MELISSA W	503: D1q Daniels Dr	134.67
33-02-02-26-154-011	DELOYE, COREY ALLEN	503: D1q Daniels Dr	107.26
33-02-02-27-202-001	GUINS, PETER C & WEITZEL,	503: D1q Daniels Dr	93.10
33-02-02-25-126-015	PIKE ENTERPRISES INC	527: D1q Grand River	1,744.27
33-02-02-25-126-016	DUFFY, MICHAEL	527: D1q Grand River	2,253.65
33-02-02-29-251-009	ICD PROPERTIES LLC	529: D1q Herron Creek	3,292.15
33-02-02-29-300-026	HERON CREEK HOLDINGS LLC	529: D1q Herron Creek	429.09
33-02-02-03-205-012	TALARICO, MARY J	535: D1q 18 Sidewalk	59.51
33-02-02-10-352-003	VILLAIRE, CATHERINE C & A	535: D1q 18 Sidewalk	56.98
33-02-02-33-351-016	MI OKEMOS LLC	538: D1q Kansas San	354.26
33-02-02-33-352-010	KANE, SAM JR & RENE A	538: D1q Kansas San	605.23
33-02-02-33-351-019	LUPA, PIOTR &	538: D1q Kansas San	715.07
Totals for 101 D1q Utility Bill		Count: 74	14,643.07
Totals for 118 Mowing/Code Viol		Count: 17	2,555.40
Totals for 120 D1q False Alarm		Count: 15	1,375.00
Totals for 500 D1q LL Watershed		Count: 64	6,709.32
Totals for 502 D1q 21 Sidewalk		Count: 7	520.61
Totals for 503 D1q Daniels Dr		Count: 32	11,174.01
Totals for 527 D1q Grand River		Count: 2	3,997.92
Totals for 529 D1q Herron Creek		Count: 2	3,721.24
Totals for 535 D1q 18 Sidewalk		Count: 2	116.49
Totals for 538 D1q Kansas San		Count: 3	1,674.56
Grand Totals		Count: 218	46,487.62



To: Township Board

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

Date: October 24, 2022

Re: Village of Okemos – Brownfield Plan

The Township Board held a public hearing for the Village of Okemos brownfield plan at its last meeting on October 18, 2022. At that meeting, there was discussion from the Board regarding site plan related concerns, but the board was generally supportive of the brownfield plan as presented. Previously, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan and voted to recommend it for approval.

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 proposed plan meets the technical requirements under PA 381 (Brownfield Redevelopment Financing Act) for approval of a Brownfield Plan. The remaining decision point is for the Township Board to make a determination that the project meets a “public purpose.” Public purpose is undefined in PA 381. The Act references the Natural Resources and Environmental Protection Act (NREPA, Act 451 of 1994), where public purpose is referenced throughout, but again, not specifically defined. In the NREPA, there are multiple references to environmental protection and remediation programs and natural resource protection. Public purpose appears to be intentionally left to the local unit of government to determine in their specific circumstance.

As Staff has previously stated, a public purpose may include:

- The cleaning up of former contamination in the ground on the site, which could have a negative impact on groundwater, especially given the proximity to the Red Cedar River.
- Removal of asbestos from the site, which can inhibit the future use of a building
- Redevelopment of a functionally obsolete and blighted buildings from the area, which prevents the economically viable use of the property
- Increased development activity in one of the Township’s Potential Intensity Change Areas from the Comprehensive Plan
- Any other item the Township Board determines is a public purpose of the project.

After review, Staff would **recommend approval** of the proposed Brownfield Plan for Village of Okemos. If approved by the Township Board, one of the next steps will be the development of a reimbursement agreement, outlining how the Brownfield plan will be implemented. Additionally, the applicant and the Township will begin the submittal process to the State of Michigan, for the

State level Brownfield approval. A resolution for approval is attached for the Township Board's review and the following motion is provided for use.

Move to adopt the resolution approving the Village of Okemos Brownfield Plan for the properties on the north and south sides of Hamilton Road, between Okemos Road, Methodist Street, Ardmore Avenue, and Clinton Street, with a total increment revenue to be captured not to exceed \$8,199,635 (\$6,962,627 maximum to the developer) over a 19-year capture period.

Attachments

1. Resolution to approve Village of Okemos Brownfield Plan
2. Village of Okemos Brownfield Plan prepared by Advanced Redevelopment Solutions dated August 2, 2022 (including email from Eric Helzer dated August 9, 2022)

RESOLUTION TO APPROVE

**Village of Okemos Brownfield Plan
Okemos and Hamilton Roads**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, on the 1st day of November 2022, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Village of Okemos, LLC has requested approval of for a Brownfield Plan over the properties located on the north and south side of Hamilton Road, between Okemos Road, Methodist Street, Ardmore Avenue, and Clinton Street, allowing for reimbursement of eligible costs through tax increment revenue created from development at the site; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan and voted to recommend approval to the Township Board at its meeting on September 15, 2022; and

WHEREAS, the Township Board held a public hearing on the plan at its meeting on October 18, 2022, as required by the Brownfield Redevelopment Financing Act; and

WHEREAS, the proposed brownfield plan constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, specifically in that it will clean up historic contamination from a drycleaner and gas station, remove hazardous asbestos within the existing buildings, and redevelop a functionally obsolete shopping area, bringing economic activity to the area; and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Section 13 and 13b of Public Act 381 and the property included in the Plan was determined to be a Facility or is a directly adjacent property, which is permitted under the Act; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of Public Act 381; and

WHEREAS, the proposed eligible activities are reasonable and necessary to adequately address brownfield conditions on the site and provide protection to public health, safety and the environment; and

WHEREAS, the proposed brownfield plan is capped at \$8,199,635 over an 19 year capture period, with the Meridian Township Brownfield Redevelopment Authority capturing a maximum of \$124,141 for administration, \$375,880 for the Local Brownfield Revolving Fund (LBRF), the State Brownfield Revolving Fund capturing a maximum of \$736,987, and the remaining tax increment

**Resolution to Approve
Village of Okemos Brownfield Plan
Page 2**

revenue created being available for reimbursement to the developer, based on the actual costs of eligible activities, not to exceed \$6,962,627; and

WHEREAS, the amount of captured taxable value estimated to result from the adoption of the plan is reasonable and is expected to be created, if the development proceeds as expected; and

WHEREAS, the Township Board of the Charter Township of Meridian supports the intent of the brownfield plan to facilitate the redevelopment and restoration of environmental and economic viability to the parcel included in the plan.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Village of Okemos Brownfield Plan, subject to the following conditions.

1. Approval is in accordance with the brownfield plan prepared by Advanced Redevelopment Solutions, with a date of August 2, 2022.

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 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 Township Board on the 1st day of November 2022.

Deborah Guthrie
Township Clerk

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, EDPF
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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- C. Table 4 – Tax Increment Financing Estimates

**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.

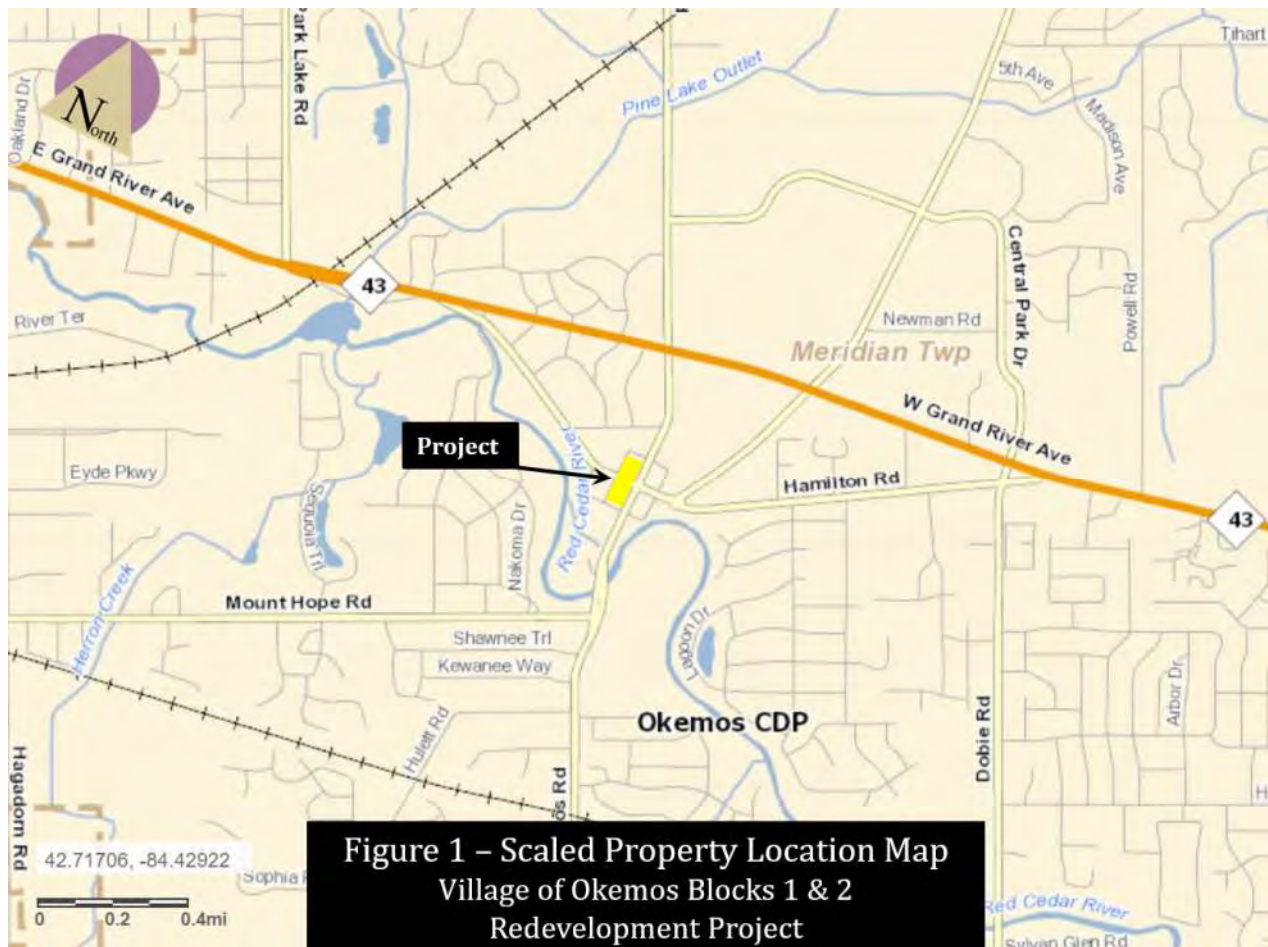
The identification or designation of a developer/applicant or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment 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	\$ -
<i>Sub Total: EAs + Contingencies + Interest</i>	\$ 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	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>	\$ 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
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i>	\$ 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.

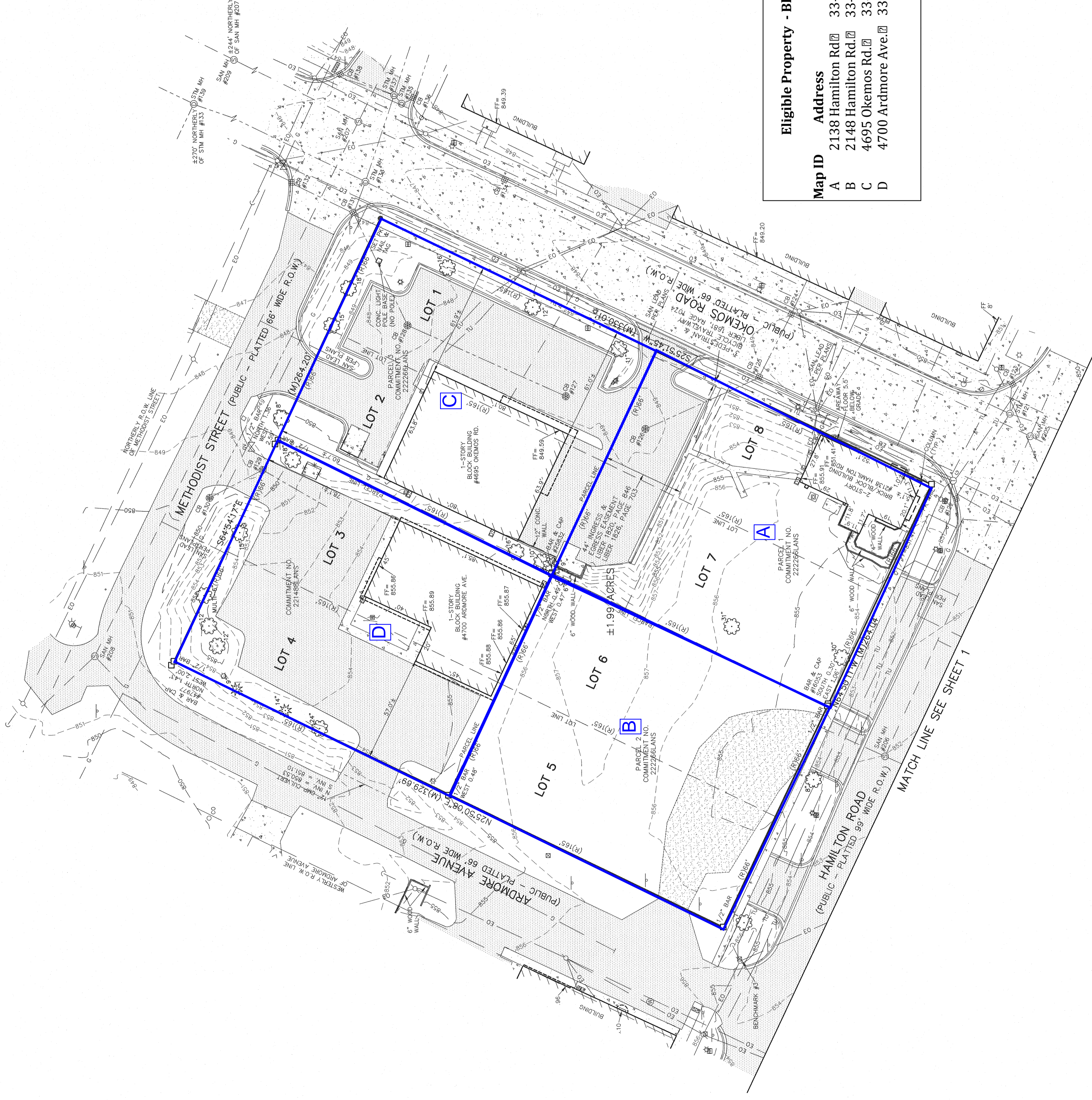
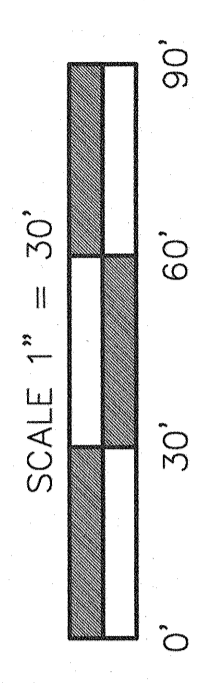
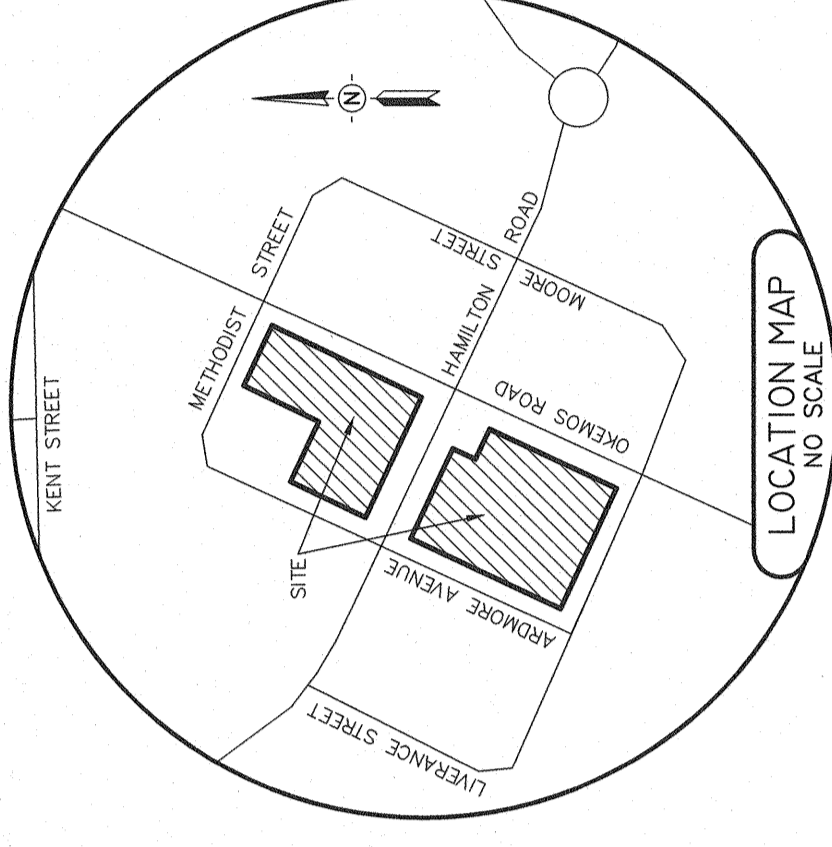
EXHIBITS

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

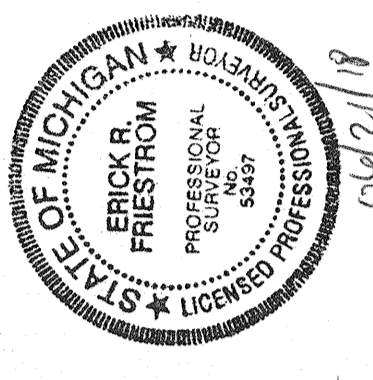
"OKEMOS VILLAGE"



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
 - ⊙ CATCHBASIN
 - ⊙ 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



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

REVISIONS	COMMENTS
06/21/2018	ORIGINAL

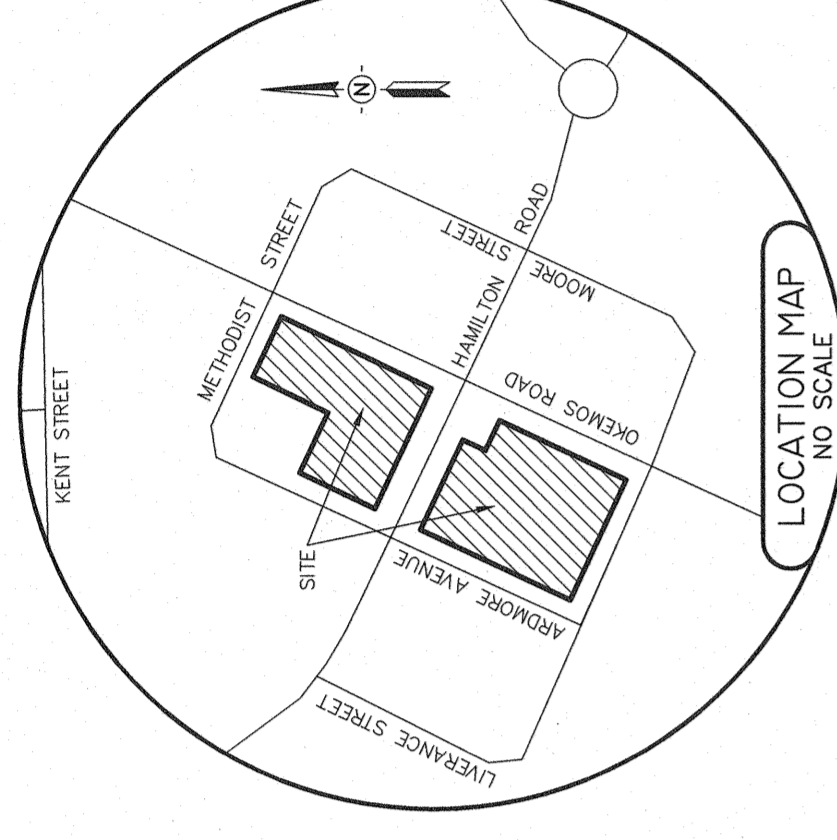
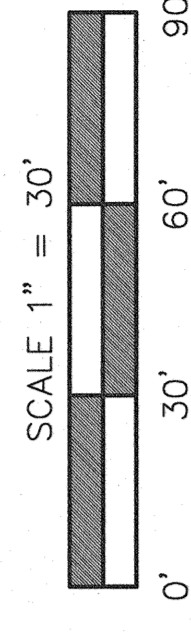
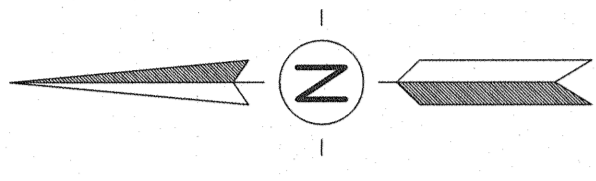
KEBS, INC. ENGINEERING AND LAND SURVEYING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-358-3333 WWW.KEBS.COM

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.

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
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- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- CATCH-BASIN
- SANITARY CLEANOUT
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- GROUND LIGHT
- TRAFFIC SIGNAL
- GUY WIRE
- UTILITY PEDESTAL
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

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

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 R. FRIESTROM
PROFESSIONAL SURVEYOR
NO. 53497

REVISIONS	COMMENTS
06/27/2018	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	

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 <input type="checkbox"/> Former <input type="checkbox"/> Current <input type="checkbox"/> Prospective <input checked="" type="checkbox"/></p> <p>Operator <input type="checkbox"/> <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.

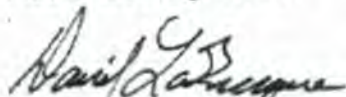
EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the 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%;"> <tr> <td>Owner</td> <td>Former <input type="checkbox"/></td> <td>Current <input type="checkbox"/></td> <td>Prospective <input checked="" type="checkbox"/></td> </tr> <tr> <td>Operator</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Owner	Former <input type="checkbox"/>	Current <input type="checkbox"/>	Prospective <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"/>
Owner	Former <input type="checkbox"/>	Current <input type="checkbox"/>	Prospective <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.

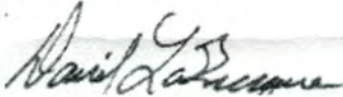
EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific 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.

33018018 BEA-2



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)	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"/>
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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	Tax Year											FIRST 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			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035				2036	2037	2038	2039	2040	2041	2042	2043	2044				
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		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044				
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																																	
2138 Hamilton Rd	163,400								163,400	166,325	169,302																						
2148 Hamilton Rd	163,400								163,400	166,325	169,302																						
4695 Okemos Rd.	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																																
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)	1,191,952								6,539,886	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)																																	
Total Captured Taxable Value (= Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ TV)	\$ -								\$ 5,347,934	\$ 13,964,948	\$ 14,236,155	\$ 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.

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

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
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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)	
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	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) ¹	\$ -	\$ -	\$ 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	\$ 55,759	\$ -
BRA - Local Brownfield Revolving Fund (LBRRF): State Tax Capture ²	\$ -	\$ -	\$ 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	\$ 19,515	\$ -
Subtotal	\$ -	\$ -	\$ 86	\$ 21,659	\$ 56,558	\$ 57,656	\$ 58,775	\$ 59,913	\$ 61,072	\$ 62,232	\$ 63,453	\$ 64,725	\$ 66,047	\$ 67,415	\$ 68,830	\$ 70,292	\$ 71,803	\$ 73,363	\$ 74,974	\$ 76,637	\$ -
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	\$ 372,077	\$ 454,564
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	\$ 372,077	\$ 454,564
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 (LBRRF): Local Tax Capture	\$ -	\$ 9	\$ 2,227	\$ 5,816	\$ 6,044	\$ 6,266	\$ 6,491	\$ 6,718	\$ 6,948	\$ 7,178	\$ 7,410	\$ 7,645	\$ 7,882	\$ 8,122	\$ 8,363	\$ 8,607	\$ 8,854	\$ 9,103	\$ 9,354	\$ 9,607	\$ 117,934
Subtotal	\$ -	\$ 18	\$ 4,574	\$ 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	\$ 517,866	\$ 527,726	\$ 6,042,347
DEVELOPER	\$ 6,962,627	\$ 6,962,627	\$ 6,962,627	\$ 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
MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 517,866	\$ 527,726	\$ 6,962,627

LOCAL BROWNFIELD REVOLVING FUND (LBRRF)

LBRRF Deposits	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 LBRRF in BP Year(s) 18-19 because the amount of State School Tax Capture percentage exceeds Local/ State proportionality.



To: Board Members
From: Amanda Garber, CPA
Finance Director
Date: November 1, 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.

One change was made since the Board discussed this policy at its October 18th meeting. The Township Engineer & Deputy Director of Public Works & Engineering was added as an authorized employee.

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. Township Engineer & Deputy Director of Public Works & Engineering
24. Lead Workers
25. 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: Board Members

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

Date: October 24, 2022

Re: Text Amendment 2022-14 – RRA District Deletion

At the October 18, 2022 Township Board meeting, the Board Members discussed Ordinance 2022-14, which would delete the RRA, One-Family, Suburban Estate Residential District, from the Zoning Ordinance. The ordinance has previously been reviewed by the Planning Commission, who held a public hearing on the change and recommended that the Township Board adopt the changes.

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. There are currently seven single-family zoning districts, after the elimination of the RRR district earlier this year, plus the Lake Lansing Residential Overlay district. There are seven parcels in the Township zoned RRA, each of which is recommended for rezoning, if this text amendment were to be approved. There are no special uses in the RRA district that are not found elsewhere. The deletion of the district will have no functional impact other than streamlining our ordinance and meeting a goal of the Master Plan.

Staff **recommends approval** of the proposed ordinance at this time to meet a goal of the 2017 Master Plan. Staff has provided the following recommended motion and attached resolution to introduce the ordinance.

Move to adopt the resolution approving for introduction Zoning Amendment 2022-14 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.

Attachments

1. Resolution to approve Ordinance 2022-14 for introduction
2. Ordinance 2022-14 – Final Version

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of November, 2022, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the current zoning ordinance contains language that regulates a zoning district RRA – One-Family Suburban Estate Residential 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, each of which can be rezoned to be more conforming with the Zoning Ordinance standards; and

WHEREAS, removal of the RRA district would not have any effect on any homeowners in the township; and

WHEREAS, removal of the RRA district is in line with the Meridian Township 2017 Master Plan; and

WHEREAS, the Planning Commission reviewed the matter at their September 12, 2022 meeting and recommended approval of the proposed amendment; and

WHEREAS, the Township Board reviewed the matter at their October 18th and November 1st meetings; and

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. 2022-14, entitled “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 ordinance”; and

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

Page 2

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 1st day of November 2022.

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
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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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
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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



To: Township Board

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

Date: October 25, 2022

Re: Ordinance 2022-18 (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 proposed ordinance is a Township initiated rezoning that is being reviewed in conjunction with Ordinance 2022-14, which will eliminate the RRA, One-Family, Suburban Estate Residential District. The proposed rezoning ordinance would rezone seven parcels, totaling approximately 3.15 acres, to the RA, One-Family Medium Density Residential designation. The Planning Commission held a public hearing for the rezoning at its August 8, 2022 regular meeting and voted to recommend approval of the rezoning at the September 12, 2022 regular meeting. No major concerns were raised during the discussion of the request. The Planning Commission cited the following criteria when recommending approval:

- 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.

Staff **recommends approval** of the proposed ordinance at this time to help implement a goal of the 2017 Master Plan. Staff has provided the following recommended motion and attached resolution to introduce the ordinance.

Move to adopt the resolution approving for introduction Ordinance 2022-18, an ordinance to rezone the following seven parcels from RRA, One-Family, Suburban Estate Residential District, to RA, One-Family, Medium Density Residential

1. 1250 Ethel Street – Parcel ID# 33-02-02-23-377-011
2. 4544 Van Atta Road – Parcel ID# 33-02-02-24-377-004
3. 4536 Van Atta Road – Parcel ID# 33-02-02-24-377-005
4. 4558 Van Atta Road – Parcel ID# 33-02-02-24-377-012
5. 4552 Van Atta Road – Parcel ID# 33-02-02-24-377-013
6. 4564 Van Atta Road – Parcel ID# 33-02-02-24-377-017
7. Unaddressed Van Atta Road – Parcel ID# 33-02-02-24-377-018

Attachments

1. Resolution to approve for introduction
2. Ordinance 2022-18 – Final Version

RESOLUTION TO APPROVE - Introduction

**Ordinance 2022-18
RRA Elimination – Rezoning**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of November, 2022 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township has initiated an ordinance to rezone seven parcels from RRA, One-Family, Suburban Estate Residential District, to RA, One-Family, Medium Density Residential District; and

WHEREAS, there are only seven properties zoned RRA, One-Family, Suburban Estate Residential District in the entire Township, located in two areas; and

WHEREAS, the existing lots with a RRA zoning designation do not meet the standards of the district, making them nonconforming; and

WHEREAS, the Planning Commission held a public hearing and discussed at its regular meeting on August 8, 2022, and made a positive recommendation to the Township Board on the change at their September 12, 2022 meeting; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on October 18, 2022, and has reviewed the staff and Planning Commission materials provided under a cover memorandum dated October 11, 2022; and

WHEREAS, a goal of the 2017 Township Master Plan was to consolidate and simplify the Township’s zoning districts; and

WHEREAS, the proposed rezoning would allow for the elimination of the RRA, One-Family, Suburban Estate Residential District from the Zoning Ordinance, reducing the number of single-family residential districts to six; and

WHEREAS, rezoning the seven parcels to a RA designation will bring them more into compliance with the current Zoning Ordinance standards; and

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance Number 2022-18, entitled “Ordinance Amending the Zoning District Map of Meridian Township

**Resolution to Introduce
Ordinance 2022-18 – RRA Elimination Rezoning
Page 2**

pursuant to Rezoning Application #21010” from RRA, One-Family, Suburban Estate Residential, to RA, One-Family, Medium Density Residential.

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

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 1st day of November, 2022.

Deborah Guthrie
Township Clerk

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: Board Members
From: Frank L. Walsh, Township Manager
Date: October 28, 2022
Re: Disbursement of 2022 Health Care/Health Savings Account

As you are probably aware, in 2011 the state of Michigan established Public Act 152 limiting an employer’s expenditures for employee medical plans. Essentially, the state came up with the term “Hard Cap” as the annual amount local governments may allocate to employee health care costs. Since 2011, each community must annually compare their health care costs against the state’s Hard Cap. To the benefit of our team, Meridian Township has yet to exceed the state’s annual cap.

The question before the Township Board is “how do we properly allocate the difference between the Hard Cap and our annual projected health care costs?” By way of illustration, the total allowable 2023 Hard Cap is \$1,835,810. According to Blue Care Network, our expected 2022 health care cost will be \$1,613,485. We are below the state’s mandate by \$222,325. Our total annual health care costs for the calendar year 2023 are expected to be approximately \$2,222,174. This includes health, dental, vision and our \$4,500 opt-out clause. Our opt-out clause allows team members who have health care from another source to receive \$4,500 in lieu of our coverage. Last year, the township passed on the difference between the Hard Cap to our team, less \$20,000, to cover the turnover of staff which results in double payments. This year the amount would be \$22,325.

If the Board elects to provide the funds back to the team, the scenario would be \$222,325-\$22,325 retainage=\$200,000. This would result in a health savings account allocation as follows:

Single \$735.84 Two Person \$1,766.00 Family \$2,207.51

According to Board policy, the HAS payment would be provided in full during the month of January.

In order to timely move forward with plans for 2023 health care, it would be helpful to receive your direction on Tuesday evening. Please let me know if you have any questions.

The following motion is proposed for Board consideration:

MOVE TO AUTHORIZE \$200,000 IN HEALTH CARE SAVINGS BE PASSED ONTO THE TEAM, IN THE FORM OF HEALTH SAVINGS ACCOUNT ALLOCATIONS, FOR THE 2023 CALENDAR YEAR.