



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
March 15th, 2023 6:00 pm  
Central Fire Station-5000 Okemos Road

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1. CALL MEETING TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. December 16th, 2022
5. PUBLIC COMMENTS
6. OLD BUSINESS
7. NEW BUSINESS
  - A. Corridor Improvement Authority Tax Increment Finance Discussion
  - B. Corridor Improvement Authority Officer Election
8. DEVELOPMENT PROJECT REVIEW
  - A. Development Project Updates
9. MALL DEVELOPMENT
  - A. Meridian Mall Update
10. REPORTS
  - A. Township Board
  - B. Planning Commission
  - C. Chair
  - D. Staff
11. OPEN DISCUSSION/ BOARD COMMENTS
12. PUBLIC COMMENTS
13. NEXT MEETING DATE
  - A. Next Meeting Date: May 17<sup>th</sup> 2023- 6:00pm
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



Charter Township of Meridian  
Corridor Improvement Authority  
Central Fire Station- 5000 Okemos road, MI 48864  
Wednesday, December 14, 2022 – Minutes

**Members**

**Present:** Supervisor Pat Herring Jackson, Bruce Peffers, Chris Rigterink, Chris Nugent, Barry Goetz

**Members**

**Absent:** Kellie Johnson

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark

**Others**

**Present:** Planning Commissioner Bill McConnell

1. CALL MEETING TO ORDER

Meeting called to order by Supervisor Jackson at 6:04 pm

2. APPROVAL OF THE AGENDA

**MOTION TO AMEND THE AGENDA TO INCLUDE NEW BUSINESS ITEM, OFFICER ELECTION FOR CHAIR BY MEMBER PAT HERRING JACKSON. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 5-0.**

3. APPROVAL MEETING MINUTES OF FEBRUARY 16, 2022

**MOTION BY MEMBER NUGENT TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 5-0.**

4. PUBLIC REMARKS

None.

5. OLD BUSINESS

Director Clark gave a brief update on the Okemos bridge construction projects and the M-43 Grand River Ave. projects as they near completion. Grand River is now open with full access on Okemos Road north of Grand River. Some small concrete replacements will occur as the curb and gutter are replaced. Some lane closures will continue until the full winter season picks up. We should anticipate the Okemos bridge opening later in January 2023. The concrete can be poured and cured (weather permitting). The pedestrian islands that were requested by the CIA for installation will be installed during the repaving of Grand River during the Spring Summer months of 2023. The weather and some delays during the construction season last year prevented MDOT from completing the paving of Marsh Road and Grand River. Notification from MDOT indicates that the islands will be the last to be installed and the final piece to the entire project.

Bonus Bucks was a lively shop local gift card program we created with the assistance of the Meridian Area Business Association. The contribution from MABA was above and beyond what is expected as MABA is a nonprofit organization business membership organization that focuses on providing the small businesses of Meridian Township access to a Network. MABA does not operate to generate revenue and the contribution of about \$3200 supported over 10 small businesses with an addition of \$500 to each business. This is the largest small business Saturday the Township has participated in yet. This and MOB the Roadblock initiatives are great ways to boost small business support and promotion of the services Meridian can provide.

6. NEW BUSINESS

A. Chair Election

**TO ENSURE WE HAVE THE PROPER LEADERSHIP AND MANAGEMENT OF OUR BOARD, THE CIA MEMBER ELECTED TO AMEND THE AGENDA TO INCLUDE THE SELECTION OF A CHAIR FOR THE CIA FOR THE YEAR. MOTION MADE BY BARRY GOETZ AND SECOND BY MEMBER HERRING JACKSON TO ELECT BRUCE PEFFERS AS CHAIR OF THE CORRIDOR IMPROVEMENT AUTHORITY FOR ONE YEAR TERM.**

B. Corridor Improvement TIF Discussion

Director Clark discussed the Township Board at establishment restricted the CIA from discussing pursuing the TIF. At the upcoming Township Board meeting, director Clark would like to request the board to allow an amendment to the resolution that established the CIA. That amendment would remove the language restricting the pursuit of a TIF. With the support of the Township Board, CIA members and community we could produce a Tax Increment financing plan that supports the redevelopment of the Meridian Mall. We know the aged infrastructure of the Meridian Mall site will be a financial imposition to the redevelopment of the site. The creation of a TIF that would allow the mall site access to infrastructure funding to make the necessary updates could be the catalyst incentive to drive development. Data supports Grand River Avenue as the primary retail and commercial enterprise section in Meridian. With a low estimated rate of return the Township could see \$13 million in available capture that could support pedestrian walking updates, grants, micro loans, and redevelopment along Grand River.

**MOTION BY MEMBER CHRIS NUGENT TO APPROVE THE RECOMMENDATION TO THE TOWNSHIP BOARD TO AMEND THE RESOLUTION ESTABLISHING THE CORRIDOR IMPROVEMENT AUTHORITY TO ALLOW FOR THE PURSUIT OF A TIF. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 5-0.**

C. Corridor Improvement Authority 2023 Calendar

Director Clark reviewed the presented 2023 calendar. The CIA previously scheduled to meet once every other month in a given year.

**MOTION BY MEMBER PATRICIA HERRING JACKSON TO ADOPT THE 2023 CORRIDOR IMPROVEMENT AUTHORITY CALENDAR. SUPPORTED BY MEMBER GOETZ MOTION APPROVED 5-0.**

7. REPORTS

A. Township Board

SUPERVISOR REPORTED ON END OF YEAR ACTIVITIES BY THE TOWNSHIP BOARD.  
PRESENTATION OF THE ANNUAL REPORT AND TOWNSHIP GOALS AT THE JANUARY 2023  
TOWNSHIP BOARD MEETING.

B. Planning Commission

COMMISSIONER MCCONNELL SPOKE REGARDING THE MARIHUANA ORDINANCE UPDATE, SIGN  
ORDINANCE UPDATE AND THE MASTERPLAN UPDATE FOR 2023.

C. Chair Report

None.

D. Staff Report

Director Clark shared she will present the CIA at the next meeting the discussion from the Township  
board and present a plan for the CIA TIF establishment.

8. OPEN DISCUSSION/BOARD COMMENTS

None

9. PUBLIC REMARKS

None.

10. NEXT MEETING DATE

a. May 16, 2023, 6:00 PM

11. ADJOURNMENT

The meeting was adjourned by Chair Peffers at 7:01am without support by Member Goetz



**To: Corridor Improvement Authority**

**From: Neighborhoods & Economic Development Director Amber Clark**

**Date: March 15, 2023**

**RE: Corridor Improvement Authority Tax Increment Finance Discussion**

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At the February 2022 Corridor Improvement Authority meeting the directing body discussed a Tax Increment Financing plan for the CIA. The CIA was created in 2017 after Tri County Regional Planning, emphasized a desire to have a commercial corridor supported throughout Ingham County on Michigan Avenue to Grand River Avenue. Though the regional vision is still a desire of the communities, the strategy to reach that vision is still compartmentalized. Meridian Township established a Corridor Improvement Authority to support regional commercial development along Grand River Avenue – M-43.

A CIA is established through public act 280 of 2005 as a way to correct and prevent deterioration of business districts, encourage historic preservation, promote the economic growth of districts. Meridian Township's CIA spans all of Grand River and some parcels on Marsh road. The vision for the corridor is:

- A. A walkable commercial corridor
- B. Thriving commercial small and large business
- C. Mixed used development with residential as a component of development
- D. Non-motorized access

Meridian is a Charter Township and by that designation does not own the public streets and sidewalks. Access to funding to support the above priorities of the CIA can only be met with a funding source for the CIA. The CIA unanimously approved the research and possible creation of a Tax Increment finance plan to capture available real and personal property tax of the suggested parcels to enable a source of funding for the CIA. The TIF plan if approved would focus on infrastructure support, like drain improvements, street or sidewalk improvements, pedestrian walking upgrades or non-motorized upgrades. These and other components of TIF plans are available to be included in our overall approved eligible financing options. As an example, the approved TIF plan for the Downtown Development Authority is included. As written the DDA district could approve the reimbursement of funding to a developer for proposed improvements. With the creation of a TIF, over the duration of the plan the DDA could see an increase in their general fund based on the captured increase on the real and personal property tax of the district. That general fund is available to the DDA to purchase, replace, and improve the district based on approval of the DDA body. Should the CIA receive an approval from the 7 taxing jurisdictions for capture, the CIA will have funding to put toward public improvement projects. Attached are the projected capture tables for the associated capture parcels in the CIA. Note that Meridian Mall is removed from the potential capture and the duration request the 7 jurisdictions is 12 years. Projected capture after 12 years is a value of about \$13M- we could anticipate about \$82,000 a year increase. As a comparison the DDA has hovers around an annual taxable value of \$19M, we have a fund balance of \$85,000 in the year of positive capture.



Annual reports will be required much like the DDA, when collecting tax payer funding a transparent review of the use of the funds must happen each year. That annual report is due to the Township Board and State Tax Commission (no date required). For efficiency sake, the annual report can be submitted in May like the DDA annual report. Attached are the supporting documents, spreadsheet tables for review. The DDA approved TIF plan is also included to help members envision the eligible expenses a TIF plan could cover.

The next steps in establishing the TIF:

1. Submit the proposed TIF Plan for the CIA to the Township Board- the plan must include all of the require language and data pursuant to the act
2. If the CIA is submitting just a TIF plan, a public hearing is required per section 22 of the act with 20 days' notice to the tax jurisdiction, property owners and twice publicized in the paper for the general public.
3. After the public hearing the governing body will determine if this TIF plan has public purpose and meets the definition as provided in the act.
4. If approved within 60 days the TIF capture will be in effect.

ParcelMaster prnum	ParcelMaster	ParcelMaster use	ParcelMaster propcity	ParcelMaster	ParcelMaster ownername1	ParcelMaster ownername2	ParcelMaster ownername3	ParcelMaster ownername4	ParcelMaster ownername5	ParcelMaster ownername6	ParcelMaster	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
31-02-02-37-37-021	2784 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	TOM'S PARTY STORE INC		2778 S GRAND RIVER AVE	EAST LANSING MI 48223				34254	23199	30620	27166	30028	30068	30861	30861	30861	30861	30861	30861	30861	
31-02-02-37-37-023	2778 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	TOM'S PARTY STORE INC		2778 S GRAND RIVER AVE	EAST LANSING MI 48223				36500	37230	37975	38734	39509	40299	41105	42027	42866	43621	44493	45383	46291	
31-02-02-37-37-024	2778 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	TOM'S PARTY STORE INC		2778 S GRAND RIVER AVE	EAST LANSING MI 48223				30889	31050	32106	32793	33490	34209	34947	35684	36431	37190	37951	38712	39473	
31-02-02-37-37-025	2848 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	B & G ASSOCIATES LLC	ATTN: ALEX AVIANS	2838 S GRAND RIVER AVE	EAST LANSING MI 48223				29049	29169	29704	30356	30928	31522	32137	32761	33414	34084	34766	35460	36178	
31-02-02-37-37-021	2838 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	B & G ASSOCIATES LLC	C/O ALEX AVIANS	2838 S GRAND RIVER AVE	EAST LANSING MI 48223				34048	34747	35432	36176	36851	37541	38388	39206	39877	40655	41492	42322	43178	
31-02-02-37-37-023	2786 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	B & G ASSOCIATES LLC		2838 S GRAND RIVER AVE	EAST LANSING MI 48223				22340	22707	23183	23702	24170	24645	25137	25647	26178	26726	27290	27869	28464	
31-02-02-37-37-022	2760 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	B & G ASSOCIATES LLC		2838 S GRAND RIVER AVE	EAST LANSING MI 48223				218442	222839	227130	231832	236943	242487	248467	254867	261708	268912	276498	284498	292898	301298
31-02-02-37-37-024	2800 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	B & G ASSOCIATES LLC		2840 S GRAND RIVER AVE	EAST LANSING MI 48223				100490	103704	106160	109193	112043	114847	117624	120374	123105	125816	128507	131178	133830	
31-02-02-37-37-023	2771 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	CHENIEGA RESTAURANT PROPERTIES LLC		11210 TECH RD	SILVER SPRING MD 20904				483330	480556	448775	458771	467846	477005	486811	496808	506830	516900	527033	537224	547474	
31-02-02-37-37-024	2763 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	CONCRETE CREATION UNITS		600 BOK SQS	2000 LAKE MANOR ROAD - SUITE C				399522	376139	381744	391059	399788	407794	415905	424209	432715	441420	450328	459443	468768	
31-02-02-37-37-023	2843 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	LAKE		2100 LAKE MANOR ROAD - SUITE C	EAST LANSING MI 48223				911886	931444	949767	967692	985100	1002056	1018819	1035903	1053288	1071093	1089235	1107760	1126570	
31-02-02-37-37-023	2800 NORTHWOOD DR	AVE	EAST LANSING MI	48223	RED CLAM FLATS LLC		5030 NORTHWOOD DR #10	EAST LANSING MI 48223				636143	632466	605447	679768	682399	706139	720006	734716	749421	764983	779883	795180	810826	826836
31-02-02-37-46-002	2772 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	ACCORD PROPERTIES LLC	C/O COLLEGE PARK APARTMENTS	2100 COMARCON FRWY	EAST LANSING MI 48223				683790	654748	666033	677794	681349	705176	719080	733666	748919	763906	779372	794141	809206	824544
31-02-02-37-46-003	2700 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	UNION STREET COMMERCIAL, LLC		5178 24TH DRIVE SE	MILL CREEK WA 98022				102869	104763	106648	108514	110344	112164	114044	115917	117791	119657	121517	123371	125220	127064
31-02-02-37-46-013	5065 PARK LAKE RD	RD	EAST LANSING MI	48223	AV PROPERTIES LLC		313 ALBERT AVE, STE 202	EAST LANSING MI 48223				288000	290762	293606	296528	299510	302564	305689	308884	312059	315305	318613	321984	325420	328823
31-02-02-37-46-016	2842 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	SPARROW, EDWARD W HOSPITAL ASSOC	C/O CERE MARTIN	1111 MIDCHAM AV, STE 300	EAST LANSING MI 48223				0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-02-02-37-46-017	2790 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	EAST LANSING LOGIC, INC		2009 S HOFFERSON AVE	EAST LANSING MI 48223				672483	680369	690924	701705	712791	724134	735747	747521	759456	771651	784107	796834	809833	823104
31-02-02-37-46-018	2850 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	313 ALBERT AVE, STE 202		313 ALBERT AVE, STE 202	EAST LANSING MI 48223				1167912	1186710	1206984	1228402	1250137	1283949	1308628	1334380	1361205	1389177	1417308	1446699	1476454	1506588
31-02-02-37-46-019	2660 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	BERNA, ROBERT & MICHELLE		4211 SARBENT LUTHER KING JR BLVD	EAST LANSING MI 48223				399522	376139	381744	391059	399788	407794	415905	424209	432715	441420	450328	459443	468768	478201
31-02-02-37-46-017	5004 PARK LAKE RD	RD	EAST LANSING MI	48223	UNION STREET COMMERCIAL, LLC		5004 PARK LAKE RD	EAST LANSING MI 48223				399522	405644	412801	421111	430579	440207	450007	460087	470457	481107	491947	502978	514200	525613
31-02-02-30-26-001	2775 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	27512 STADIUM PLAZA LLC		525 W WARWICK DR	EAST LANSING MI 48223				2602889	2703907	2757985	2811445	2864406	2926796	2989332	3052309	3120098	3183628	3243419	3304973	3368490	3433968
31-02-02-30-27-001	2755 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	62755 LLC		5030 NORTHWOOD DR, STE 120	EAST LANSING MI 48223				244500	247400	250300	253200	256100	259000	261900	264800	267700	270600	273500	276400	279300	282200
31-02-02-30-27-002	4860 NORTHWOOD DR	AVE	EAST LANSING MI	48223	CS & B REAL PROPERTIES LLC		7925 CUTLER RD	BATH MI 48803				246644	251618	256600	261583	266575	271579	276593	281617	286650	291693	296746	301808	306871	311943
31-02-02-30-27-007	4922 NORTHWOOD DR	AVE	EAST LANSING MI	48223	62755 LLC		5030 NORTHWOOD DR, STE 120	EAST LANSING MI 48223				182000	187000	192000	197000	202000	207000	212000	217000	222000	227000	232000	237000	242000	
31-02-02-30-27-008	0 NORTHWOOD DR	DR	DEKROES MI	48854	62755 LLC		5030 NORTHWOOD DR, STE 120	EAST LANSING MI 48223				81900	85778	87200	89005	90800	92600	94400	96200	98000	100000	102000	104000	106000	
31-02-02-30-28-001	2875 NORTHWOOD DR	AVE	EAST LANSING MI	48223	313 ALBERT AVE, STE 202	ATTN: CORP REAL ESTATE ASSISMENTS	313 ALBERT AVE, STE 202	EAST LANSING MI 48223				343202	350668	357907	364929	371743	378453	385061	391667	398173	404678	411184	417690	424196	
31-02-02-30-28-010	2717 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	2717 GRAND RIVER AVE		2717 GRAND RIVER AVE	EAST LANSING MI 48223				240706	245558	250408	255257	260106	264955	269804	274653	279502	284351	289200	294049	298898	
31-02-02-30-28-012	2703 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	2703 GRAND RIVER AVE		2703 GRAND RIVER AVE	EAST LANSING MI 48223				581200	599966	609826	619691	629560	639434	649313	659197	669086	678980	688879	698783	708682	718586
31-02-02-30-28-011	2703 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	2703 GRAND RIVER AVE		2703 GRAND RIVER AVE	EAST LANSING MI 48223				342000	349446	356929	364451	371913	379415	386956	394537	402158	409819	417520	425261	433042	440863
31-02-02-30-28-012	2649 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	AUTOCONE DEVELOPMENT LLC		1213 PERRY STREET	MENAPPO VA 23603				514000	524800	535700	546600	557500	568400	579300	590200	601100	612000	622900	633800	644700	
31-02-02-30-28-015	2655 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	MERRIDIAN GRAND RIVER LLC		300 S WASHINGTON SQ, SUITE 400	EAST LANSING MI 48223				731430	748099	765061	782322	799883	807646	825611	843876	862441	881306	899471	917936	936601	955466
31-02-02-30-28-016	2649 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	STPA AUTO SERVICE, LLC		150 N MADISON AVE, 5TH FLOOR	EAST LANSING MI 48223				193700	197104	200504	203904	207304	210704	214104	217504	220904	224304	227704	231104	234504	237904
31-02-02-30-28-017	2643 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	SAGER, MARY T		2643 S GRAND RIVER AVE	EAST LANSING MI 48223				808455	105555	107666	109819	112013	114246	116519	118832	121195	123608	126071	128584	131147	133760
31-02-02-30-28-018	2655 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	MERRIDIAN GRAND RIVER LLC		300 S WASHINGTON SQ, SUITE 400	EAST LANSING MI 48223				394512	410362	426509	443144	460068	477381	495094	513207	531720	550644	570078	590022	610486	631490
31-02-02-30-28-019	2643 GRAND RIVER AVE	AVE	EAST LANSING MI	48223	MERRIDIAN GRAND RIVER LLC		300 S WASHINGTON SQ, SUITE 400	EAST LANSING MI 48223				394512	410362	426509	443144	460068	477381	495094	513207	531720	550644	570078	590022	610486	631490
31-02-02-30-28-020	0 PARK LAKE RD	RD	EAST LANSING MI	48223	INDEPENDENT PROPERTIES LLC		2008 PARK LAKE RD	EAST LANSING MI 48223				2979	3039	3099	3159	3219	3279	3339	3399	3459	3519	3579	3639	3699	3759
31-02-02-30-28-021	4860 PARK LAKE RD	RD	EAST LANSING MI	48223	ICOTCQUE INTEGRATIVE THERAPYS		2138 BURGESS ST	EAST LANSING MI 48223				311660	317673	318174	318775	319276	319777	320278	320779	321280	321781	322282	322783	323284	323785
31-02-02-30-28-022	4890 PARK LAKE RD	RD	EAST LANSING MI	48223	313 ALBERT AVE, STE 202	DNR REAL ESTATE DIV	313 ALBERT AVE, STE 202	EAST LANSING MI 48223				352025	359966	367447	375372	383297	391222	399147	407072	415000	422925	430850	438775	446700	454625
31-02-02-31-08-001	2421 GRAND RIVER AVE	AVE	DEKROES MI	48854	TRIE LLC		4077 CEDAR RD, SUITE 200	DEKROES MI 48854				159700	162804	166132	169475	172844	176227	179624	183045	186490	189959	193444	196944	200459	203989
31-02-02-31-08-002	2421 GRAND RIVER AVE	AVE	DEKROES MI	48854	WARD INVESTMENT GROUP LLC		2008 PARK LAKE RD	EAST LANSING MI 48223				159700	162804	166132	169475	172844	176227	179624	183045	186490	189959	193444	196944	200459	



# Development & Tax Increment Financing Plan

Delta Township Saginaw Highway  
Corridor Improvement Authority

CIA Board Approved September 13, 2021

Township Board Adopted December 6, 2021



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## EXECUTIVE SUMMARY

In 2021, Delta Charter Township approved the creation of the Saginaw Highway Corridor Improvement Authority. Although the impetus for creating the Authority was a large development project, the need for new tools to attract investment throughout the Saginaw Highway corridor was expressed by the community for more than a decade. Vacant storefronts, an aging appearance, and lack of accommodations for multiple modes of transportation have been cited as concerns during two master plan processes. The goal of the Corridor Improvement Authority (CIA) is to leverage existing and planned redevelopment along the Saginaw Corridor to create a more vibrant, walkable, and viable commercial corridor in the years to come.

A CIA allows for the use of taxes to fund qualified improvements within commercial corridors. Planning activities and studies to guide and facilitate future growth, infrastructure improvements to make the corridor safer for pedestrians, bicyclists, and transit riders, aesthetic changes and promotions to change the corridor's image, and other investments can be made using new tax revenue drawn from two key areas – Delta Crossings and Brookside Crossings.

The Development Plan and Tax Increment Finance Plan that follow outline the project goals to be funded via the Corridor Improvement Authority over the next 20 years. In the first two years, the captured tax revenue will allow the Township to invest almost half a million dollars into needed planning activities to set a vision for the future of the West Saginaw Highway corridor. Monies will be set aside to encourage the redevelopment of the Lansing Mall, and new infrastructure will be constructed in public rights-of-way and easements for the continued development of Delta Crossings. Taxing jurisdictions affected by the tax capture of the increased assessed value generated by the two sites will receive a 20% pass-through of additional revenue above the base amount which is currently collected.

Intentional public investment in a comprehensive vision, infrastructure, and quality of life improvements is needed to make the Saginaw Highway corridor more attractive for new growth and development. The CIA is a tool that is designed to stem the tide of disinvestment that is presently occurring on the east end. It is an effective mechanism to facilitate positive change and can provide leverage for grants, project matching dollars, and other opportunities that might not otherwise be available.

## SECTION I: INTRODUCTION

### Local Context and Need for Reinvestment

Delta Charter Township is a community of roughly 33,000 residents located in Eaton County in the Lansing Metro Area. First settled in the early-mid 1800s, the Township was incorporated in 1962. Comprised of 33 square miles, the township is largely home to single-family residential neighborhoods and low-density commercial development in a semi-rural setting. The Grand River and Carrier Creek flow through the community, offering natural amenities.

Saginaw Highway (M-43) is the major commercial thoroughfare in Delta Township, running east-west across the entire township. General traffic volumes are more than 25,000 vehicles per day. There is a large number of national retailers, fast food restaurants, strip malls, offices, local shops, and other uses that line the corridor. The Lansing Mall is located in the Township, however in recent years, there has been a decline in the viability of the mall and existing commercial properties. Store closures and vacant storefronts are becoming more prevalent.

Community input from the Township's 2013 Master Plan process and the 2020 planning process to refresh the plan have consistently identified the need for improvement and change. A desire has been expressed to see more walkability and Complete Streets. Objectives for commercial development have included:

- Continue efforts to address the decline of commercial properties on West Saginaw Highway east of Elmwood Road by reducing vacancies, recruitment of new businesses, and appropriate code enforcement.
- Encourage infill development and/or redevelopment of commercial properties where adequate infrastructure exists.
- Prepare for redevelopment of the Lansing Mall and surrounding properties, including the possibility of a new Town Center concept.

In 2020, a proposed mixed-use redevelopment, Delta Crossings, began its first phase of construction. Located on the north side of West Saginaw Highway, west of I-96, the project redevelops a former commercial site and increases the developable area of the site with new infrastructure. When all project phases are completed, Delta Crossings will be a mixed-use development offering several hundred thousand square feet of commercial space, 224 multiple-family dwelling units, and 100 single-family homes.

The Delta Crossings project has acted as a catalyst for the creation of a Corridor Improvement Authority as it can provide needed resources to address declining commercial properties along the West Saginaw Corridor. The Township will be able to leverage the nearly \$200 million in private capital investment into the Delta Crossings project for infrastructure and other improvements throughout the larger corridor.

It may seem paradoxical to encourage new development on the west side of the corridor while the east side is aging and facing challenges. National retail trends have demonstrated that malls like the Lansing Mall are rapidly dying. Green Street Advisors, a commercial property research firm, predicts by the end of 2021 that half of all mall-based department stores will close by the end of the year.<sup>1</sup> Discount stores, online shopping, declining store footprints, and a shrinking middle class has reshaped retail. Delta Township is not a "qualified community" as defined by the State of Michigan, which means that there are few economic development programs at its disposal to facilitate redevelopment. Tax revenue from Delta Crossings, through the Corridor Improvement Authority, provides the opportunity to make public investments in those portions of the Saginaw Highway Corridor where redevelopment is needed.

### **Overview of Corridor Improvement Authority Legislation**

In 2005, the Michigan Legislature passed Public Act 280, commonly referred to as the Corridor Improvement Authority Act. This Act was created to assist communities in mitigating and preventing deterioration in their business districts by allowing authorities to be established to utilize tax increment financing for development revitalization efforts. Recodified in PA 57 of 2018, the Corridor Improvement Authority Act can be a powerful tool to fund improvements in commercial corridors.

The creation of a CIA offers the following opportunities to the Saginaw Highway corridor:

- Creation of the CIA can assist in driving public-private partnerships;
- CIA activities can help generate new energy and attract private investment;
- Resources become available to leverage opportunities, such as matching dollars for grants and enhancements to a planned project;

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<sup>1</sup> <https://www.vox.com/recode/21717536/department-store-middle-class-amazon-online-shopping-covid-19>

- Provides a reason for business owners to collaborate and work together to improve the district;
- Monies for implementation will assist in creating momentum after planning initiatives to create an engaged community; and
- Can use captured tax increment revenues from Delta Crossings to begin to have an immediate impact across the entire CIA District.

### **Powers of Authority**

Once established, the Corridor Improvement Authority (CIA) can:

- Establish a tax increment financing plan
- Borrow money
- Issue revenue bonds and notes
- Levy special assessments
- Make improvements to property (e.g., façade improvement program, infrastructure upgrades)
- Construct, rehabilitate, preserve, equip, or maintain buildings
- Acquire property

The powers of the Authority are granted by the Township Board in its approval of the Authority's budget, this Development and TIF Plan, and in circumstances prescribed by law. For example, approval of the Township Board is required for any special assessments, revenue bonds or notes, and costs associated with property acquisition or construction. The Delta Township Corridor Improvement Authority, in its list of projects and in defining its TIF District, has focused the use of its powers on the improvement of public facilities within public easements or rights-of-way and other activities that generally benefit the development area rather than focusing on specific buildings.

### **Authority Board Composition**

The Saginaw Highway CIA Board is comprised of the Township Chief Executive plus eight members appointed by the Township Board. The majority of the Authority Board shall have an ownership or business interest in the development area. At least one member of the Authority Board shall be a resident of the development area or live within a half mile of the district. Terms are four years. Refer to Appendix A for a full list of the powers of a Corridor Improvement Authority and Board members.

### **Corridor Improvement Authority Goals**

Past priorities for the Saginaw Highway corridor include providing more walkable neighborhoods, incentivizing commercial development to fill vacant storefronts, and creating a safer corridor for all users. The CIA will build upon community priorities established in past planning efforts, however, a new vision for the West Saginaw Highway corridor is needed. Township and Authority Board members are unanimous in their desire to engage the community in a corridor planning process.

Business and property owners, residents, stakeholders, and other interests in Delta Township will be invited to envision how the Saginaw Highway corridor could evolve to meet the needs of today and tomorrow. While projects have been identified here, there is no detailed and exact plan about what the infrastructure might look like, how MDOT investments in Saginaw Highway/M-43 might be leveraged by the CIA to make additional street changes, what promotions might attract businesses, or other eligible activities that would reflect the community's desires. Therefore, regular public input during the implementation process of this Development and TIF Plan is needed to clearly define community goals and desired outcomes.

## Steps Taken Thus Far

On February 15, 2021, the Delta Township Board expressed its intent to establish a Corridor Improvement Authority and designate its development area boundaries as required by the Recodified Tax Increment Financing Act, PA 57 of 2018 (see Appendix B). After thorough discussion and engagement with the Township Board, taxing jurisdictions, and other stakeholders, the development area was identified: West Saginaw Highway between Waverly Road and Broadbent Road. Within the development area, there will be two tax increment financing capture areas: the Delta Crossings site and the Brookside Crossings site. Characteristics of the Development Area will be shared in more detail in Section II.

At its meeting on May 17, 2021, and again on June 7, 2021, the Township Board approved a resolution to establish a Corridor Improvement Authority (CIA) and development area along the Saginaw Highway corridor. On June 21, 2021, the Township Board appointed nine Authority Board members (see Appendix E). On August 16, 2021, the Corridor Improvement Authority passed its bylaws (see Appendix F).

## Criteria for CIAs

A Corridor Improvement Authority (CIA) may be created where certain criteria are met, per PA 57 of 2018, Sec. 605. These criteria are addressed in turn below.

Sec. 605(a) Is adjacent to or within 500 feet of a road classified as an arterial or collector according to the FHWA manual 'Highway Functional Classification – Concepts, Criteria, and Procedures'.

Yes, Saginaw Highway is an MDOT arterial (M-43).

Sec. 605(b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.

Yes, the proposed area meets the acreage and parcel requirement. The Development Area contains 219 contiguous parcels.

Sec. 605(c) More than ½ of the existing ground floor square footage in the development area is classified as commercial real property.

Yes, all uses within the area are commercial uses, there is no residential.

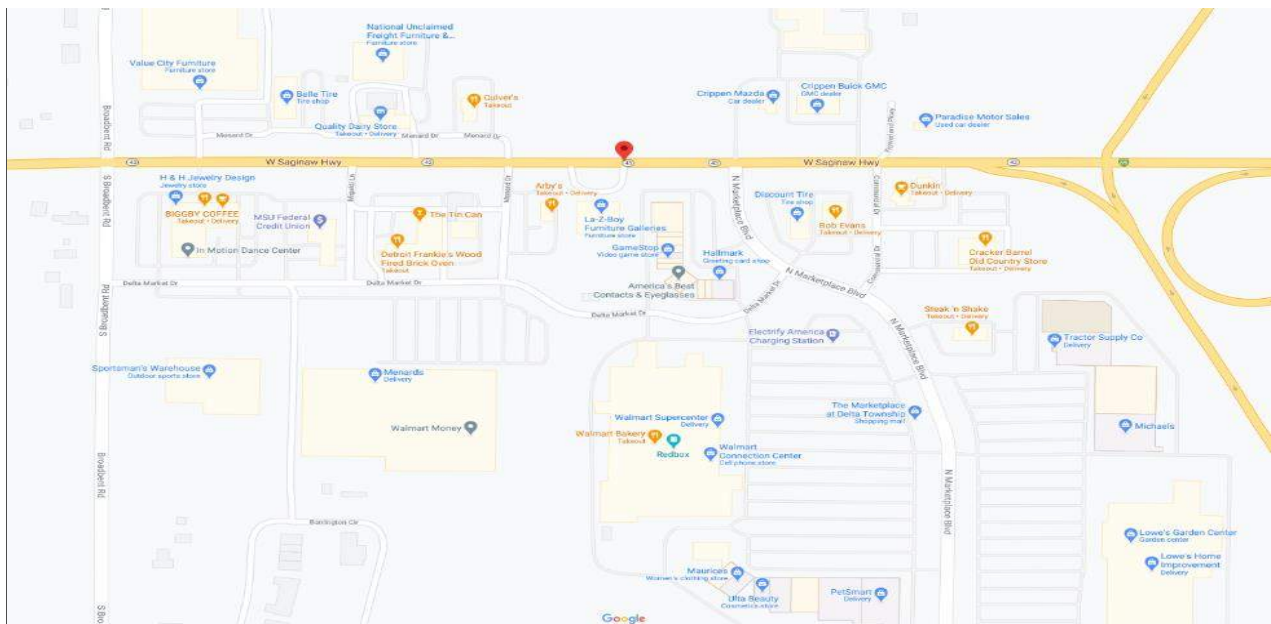


Figure 1. Depiction of Existing Commercial Uses



Sec. 605(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.  
 Yes, evidence of commercial uses has been provided that demonstrates the corridor has been in existence for the past 30 years. The image below depicts aerial imagery from 1992 with commercial uses depicted.



Figure 2. Aerial Imagery of the Saginaw Corridor, 1992

Sec. 605(e) Is presently served by municipal water or sewer  
 Yes, the corridor is presently served by water and sewer.

Sec. 605(f) Is zoned to allow for mixed use that includes high-density residential use.  
 Yes, the entire commercial corridor allows for mixed use buildings as a special land use. Retail and/or office is required on the ground floor and residential is allowed on upper floors.

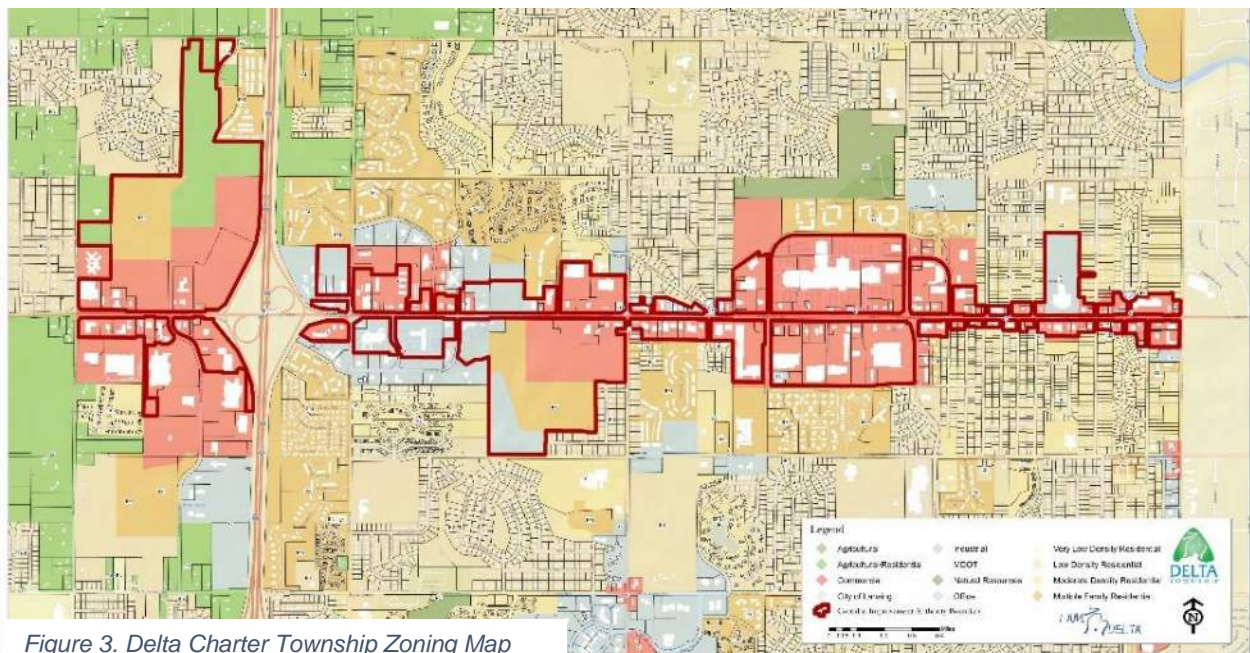


Figure 3. Delta Charter Township Zoning Map

Sec. 605(g) The municipality agrees (i) to expedite the local permitting and inspection process in the development area and (ii) to modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

Yes, in its resolution to establish a Corridor Improvement Authority at its May 17, 2021 meeting, the Delta Charter Township Board agreed to the above provision. Refer to Appendix D for the full resolution passed to establish the CIA.

## SECTION II: DEVELOPMENT PLAN

### Development Plan Requirements

This Development Plan is prepared pursuant to the requirements of MCL 125.4261 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

### Designation of Boundaries

*Sec. 621(2)(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.*

The Corridor Improvement Authority Development Area is that established by the Township Board in a Resolution passed on May 17, 2021 (see Appendix D). The area encompassed is West Saginaw Highway between Waverly Road and Broadbent Road.

It was determined that incorporating all properties within the defined Development Area into the Tax Increment Finance Capture Area presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects. The TIF Capture Areas within the Development Area are the Delta Crossings site and the Brookside Crossings site.

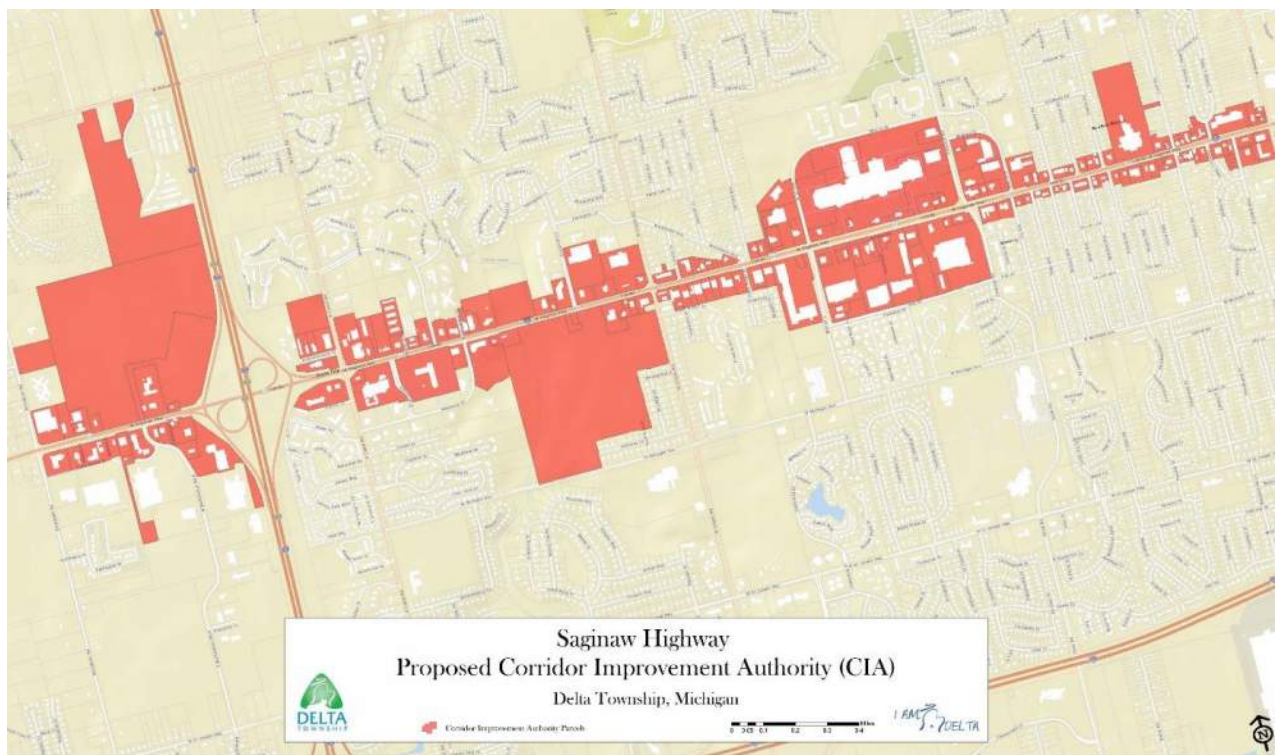


Figure 4. Development Area



Existing Streets, Public Facilities, and Land Uses

Sec. 621(2)(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

The CIA boundary is largely comprised of auto-oriented commercial development with pockets of office. Woodlands and wetlands surrounding Carrier Creek bisect the West Saginaw Highway corridor. Figure 5. Below depicts the existing land uses in the corridor. Figure 6. depicts the future land uses identified in the 2013 Master Plan.

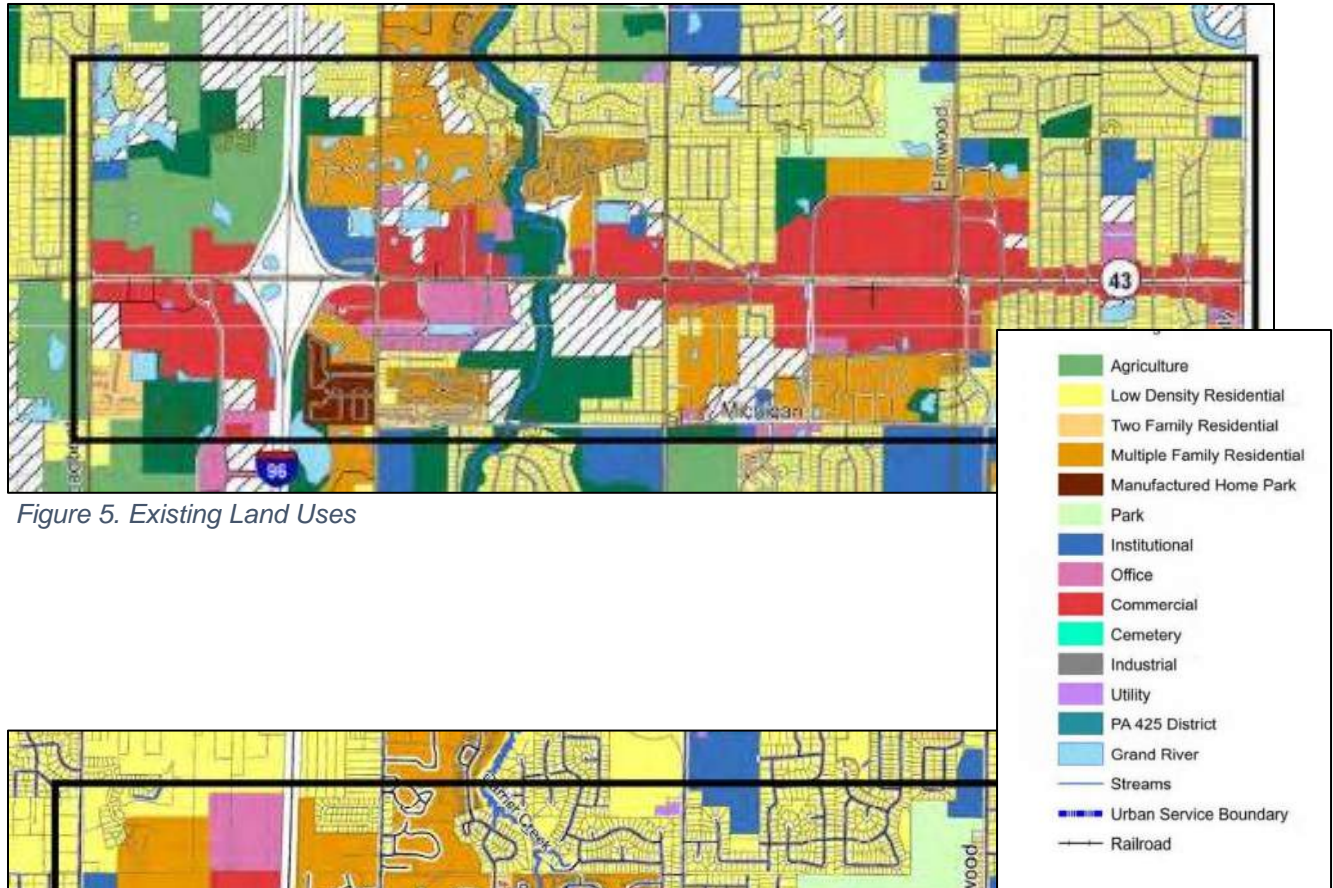


Figure 5. Existing Land Uses



Figure 6. Future Land Uses

The Table 1 below provides the legal description of property in the TIF Capture Property areas. Refer to Appendix J Tables 1A and 1B for a more detailed breakdown of the TIF Capture Areas property and to Appendix I for the legal description of the Development Area property.

<b>Table 1 - TIF Capture Property</b> <b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b> <b>Real Property Parcel Data Values for: 2021 (as of 12/31/2020)</b> <b>Excludes any Personal Property</b>		
Capture Area	Property Owner	Parcel ID Numbers
Delta Crossings	Unified Group LLC	040-009-300-090-01 040-009-100-047-00 040-009-300-033-01
Brookside Crossings	Brookside Crossing LLC	040-015-200-150-00 040-015-200-102-01

Below are TIF Capture Property Maps identifying the Delta Crossings and Brookside Crossings parcels subject to TIF capture.



Figure 7. Delta Crossings + Brookside Crossings TIF Capture Property Map

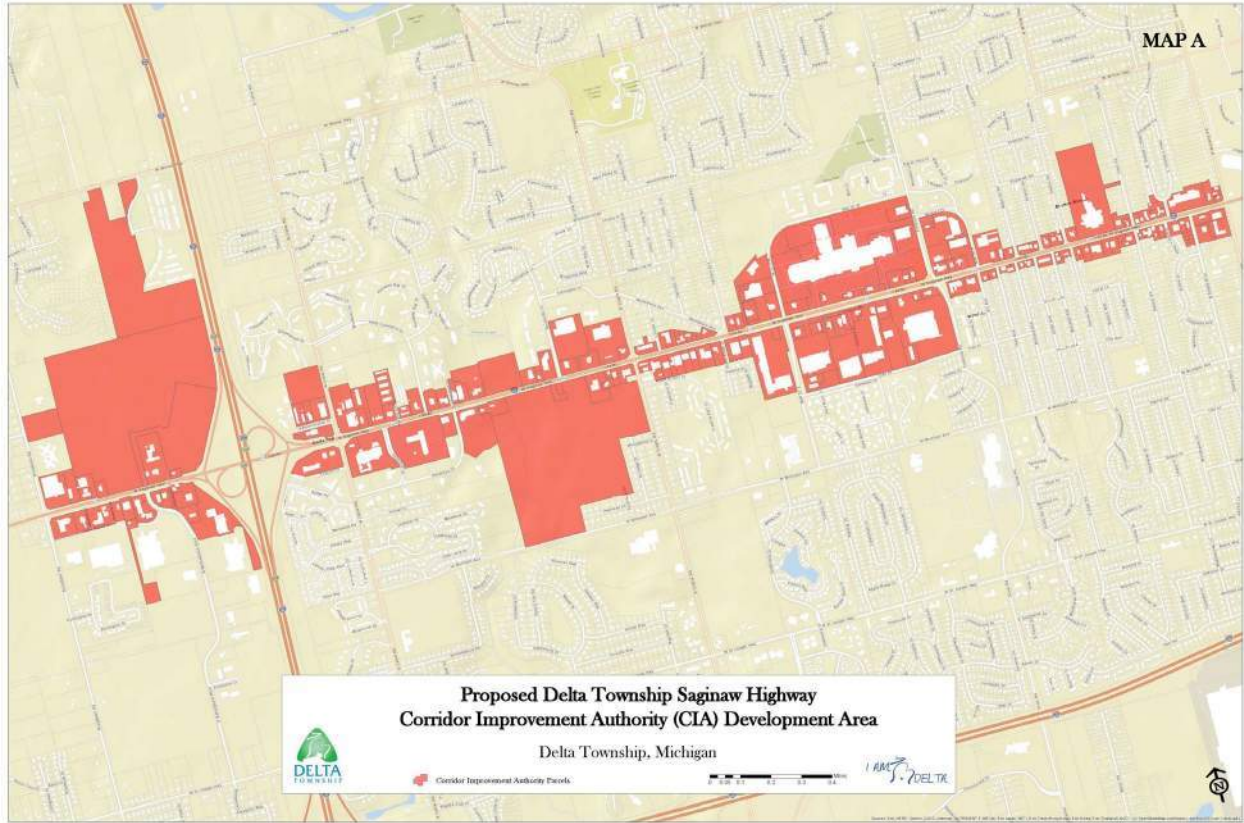
Existing Improvements to be Demolished, Repaired, or Altered

Sec. 621(2)(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

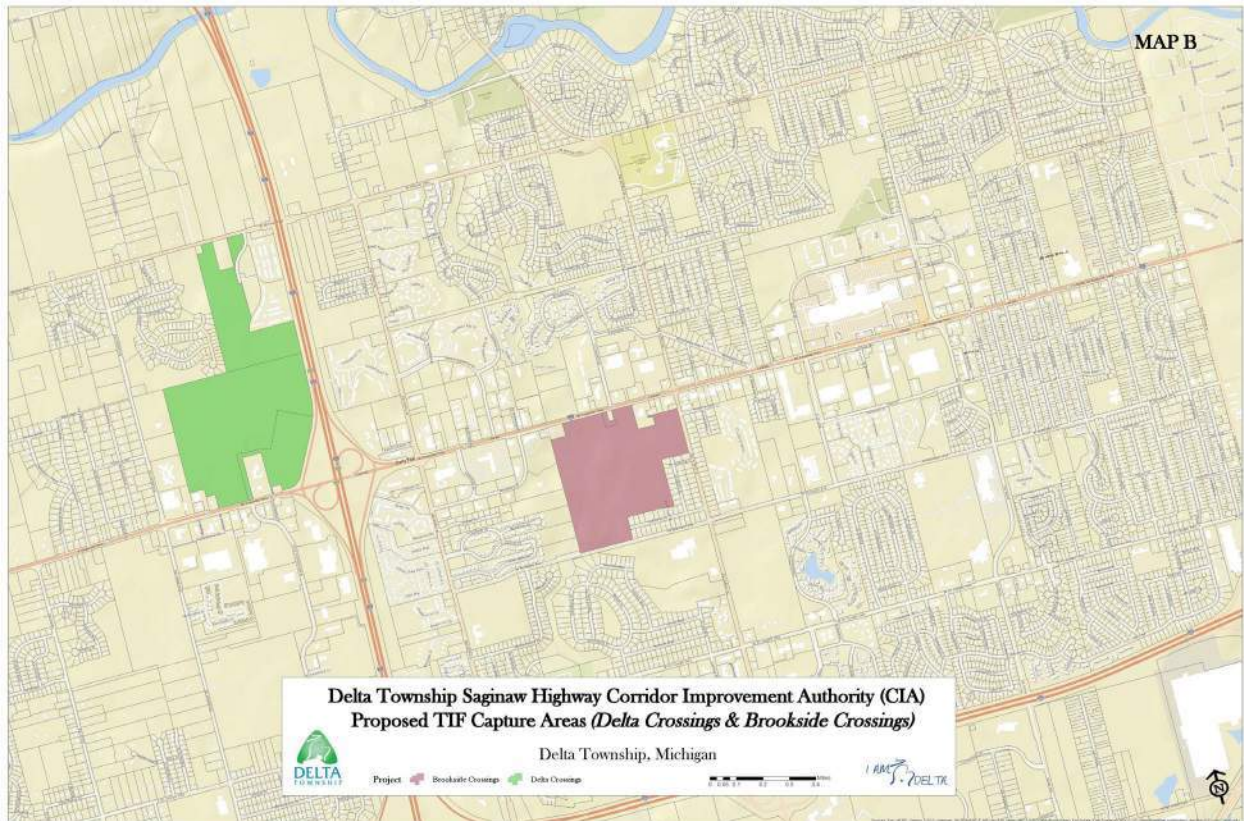
A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget in the next subsection. The cost and time estimates included



MAP A  
MAP OF PROPOSED DEVELOPMENT AREA FOR DELTA TOWNSHIP SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY



MAP B  
MAP OF PROPOSED TIF CAPTURE AREAS FROM CIA DISTRICT



in the project schedule and budget are for estimate purposes only and may be revised by the Authority Board at any time without amending this Plan.

Location, Extent, Character, and Estimated Cost of Improvements

*Sec. 621(2)(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

Infrastructure improvement costs within a public right-of-way or easement associated within the Delta Crossings area, Lansing Mall area, and remaining development area corridor for allowable projects are defined below and their cost estimates are in Table 2 of Appendix J.

During discussion with the Township and Authority Boards, types of eligible projects were explored within the following categories of projects were identified. See Table 2 of Appendix J for a complete list of projects.

<b>Project Category</b>	<b>Example Project(s)</b>
<i>(including but not limited to the following – See Table 2 of Appendix J)</i>	
Site Preparation	Easement acquisition, grading and land balancing, etc.
Utilities and Communications	Water, sanitary, storm, electric, gas, fiber/broadband, etc.
Streets and Streetscapes	Road improvements, sidewalks, street lighting, etc.
Mobility	Non-motorized connections (bike paths, walking trails), Public transportation facilities (transit stations, bus stops), etc.
Long Term Maintenance Reserve	Infrastructure located within in Public Right-of-Ways and Easements
Public Amenities	Development of public spaces (parks), enhancement of public services, etc.
CIA Implementation	CIA and District establishment, Zoning amendments, etc.
Professional Services	Engineering and professional fees, etc.
Studies and Plans	Non-motorized feasibility study, traffic studies, business attraction and retention strategy, etc.
Administration	Legal, accounting, communications, etc.
Other	Contingency, cost of financing

During these discussions, the following priorities for projects emerged. Project categories in order of importance are: planning and professional services; streets and streetscapes; site preparation; mobility; and public amenities. As was mentioned under Goals, the order of these priorities and their focus may change once additional planning occurs and public input is received. The Authority Board may revise project priorities at any time without amending this Plan.

Construction Staging

*Sec. 621(2)(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

See Table 2 of Appendix J for estimated years of planned construction phasing and timeline. Estimated years shown for completion of projects are years of completion by December 31 of that year.

### Designated Open Space

*Sec. 621(2)(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.*

There are no parts of the Development Area currently contemplated for open space as shown on the Future Land Use map. It is possible that a public park or other open space may be desired in the Lansing Mall area should the mall be redeveloped into a town center.

### Property to be Sold, Donated, Exchanged, or Leased

*Sec. 621(2)(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.*

The Authority does not intend to sell, donate, exchange, or lease property from the Township.

### Zoning Changes

*Sec. 621(2)(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.*

The recommendations of the Saginaw Highway Corridor Plan, or some other plan that identifies changes in land use, zoning, streets, utilities, and other infrastructure, will provide this needed detail once complete. If best practice examples are to be applied, it should be anticipated that desired zone changes would likely be comprised of more intense mixed of uses, including a range of housing types and densities. Changes to streets, street levels, intersections, traffic flow, or utilities will consist of converting Saginaw Highway into a boulevard given prior conversations with MDOT. The addition and/or improvement of non-motorized infrastructure would be consistent with community input received in other planning efforts. Initiatives to green the corridor with additional tree canopy and landscaping to cool parking lots, provide shade to pedestrians, and increase stormwater uptake should be anticipated.

### Estimated Costs and Financing

*Sec. 621(2)(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.*

Estimated costs of the planned projects are located in Table 2 of Appendix J. The projects and their estimated costs within each line-item Category are intended to be paid for with tax increment revenues from the TIF Capture Property shown in Table 1. The costs projected in Table 2 may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099.

Township allowable projects financing methods may be through a combination of financial sources, such as: Donations and Grants; Tax Increment Financing (TIF: Governed by this Plan and the CIA); Special Assessments (subject to Township Charter); Other sources approved by the Township.

The following shall apply to all private development projects identified herein: All tax increment revenue reimbursements authorized under this Plan shall be governed by a Development and Reimbursement Agreement. For Delta Crossings/Lansing Mall/Brookside Crossings' allowable projects, the CIA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of projects and estimates of costs to be reimbursed in this Plan is intended to authorize the CIA to fund such reimbursements from tax increment revenues generated by 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 Development and Reimbursement Agreement contemplated by this Plan.

- Delta Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Delta Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J.
- Lansing Mall allowable projects are to be financed by the Owner(s) of these properties if the CIA finds that there has not been enough accumulation of tax capture to provide immediate reimbursement for infrastructure improvements within public rights-of-way and easements or if other CIA priorities have been identified to take precedence. The Owner(s), then, will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Lansing Mall Owner(s) will either be provided with a grant after allowable projects costs have been fully accounted for, reimbursed with captured tax increment revenues for the allowable project costs, or a combination thereof. The \$3 million earmarked for public infrastructure investments is intended to facilitate transformational redevelopment on the property that will increase the tax base, create jobs, and enhance the quality of life in Delta Township. Allowable project costs are estimated in Table 2 of Appendix J.
- Brookside Crossings. Should Brookside Crossings develop earlier than estimated and/or generate a greater amount of revenue than projected, and if Brookside Crossings were to seek to develop infrastructure in public rights of way or easements as part of its development project, then the CIA may consider the request and engage in a development agreement so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099. If this number is exceeded, then this Development and TIF Plan would need to be amended in coordination with other local taxing jurisdictions. Brookside Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Brookside Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J, as identified for Delta Crossings and Lansing Mall. Funds for Brookside Crossings have not been specifically allocated given that all funds within the 20-year time frame have been purposed in this Plan, however, a failure to perform by Delta Crossings and/or Lansing Mall would provide the opportunity to facilitate Brookside Crossings' development.

As a similar property and potential project to the Delta Crossings project, using the Delta Crossings project's average Estimated Future Taxable Value (FTV) of \$486,479 per acre and True Cash Value (TCV) of \$972,957 per acre for the building(s), land improvements and land upon 100% completion of construction were applied to the potential Brookside Crossings project's 113.77 acre development. That derived and estimated Brookside Crossings FTV was then phased-in over a period of 20 years based upon an estimated percentage change in Future Taxable Values (FTV) of building(s) and land improvements (which excluded any Personal Property for projection purposes even though the CIA Plan will also capture all Personal Property taxes allowed for capture) in the year the percent of construction is completed, projected as follows:

- % Completed by 12/31/2020 through % Completed by 12-31-2024 is 0%
- % Completed by 12/31/2025 through % Completed by 12-31-2030 is 10%
- % Completed by 12/31/2031 through % Completed by 12-31-2035 is 25%
- % Completed by 12/31/2036 through % Completed by 12-31-2040 is 60%
- % Completed by 12/31/2041 and beyond (End) is 100%

#### Designees and Beneficiaries

**Sec. 621(2)(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.**

The CIA does not currently have any information designating any person or persons, natural or corporate, to whom all or a portion of any development will be leased, sold, or conveyed in any manner.

#### Procedures for Bidding

**Sec. 621(2)(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.**

The CIA does not plan to lease, sell, or convey all or a portion of any development upon its completion.

#### Displaced Persons and Relocation

**Sec. 621(2)(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. Including Sec. 621(2)(m) and Sec. 621(2)(n).**

No persons will be relocated due to the activities of the Corridor Improvement Authority in the Development Area.

#### Compliance with PA 227 of 1972

**Sec. 621(2)(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.**

There are no occupied residences targeted for acquisition or development under the Development Plan, so no relocation of families or individuals is anticipated. Thus, there is no need to develop a plan for compliance with PA 227 of 1972, the Relocation Assistance Act.

#### Amendments

**Sec. 621(2)(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.**

Any amendments to the Plan will be submitted to the Delta Charter Township Board by the Corridor Improvement Authority, as required by Act 57 of 2018.

#### Periodic Evaluation of Plan

**Sec. 621(2)(q) A schedule to periodically evaluate the effectiveness of the development plan.**

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the Township Board as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the Township Board.

#### Other Relevant Information

**Sec. 621(2)(r) Other material that the authority, local public agency, or governing body considers pertinent.**

The Development Plan will utilize Tax Increment Financing to achieve its goals. The TIF Plan is outlined in Section III.

### **SECTION III: TAX INCREMENT FINANCE PLAN**

The TIF Plan identifies where revenue within the Development Area will be captured and how monies will be spent in infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the Saginaw Highway corridor. State law (PA 57 of 2018), requires the following information be included in the TIF Plan:

- Detailed explanation of the tax increment procedure;
- The maximum amount of bonded indebtedness to be incurred;
- Duration of the program;
- Statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located; and
- Portion of captured assessed value intended to be used by the authority.

#### **Why TIF Plan Is Necessary and How It Works**

The Delta Township CIA has determined that, in order to finance the Development Plan, a Tax Increment Financing Plan must be adopted. The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district and to make investments that will encourage redevelopment.

A Tax Increment Finance Plan is proposed for the Saginaw Highway CIA to capture the increased assessed value of property due to redevelopment that could not otherwise be expected. From extensive discussion with Delta Township Board and staff, it was determined that a Development Area incorporating the Saginaw Highway corridor between Waverly Road and Broadbent Road would generate the most benefit to the Township.

Additionally, it was determined that incorporating all properties within the defined Development Area presented a significant administrative burden with very little benefit in terms of additional revenue to support CIA projects. Thus, the TIF Capture Property areas will only be those parcels constituting the Delta Crossings property and the Brookside Crossings property as identified in Table 1, listed above.



### Estimated Projected Future Captured Incremental Taxable Values

An estimate of the future captured incremental taxable values for each year of the Plan for each of the TIF Capture Property areas is summarized in Table 5 below. The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Tax Capture 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 Tax Capture Property may vary.

See Tables 5A and 5B of Appendix J for the detailed breakdown by TIF Capture Property area.

<b>Table 5 - Estimated Projected Future Taxable Value (PFTV) Information</b>			
<b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b>			
<b>Delta Charter Township, Michigan</b>			
<b>Tax Year</b>	<b>Delta Crossings Captured Incremental Taxable Values</b>	<b>Brookside Crossings Captured Incremental Taxable Values</b>	<b>Combined Total Captured Incremental Taxable Values</b>
2021 - Base Year	\$ -	\$ -	
2022 - Start of Tax Capture	\$ 17,486,004	\$ 15,217	\$ 17,501,221
2023	\$ 36,943,083	\$ 30,699	\$ 36,973,781
2024	\$ 55,292,390	\$ 46,450	\$ 55,338,840
2025	\$ 68,657,880	\$ 62,475	\$ 68,720,355
2026	\$ 85,275,761	\$ 5,613,446	\$ 90,889,207
2027	\$ 94,039,527	\$ 5,726,337	\$ 99,765,864
2028	\$ 95,729,087	\$ 5,841,192	\$ 101,570,279
2029	\$ 97,448,045	\$ 5,958,046	\$ 103,406,091
2030	\$ 99,196,913	\$ 6,076,933	\$ 105,273,846
2031	\$ 100,976,211	\$ 14,644,344	\$ 115,620,555
2032	\$ 102,786,469	\$ 14,914,373	\$ 117,700,842
2033	\$ 104,628,225	\$ 15,189,100	\$ 119,817,325
2034	\$ 106,502,028	\$ 15,468,607	\$ 121,970,635
2035	\$ 108,408,436	\$ 15,752,978	\$ 124,161,413
2036	\$ 110,348,014	\$ 35,750,693	\$ 146,098,707
2037	\$ 112,321,342	\$ 36,387,972	\$ 148,709,314
2038	\$ 114,329,005	\$ 37,036,340	\$ 151,365,345
2039	\$ 116,371,602	\$ 37,695,989	\$ 154,067,590
2040	\$ 118,449,739	\$ 38,367,116	\$ 156,816,855
2041	\$ 120,564,037	\$ 60,338,956	\$ 180,902,993
<b>Totals</b>	<b>\$ 1,865,753,796</b>	<b>\$ 350,917,262</b>	<b>\$ 2,216,671,058</b>

### **Estimated Tax Capture and Impact on Taxing Jurisdictions**

Estimates project that the CIA is expected to capture the tax increment revenues from 2022 through 2041 which will be generated by the increase in taxable value. This Plan's capture of tax increment revenues shall not exceed 20 years, unless amended. The following Table 6 provides a summary of the projected captured tax increment revenues impacting the taxing jurisdictions during the planned 20-year tax capture period after a 20% pass-through from a portion (20% property value increase) of the increase on the base taxes paid due to any new private development within the Tax Capture Property areas that results in added private investment/improvements thus increasing taxable values on those specific parcels. 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 from the Tax Capture Property areas.

Estimated costs of the planned projects are located in Table 2 of Appendix J. The projects and their estimated costs within each line-item Category are intended to be paid for with tax increment revenues from the TIF Capture Property shown in Table 1. The costs projected in Table 2 may switch Categories as these are preliminary estimates. Costs may be adjusted and fall under a different Category so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099.

Township allowable projects financing methods may be through a combination of financial sources, such as: Donations and Grants; Tax Increment Financing (TIF: Governed by this Plan and the CIA); Special Assessments (subject to Township Charter); Other sources approved by the Township.

The following shall apply to all private development projects identified herein: All tax increment revenue reimbursements authorized under this Plan shall be governed by a Development and Reimbursement Agreement. For Delta Crossings/Lansing Mall/Brookside Crossings' allowable projects, the CIA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of projects and estimates of costs to be reimbursed in this Plan is intended to authorize the CIA to fund such reimbursements from tax increment revenues generated by 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 Development and Reimbursement Agreement contemplated by this Plan.

- Delta Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Delta Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J.
- Lansing Mall allowable projects are to be financed by the Owner(s) of these properties if the CIA finds that there has not been enough accumulation of tax capture to provide immediate reimbursement for infrastructure improvements within public rights-of-way and easements or if other CIA priorities have been identified to take precedence. The Owner(s), then, will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Lansing Mall Owner(s) will either be provided with a grant after allowable projects costs have been fully accounted for, reimbursed with captured tax increment revenues for the allowable project costs, or a combination thereof. The \$3 million earmarked for public infrastructure investments is intended to facilitate transformational redevelopment on the property that will increase the tax base, create jobs, and enhance the quality of life in Delta Township. Allowable project costs are estimated in Table 2 of Appendix J.

- Brookside Crossings. Should Brookside Crossings develop earlier than estimated and/or generate a greater amount of revenue than projected, and if Brookside Crossings were to seek to develop infrastructure in public rights of way or easements as part of its development project, then the CIA may consider the request and engage in a development agreement so long as the Plan adjustments of project costs stay within the Grand Total of all Categories estimated up to \$34,824,099. If this number is exceeded, then this Development and TIF Plan would need to be amended in coordination with other local taxing jurisdictions. Brookside Crossings allowable projects are to be financed by the Owner(s) of those properties. The Owner(s) will most likely obtain conventional bank financing for a construction loan, cash equity, land equity, and other funding sources. The Brookside Crossings Owner(s) will be reimbursed with captured tax increment revenues for the allowable project costs estimated in Table 2 of Appendix J, as identified for Delta Crossings and Lansing Mall. Funds for Brookside Crossings have not been specifically allocated given that all funds within the 20-year time frame have been purposed in this Plan, however, a failure to perform by Delta Crossings and/or Lansing Mall would provide the opportunity to facilitate Brookside Crossings' development.

As a similar property and potential project to the Delta Crossings project, using the Delta Crossings project's average Estimated Future Taxable Value (FTV) of \$486,479 per acre and True Cash Value (TCV) of \$972,957 per acre for the building(s), land improvements and land upon 100% completion of construction were applied to the potential Brookside Crossings project's 113.77 acre development. That derived and estimated Brookside Crossings FTV was then phased-in over a period of 20 years based upon an estimated percentage change in Future Taxable Values (FTV) of building(s) and land improvements (which excluded any Personal Property for projection purposes even though the CIA Plan will also capture all Personal Property taxes allowed for capture) in the year the percent of construction is completed, projected as follows:

- % Completed by 12/31/2020 through % Completed by 12-31-2024 is 0%
- % Completed by 12/31/2025 through % Completed by 12-31-2030 is 10%
- % Completed by 12/31/2031 through % Completed by 12-31-2035 is 25%
- % Completed by 12/31/2036 through % Completed by 12-31-2040 is 60%
- % Completed by 12/31/2041 and beyond (End) is 100%

*See Tables 6A and 6B of Appendix J for the detailed breakdown by TIF Capture Property area.*

### **Taxes Returned/ Gained to Taxing Jurisdictions**

In order to afford the taxing jurisdictions the ability to meet their annual budgetary needs with the existing taxes they are currently receiving from the parcels in the Tax Capture Property areas, this Plan will pass-through the existing base taxes paid (Base Year 2021) of all parcels in the Tax Capture Property areas, as provided for in the Act, and a portion (20% property value increase) of the increase on the base taxes paid due to any new private development within the Tax Capture Property areas that results in added private investment/improvements thus increasing taxable values on those specific parcels. These payments are subject to certain triggering conditions and would be made from available tax increment revenues, as agreed to between the taxing jurisdictions, the CIA, and Township, as provided for in the Act.

*See Tables 7A and 7B of Appendix J for the detailed breakdown by TIF Capture Property area.*

**Table 6 - Estimated Tax Capture & Impact on Taxing Jurisdictions: *With 20% Tax Pass-Through***

**DELTA CROSSINGS & BROOKSIDE CROSSINGS**

**Delta Charter Township, Michigan**

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS <sup>1</sup>	% of Millage Rate Allowed for Tax Capture by CIA <sup>2</sup>	Delta Crossings Total Tax Capture & Impact During Tax Capture Period	Brookside Crossings Total Tax Capture & Impact During Tax Capture Period	Combined Total Tax Capture & Impact During Tax Capture Period
	CIA Years All Years			
<b>DELTA TOWNSHIP</b>	-			
Operating	80%	\$ 7,356,593	\$ 1,383,653	\$ 8,740,245
Paramedic	80%	\$ 1,477,080	\$ 277,814	\$ 1,754,894
<i>Subtotal of Local Government Unit (LGU): Annual</i>	-	\$ 8,833,673	\$ 1,661,467	\$ 10,495,139
<b>EATON COUNTY</b>	-			
County Operating	80%	\$ 7,775,865	\$ 1,462,511	\$ 9,238,376
County 911	80%	\$ 1,416,480	\$ 266,416	\$ 1,682,897
County EATRAN	80%	\$ 372,703	\$ 70,099	\$ 442,802
County Jail	80%	\$ 1,043,777	\$ 196,317	\$ 1,240,094
County Juvenile	80%	\$ 521,814	\$ 98,145	\$ 619,959
County Med Care	80%	\$ 186,277	\$ 35,036	\$ 221,312
County Road	80%	\$ 2,236,666	\$ 420,680	\$ 2,657,345
<b>LIBRARY</b>	-			
Delta District Library	80%	\$ 1,492,603	\$ 280,734	\$ 1,773,337
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-			
Eaton RESA School Operating	0%	\$ -	\$ -	\$ -
Eaton RESA Special Education	0%	\$ -	\$ -	\$ -
Eaton RESA Vocational Education	0%	\$ -	\$ -	\$ -
<b>COMMUNITY COLLEGE</b>	-			
Lansing Community College	80%	\$ 5,638,606	\$ 1,060,528	\$ 6,699,135
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-			
Grand Ledge School District - Debt	0%	\$ -	\$ -	\$ -
Grand Ledge School District - Building & Site (Sinking Fund)	0%	\$ -	\$ -	\$ -
<i>Subtotal of Non-LGU Local: Annual</i>	-	\$ 20,684,791	\$ 3,890,465.3	\$ 24,575,256.7
<b>Total Local Tax Capture: Annual</b>	-	\$ 29,518,464	\$ 5,551,932.2	\$ 35,070,396.1
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-			
State Education Tax - SET	0%	\$ -	\$ -	\$ -
Grand Ledge Local School Operating - LSO	0%	\$ -	\$ -	\$ -
<b>Total State &amp; Local School: Annual</b>	-	\$ -	\$ -	\$ -
<b>TOTAL LOCAL and STATE &amp; LOCAL SCHOOL TAX CAPTURE: ANNUAL</b>	-	\$ 29,518,464	\$ 5,551,932	\$ 35,070,396

**Notes:**

The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Assumes that for the duration of the CIA Plan tax capture period, for any millages allowed for Tax Capture, the CIA will capture the percentage of Tax Capture/ Millages shown in "% of Millage Rate Allowed for Capture by CIA," with the difference returned to the individual Taxing Jurisdictions. For any Millages not allowed for Tax Capture, 100% of the Taxes Paid will be returned to the individual Taxing Jurisdictions.

**Table 7 - Taxes Returned/ Gained to Taxing Jurisdictions (TJs) Excluding Base Year Taxes Paid**

<b>DELTA CROSSINGS &amp; BROOKSIDE CROSSINGS</b>			
<b>Delta Charter Township, Michigan</b>			
<b>AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS (TJ) <sup>1</sup></b>	<b>Amount Returned to TJ because Tax Capture is Not Allowed <sup>2</sup></b>		
	<b>Amount Returned / Gained to TJ because of 20% Pass-Through Tax Sharing <sup>3</sup></b>		
	<b>Delta Crossings</b>	<b>Brookside Crossings</b>	<b>Combined</b>
	<b>Total Taxes Returned / Gained During CIA Plan Tax Capture Period</b>	<b>Total Taxes Returned / Gained During CIA Plan Tax Capture Period</b>	<b>Total Taxes Returned / Gained During CIA Plan Tax Capture Period</b>
- <b>DELTA TOWNSHIP</b>	-	-	-
- Operating	\$ 1,839,148	\$ 345,913	\$ 2,185,061
- Paramedic	\$ 369,270	\$ 69,454	\$ 438,724
<i>Subtotal of Local Government Unit (LGU): Annual</i>	\$ 2,208,418	\$ 415,367	\$ 2,623,785
- <b>EATON COUNTY</b>	-	-	-
- County Operating	\$ 1,943,966	\$ 365,628	\$ 2,309,594
- County 911	\$ 354,120	\$ 66,604	\$ 420,724
- County EATRAN	\$ 93,176	\$ 17,525	\$ 110,701
- County Jail	\$ 260,944	\$ 49,079	\$ 310,024
- County Juvenile	\$ 130,454	\$ 24,536	\$ 154,990
- County Med Care	\$ 46,569	\$ 8,759	\$ 55,328
- County Road	\$ 559,166	\$ 105,170	\$ 664,336
- <b>LIBRARY</b>	-	-	-
- Delta District Library	\$ 373,151	\$ 70,183	\$ 443,334
- <b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-	-	-
- Eaton RESA School Operating	\$ 333,224	\$ 62,674	\$ 395,897
- Eaton RESA Special Education	\$ 5,009,549	\$ 942,213	\$ 5,951,762
- Eaton RESA Vocational Education	\$ 1,669,290	\$ 313,966	\$ 1,983,256
- <b>COMMUNITY COLLEGE</b>	-	-	-
- Lansing Community College	\$ 1,409,652	\$ 265,132	\$ 1,674,784
- <b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-
- Grand Ledge School District - Debt	\$ 10,504,194	\$ 1,975,664	\$ 12,479,858
- Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,482,155	\$ 278,769	\$ 1,760,923
<i>Subtotal of Non-LGU Local: Annual</i>	\$ 24,169,609	\$ 4,545,902	\$ 28,715,511
<i>Total Local Tax Capture: Annual</i>	\$ 26,378,027	\$ 4,961,268	\$ 31,339,295
- <b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-
- State Education Tax - SET	\$ 11,194,523	\$ 2,105,504	\$ 13,300,026
- Grand Ledge Local School Operating - LSO	\$ 26,423,480	\$ 6,316,511	\$ 32,739,990
<b>Total State &amp; Local School: Annual</b>	\$ 37,618,002	\$ 8,422,014	\$ 46,040,017
<b>TOTAL LOCAL and STATE &amp; LOCAL SCHOOL TAX CAPTURE: ANNUAL</b>	\$ 63,996,030	\$ 13,383,283	\$ 77,379,312
<b>Notes:</b>			
1	The most current available millage rates are utilized (Summer & Winter - 2020) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.		
2	Amount Returned to TJ because Tax Capture is Not Allowed: Intermediate School Districts (ISD) / Regional Educational Service Agency (RESA), Local School Millages, State School Millages.		
3	Amount Returned to TJ because of 20% Pass-Through Tax Sharing: Delta Township, Eaton County, Library, Community College.		

### Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period

Table 8 below provides an analysis of the incremental taxes paid over the 20-year tax capture period. Taxes returned to taxing units that are not subject to TIF capture are identified in addition to taxing jurisdictions subject to TIF capture. For the taxing jurisdictions subject to TIF capture, significant benefit and gains in taxes received by these taxing jurisdictions will be realized through their continued receipt of the existing base taxes and the 20% pass-through of new incremental taxes from the TIF Capture Property areas.

See Tables 8A and 8B of Appendix J for the detailed breakdown by TIF Capture Property area.

Table 8 - Taxing Jurisdiction Analysis of Incremental Taxes Paid: 20-Year CIA Tax Capture Period					
DELTA CROSSINGS & BROOKSIDE CROSSINGS					
Delta Charter Township, Michigan					
Taxing Unit	Incremental Taxes Paid (over 20-Years)	Taxes Returned to Taxing Unit (because CIA Tax Capture is not allowed) (over 20-Years)	Taxes Paid on Base Year Taxable Value/ Initial Taxable Value (over 20-Years)	Taxes Passed-through to each Taxing Jurisdiction (over 20-Years)	Total (over 20-Years)
Percentage to Taxing Unit	-	100%		20%	
<b>DELTA TOWNSHIP</b>					
Operating	\$ 10,925,307	\$ -	\$ 388,001	\$ 2,185,061	\$ 2,573,063
Paramedic	\$ 2,193,618	\$ -	\$ 77,904	\$ 438,724	\$ 516,628
<b>EATON COUNTY</b>					
County Operating	\$ 11,547,970	\$ -	\$ 410,115	\$ 2,309,594	\$ 2,719,708
County 911	\$ 2,103,621	\$ -	\$ 74,708	\$ 420,724	\$ 495,432
County EATRAN	\$ 553,503	\$ -	\$ 19,657	\$ 110,701	\$ 130,358
County Jail	\$ 1,550,118	\$ -	\$ 55,051	\$ 310,024	\$ 365,074
County Juvenile	\$ 774,948	\$ -	\$ 27,522	\$ 154,990	\$ 182,511
County Med Care	\$ 276,641	\$ -	\$ 9,825	\$ 55,328	\$ 65,153
County Road	\$ 3,321,682	\$ -	\$ 117,966	\$ 664,336	\$ 782,302
<b>LIBRARY</b>					
Delta District Library	\$ 2,216,671	\$ -	\$ 78,723	\$ 443,334	\$ 522,057
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>					
Eaton RESA School Operating	\$ 395,897	\$ 395,897	\$ 14,060	\$ -	\$ 409,957
Eaton RESA Special Education	\$ 5,951,762	\$ 5,951,762	\$ 211,371	\$ -	\$ 6,163,133
Eaton RESA Vocational Education	\$ 1,983,256	\$ 1,983,256	\$ 70,433	\$ -	\$ 2,053,689
<b>COMMUNITY COLLEGE</b>					
Lansing Community College	\$ 8,373,918	\$ -	\$ 297,391	\$ 1,674,784	\$ 1,972,175
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>					
Grand Ledge School District - Debt	\$ 12,479,858	\$ 12,479,858	\$ 443,210	\$ -	\$ 12,923,068
Grand Ledge School District - Building & Site (Sinking Fund)	\$ 1,760,923	\$ 1,760,923	\$ 62,537	\$ -	\$ 1,823,461
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>					
State Education Tax - SET	\$ 13,300,026	\$ 13,300,026	\$ 472,337	\$ -	\$ 13,772,363
Grand Ledge Local School Operating - LSO	\$ 32,739,990	\$ 32,739,990	\$ 1,401,555	\$ -	\$ 34,141,546
<b>Totals</b>	<b>\$ 112,449,708</b>	<b>\$ 68,611,713</b>	<b>\$ 4,232,365</b>	<b>\$ 8,767,599</b>	<b>\$ 81,611,678</b>

**RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)**  
**Act 57 of 2018**

**125.4611 Board; powers.**

Sec. 611. (1) The board may do any of the following:

- (a) Prepare an analysis of economic changes taking place in the development area.
  - (b) Study and analyze the impact of metropolitan growth upon the development area.
  - (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
  - (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
  - (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
  - (f) Implement any plan of development in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.
  - (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
  - (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options.
  - (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
  - (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
  - (k) Lease, in whole or in part, any facility, building, or property under its control.
  - (l) Accept grants and donations of property, labor, or other things of value from a public or private source.
  - (m) Acquire and construct public facilities.
  - (n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
  - (o) Contract for broadband service and wireless technology service in a development area.
- (2) Notwithstanding any other provision of this part, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:
- (a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.
  - (b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).
  - (c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

**History:** 2018, Act 57, Eff. Jan. 1, 2019.

PASSAGE OF A RESOLUTION

The following resolution was adopted by the Township Board of the Charter Township of Delta at its regular meeting on February 15, 2021:

**7. Set a public hearing for the creation of a Corridor Improvement Authority**

TRUSTEE CASCARILLA MOVED:

“WHEREAS, THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”) AUTHORIZES THE TOWNSHIP TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA (REFERRED TO HEREAFTER AS “DEVELOPMENT AREA”), PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAVE BEEN MET, FOR THE PURPOSE OF CORRECTING AND PREVENTING DETERIORATION IN BUSINESS DISTRICTS, AND ENCOURAGING AND PROMOTING ECONOMIC GROWTH; AND

WHEREAS, THE TOWNSHIP HAS IDENTIFIED AN AREA WITHIN THE TOWNSHIP WHICH IT PROPOSES BE DESIGNATED AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; AND

WHEREAS, IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE ACT, THE TOWNSHIP BOARD WISHES TO EXPRESS ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA, TO DETERMINE CERTAIN CRITERIA REQUIRED BY THE ACT ARE MET WITH RESPECT TO THE PROPOSED AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA AND TO SET A PUBLIC HEARING REGARDING THE ESTABLISHMENT OF THE AUTHORITY AND DESIGNATION OF THE DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD INTENDS TO ESTABLISH THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY (THE “AUTHORITY”) PURSUANT TO THE ACT; AND

2. THAT THE TOWNSHIP BOARD FURTHER INTENDS TO ESTABLISH AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA TO INCLUDE ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND



3. THAT WITH RESPECT TO THE DEVELOPMENT AREA THE FOLLOWING CRITERIA, AS REQUIRED BY THE ACT, ARE MET:
  - (a) IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".
  - (b) CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.
  - (c) MORE THAN 1/2 OF THE EXISTING GROUND FLOOR SQUARE FOOTAGE IN THE DEVELOPMENT AREA IS CLASSIFIED AS COMMERCIAL REAL PROPERTY UNDER SECTION 34C OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34C.
  - (d) RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.
  - (e) IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.
  - (f) IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.
  - (g) THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:
  - (h) TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.
  - (i) TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.
4. THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 15, 2021, AT 6:00 P.M. AT THE DELTA TOWNSHIP HALL (ZOOM INFORMATION TO BE PROVIDED), TO CONSIDER THE ESTABLISHMENT OF THE AUTHORITY AND THE DESIGNATION OF THE DEVELOPMENT AREA; AND
5. THAT IN ACCORDANCE WITH THE ACT, NOTICE OF THE PUBLIC HEARING SHALL BE GIVEN BY
  - (a) PUBLICATION OF A NOTICE OF PUBLIC HEARING TWICE IN LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS, NOR MORE THAN 40 DAYS BEFORE THE HEARING,
  - (b) MAILING A NOTICE OF PUBLIC HEARING BY FIRST-CLASS MAIL TO
  - (c) THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA,
  - (d) THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND
  - (e) THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING AND

- (f) POSTING NOTICE OF THE PUBLIC HEARING IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED QUALIFIED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.”

AGENDA APPROVAL I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE TRANSCRIPT OF THE ACTION OF THE TOWNSHIP BOARD MARY R. CLARK, CLERK

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

CHARTER TOWNSHIP OF DELTA



MARY R. CLARK, TOWNSHIP CLERK

cc: Manager  
Planning  
Clerk

AFFIDAVIT OF PUBLICATION  
LSJ MEDIA  
300 S. Washington Square, Suite 300, Lansing, MI 48933

State of Michigan, County of Macomb } ss

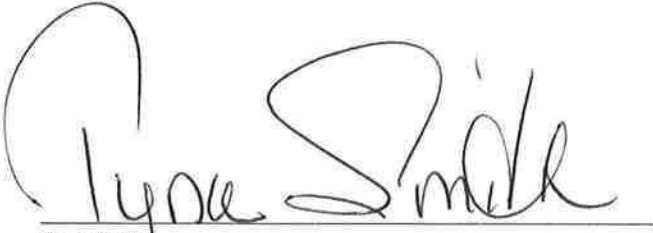
IN THE MATTER OF: PUBLIC HEARING-LSJ4608678

DELTA CHARTER TOWNSHIP  
7710 W. SAGINAW HWY.  
LANSING, MI 48917

Being duly sworn, says that he/she is authorized by the publisher of Lansing State Journal, to swear that a certain notice, a copy of which is annexed here to, was published in the following publication:

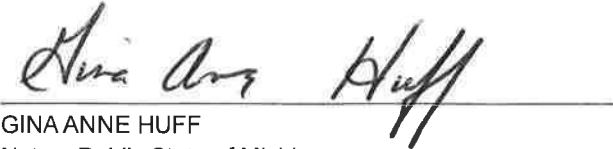
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Lansing State Journal, 02/20/21, 02/21/21



Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF February, 2021



GINA ANNE HUFF  
Notary Public State of Michigan  
County of Livingston  
My commission expires March 9, 2023

Acting in the County of Macomb

0004608678, LSJ-L03676

LSJ-LSJ-Lansing State Journal

**CHARTER TOWNSHIP OF DELTA**  
7710 W. Saginaw Highway  
Lansing, Michigan 48917  
(517) 323-8500

**CHARTER TOWNSHIP OF DELTA  
NOTICE OF PUBLIC HEARING TO ESTABLISH A CORRIDOR  
IMPROVEMENT AUTHORITY ALONG SAGINAW HIGHWAY**

Notice is hereby given that the Delta Township Board will conduct a public hearing on Monday, March 15, 2021 at 6:00 PM to receive comments related to the establishment of a Corridor Improvement Authority for the Saginaw Highway corridor. The meeting will be conducted via the Zoom webinar platform in compliance with Michigan Public Act 254 (Open Meetings Act). Zoom login information will be available prior to the meeting on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

The Township Board expressed its intent to establish a Corridor Improvement Authority (CIA) and designate its development area boundaries, as required by the Recodified Tax Increment Financing Act, PA 57 of 2018, on February 15, 2021. The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

Every citizen, taxpayer, or property owner of the Township, or an official from a taxing jurisdiction with a millage that would be subject to capture has a right to be heard regarding the establishment of the authority and the boundaries of the proposed development area.

For more information, please visit [www.deltami.gov/CIA](http://www.deltami.gov/CIA) or call 517-323-8590. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on Township business days if received before 5 p.m., on the day of the Public Hearing at the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917 or emailed to [clerk@deltami.gov](mailto:clerk@deltami.gov).

**MARY R. CLARK**  
**DELTA TOWNSHIP CLERK**  
LSJ-4608678 - 02/20/2021, 02/21/2021

**CHARTER TOWNSHIP OF DELTA**

In compliance with Governor Whitmer’s Michigan Public 254 of 2020, this meeting was conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR  
MONDAY, FEBRUARY 15, 2021**

**I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

**II. OPENING CEREMONIES – Pledge of Allegiance**

**III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Dennis R. Fedewa, Clerk Mary R. Clark, Trustee Fonda J. Brewer, Andrea Cascarilla, Trustee Karen J. Mojica, and Trustee Elizabeth S. Bowen

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Chief Gregg Ginebaugh, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, and Department Assistant-Managers Office Mary Worland

**IV. PRESENTATIONS AND PROCLAMATIONS**

**V. SET/ADJUST AGENDA**

TRUSTEE CASCARILLA MOVED TO APPROVE THE AGENDA AS PRESENTED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**VI. PUBLIC HEARINGS**

**1. Hearing of Necessity for Otis Street Streetlight District**

OTIS STREET RESIDENTS IN FAVOR OF AND OPPOSED TO THE NEW STREET LIGHT SPOKE TO THE BOARD.

JANET SCARBOROUGH - 4202 OTIS  
DAREN FERDEN - 4114 OTIS  
BRIT SLOCUM - 304 HARVEST  
LISA EMERSON – 4241 OTIS

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD DECLARE ITS INTENT TO PROCEED WITH THE INSTALLATION OF STREET LIGHTS IN THE DISTRICT KNOWN AS OTIS STREET.

FURTHER, THE BOARD DECLARES THAT SUFFICIENT PETITIONS WERE SUBMITTED TO PROCEED WITH SAID IMPROVEMENTS.

FURTHER, THAT THE BOARD APPROVE THE PLANS AND ESTIMATE OF COSTS FOR THE PROPOSED PROJECT.

FURTHER, THE BOARD OF TRUSTEES HEREBY APPROVES THE SAID SPECIAL ASSESSMENT DISTRICT AND DETERMINES THAT THE TERM OF ITS EXISTENCE SHALL BE IN PERPUTITY.

FURTHER, THE SUPERVISOR IS DIRECTED TO PREPARE A SPECIAL ASSESSMENT ROLL FOR THE SAID SPECIAL ASSESSMENT DISTRICT WHICH SHALL BE FILED WITH THE TOWNSHIP CLERK.

FURTHER, THAT THE PUBLIC HEARING FOR OBJECTIONS TO THE SPECIAL ASSESSMENT ROLL IS SET FOR MONDAY, MARCH 8, 2021 at 6:00 PM AT THE DELTA TOWNSHIP ADMINISTRATION BUILDING OR THROUGH ZOOM AS DICTATED BY STATE OF MICHIGAN DHHS ORDER.

FURTHER, COSTS MAY BE INCREASED BY THE UTILITY COMPANY OVER TIME TO REFLECT INCREASES IN ELECTRICAL RATES.

FURTHER, THE CLERK IS DIRECTED TO PUBLISH NOTICE OF THE PUBLIC HEARING IN THE NEWSPAPER AND NOTIFY THE AFFECTED PROPERTY OWNERS. THE CLERK SHALL NOTIFY ALL PROPERTY OWNERS THAT THEY MUST APPEAL AT THE PUBLIC HEARING OR FILE A WRITTEN PROTEST OBJECTING TO SAID SPECIAL ASSESSMENT IN ORDER TO FURTHER APPEAL TO THE MICHIGAN TAX TRIBUNAL.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **VII. COMMUNICATIONS**

### **2. Appointment by Treasurer Fedewa**

## **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***

**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TRUSTEE BREWER REQUESTED AGENDA ITEM NUMBER SEVEN BE MOVED TO ITEMS OF BUSINESS.

TRUSTEE BREWER MOVED TO APPROVE THE AMENDED AGENDA.

TREASURER FEDEWA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**3. Bills and Financial Transactions**

Bonds/Debt Payments	\$	
Payroll & Related	\$	359,646.46
Refunds	\$	265.73
Tax Distributions	\$	1,160,121.40
Vendor Claims	\$	749,667.50
Total	\$	2,269,701.09

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**4. Minutes**

- a. February 1, 2021 Regular Board Minutes
- b. February 11, 2021 COW Minutes

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**5. Purchase Approval Request for Two Stryker LUCAS Chest Compressions Devices**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD AUTHORIZE TOWNSHIP MANAGER BRIAN REED TO AUTHORIZE THE PURCHASE OF THE TWO STRYKER MEDICAL LUCAS 3 CHEST COMPRESSION SYSTEMS WITH FOUR-YEAR ON-SITE MAINTENANCE IN THE AMOUNT OF \$31,073.34.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**6. MERS Credited Service – Ken Barnes**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE FOLLOWING:

AS PROVIDED BY THE MERS PLAN DOCUMENT, THE TWENTY-FIVE (25) MONTHS ADDITIONAL CREDITED SERVICE IS GRANTED THIS MEMBER BY RESOLUTION ADOPTED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA AT ITS MEETING ON FEBRUARY 15, 2021. IT IS UNDERSTOOD THAT CALCULATION OF THE ACTUARIAL COST IS BASED ON THE ASSUMPTIONS PROVIDED AND APPROVED BY THE MERS RETIREMENT BOARD ON THE DATE THE CALCULATION WAS PREPARED. ACTUAL, FUTURE EVENTS AND EXPERIENCE MAY RESULT IN CHANGES DIFFERENT FROM THOSE ASSUMED, AND LIABILITY DIFFERENT FROM THAT ESTIMATED, AND

FURTHERMORE, THE PURCHASE OF SERVICE CREDIT DOES NOT AFFECT VESTING FOR RETIREE HEALTH INSURANCE, AND

FINALLY, THE EMPLOYEE (KENNETH BARNES) WILL BE RESPONSIBLE AND IS REQUIRED TO PAY THE FULL COST OF THE PURCHASE FOR THE CREDITED SERVICE.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED  
7-0.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

**7. Set a public hearing for the creation of a Corridor Improvement  
Authority**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD  
APPROVE THE FOLLOWING:

**WHEREAS**, THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57  
OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602  
ET SEQ., (THE “ACT”) AUTHORIZES THE TOWNSHIP TO ESTABLISH A  
CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE  
BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT  
DEVELOPMENT AREA (REFERRED TO HEREAFTER AS “DEVELOPMENT  
AREA”), PROVIDED CERTAIN CRITERIA REQUIRED BY THE ACT HAVE  
BEEN MET, FOR THE PURPOSE OF CORRECTING AND PREVENTING  
DETERIORATION IN BUSINESS DISTRICTS, AND ENCOURAGING AND  
PROMOTING ECONOMIC GROWTH; AND

**WHEREAS**, THE TOWNSHIP HAS IDENTIFIED AN AREA WITHIN THE  
TOWNSHIP WHICH IT PROPOSES BE DESIGNATED AN AUTHORITY  
CORRIDOR IMPROVEMENT DEVELOPMENT AREA; AND

**WHEREAS**, IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE  
ACT, THE TOWNSHIP BOARD WISHES TO EXPRESS ITS INTENT TO  
ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND DESIGNATE  
THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT  
DEVELOPMENT AREA, TO DETERMINE CERTAIN CRITERIA REQUIRED BY  
THE ACT ARE MET WITH RESPECT TO THE PROPOSED AUTHORITY  
CORRIDOR IMPROVEMENT DEVELOPMENT AREA AND TO SET A PUBLIC  
HEARING REGARDING THE ESTABLISHMENT OF THE AUTHORITY AND  
DESIGNATION OF THE DEVELOPMENT AREA; THEREFORE

**RESOLVED:**

1. THAT THE TOWNSHIP BOARD INTENDS TO ESTABLISH THE SAGINAW  
HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY (THE “AUTHORITY”)  
PURSUANT TO THE ACT; AND

2. THAT THE TOWNSHIP BOARD FURTHER INTENDS TO ESTABLISH AN  
AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA TO  
INCLUDE ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE  
ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND



3. THAT WITH RESPECT TO THE DEVELOPMENT AREA THE FOLLOWING CRITERIA, AS REQUIRED BY THE ACT, ARE MET:

(A) IS ADJACENT TO OR IS WITHIN 500 FEET OF A ROAD CLASSIFIED AS AN ARTERIAL OR COLLECTOR ACCORDING TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL "HIGHWAY FUNCTIONAL CLASSIFICATION - CONCEPTS, CRITERIA AND PROCEDURES".

(B) CONTAINS AT LEAST 10 CONTIGUOUS PARCELS OR AT LEAST 5 CONTIGUOUS ACRES.

(C) MORE THAN 1/2 OF THE EXISTING GROUND FLOOR SQUARE FOOTAGE IN THE DEVELOPMENT AREA IS CLASSIFIED AS COMMERCIAL REAL PROPERTY UNDER SECTION 34C OF THE GENERAL PROPERTY TAX ACT, 1893 PA 206, MCL 211.34C.

(D) RESIDENTIAL USE, COMMERCIAL USE, OR INDUSTRIAL USE HAS BEEN ALLOWED AND CONDUCTED UNDER THE ZONING ORDINANCE OR CONDUCTED IN THE ENTIRE DEVELOPMENT AREA, FOR THE IMMEDIATELY PRECEDING 30 YEARS.

(E) IS PRESENTLY SERVED BY MUNICIPAL WATER OR SEWER.

(F) IS ZONED TO ALLOW FOR MIXED USE THAT INCLUDES HIGH-DENSITY RESIDENTIAL USE.

(G) THE MUNICIPALITY AGREES TO ALL OF THE FOLLOWING:

(H) TO EXPEDITE THE LOCAL PERMITTING AND INSPECTION PROCESS IN THE DEVELOPMENT AREA.

(I) TO MODIFY ITS MASTER PLAN TO PROVIDE FOR WALKABLE NONMOTORIZED INTERCONNECTIONS, INCLUDING SIDEWALKS AND STREETSCAPES THROUGHOUT THE DEVELOPMENT AREA.

4. THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, MARCH 15, 2021, AT 6:00 P.M. AT THE DELTA TOWNSHIP HALL (ZOOM INFORMATION TO BE PROVIDED), TO CONSIDER THE ESTABLISHMENT OF THE AUTHORITY AND THE DESIGNATION OF THE DEVELOPMENT AREA; AND

5. THAT IN ACCORDANCE WITH THE ACT, NOTICE OF THE PUBLIC HEARING SHALL BE GIVEN BY

(A) PUBLICATION OF A NOTICE OF PUBLIC HEARING TWICE IN LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS, NOR MORE THAN 40 DAYS BEFORE THE HEARING,

(B) MAILING A NOTICE OF PUBLIC HEARING BY FIRST-CLASS MAIL TO

(C) THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA,

(D) THE GOVERNING BODY OF EACH TAXING JURISDICTION  
LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA  
AND

(E) THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20  
DAYS BEFORE THE HEARING AND

(F) POSTING NOTICE OF THE PUBLIC HEARING IN AT LEAST 20  
CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED  
QUALIFIED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE  
HEARING.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**8. Referral of West Lansing Retail Development III, LLC Rezoning Request  
in Case No. 02-21-03**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD REFER  
THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO  
REZONE 44.49 ACRES IN SECTION 9 OF THE TOWNSHIP FROM C,  
COMMERCIAL, AND AG2, AGRICULTURAL/RESIDENTIAL, TO RM,  
MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 02-21-03,  
TO THE PLANNING COMMISSION FOR THE PURPOSES OF HOLDING A  
PUBLIC HEARING ON THE MATTER AND SUBMITTING A  
RECOMMENDATION TO THE TOWNSHIP BOARD.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED  
7-0.

**9. Local Recommendation for Approval of Off-Premises Tasting Room for  
Sanctuary Spirits, LLC in partnership with Board and Brush Creative  
Studio**

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD  
RECOMMEND THE APPLICATION OF SANCTUARY BREWERY, LLC (DOING  
BUSINESS AS SANCTUARY SPIRITS, LLC) FOR THE PURPOSE OF AN OFF-  
PREMISES TASTING ROOM LOCATED AT 723 BROOKSIDE DRIVE,  
LANSING, MI 48917 IN PARTNERSHIP WITH CRAFTED LIFE CREATIONS,  
LLC (DOING BUSINESS AS BOARD AND BRUSH CREATIVE STUDIO) FOR  
APPROVAL BY THE MICHIGAN LIQUOR CONTROL COMMISSION.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XV. MANAGER’S REPORT – Brian Reed, Township Manager**

- Manager Reed thanked Department Assistant Mary Worland for her help with the liquor license research.
- Auditors began the Townships audit today. They should be finished with the onsite work by the end of the week.
- Property taxes are due tomorrow.
- Several businesses in Delta were awarded Michigan’s Going PRO Talent Fund grant. The grants go to employers to assist in training, developing, and retaining current and newly hired employees. Companies in Delta who were awarded the grant were Air Lift Company, Bridgewater Interiors, Liquid Web, Magna Dexsys, and Trouble Shooters for a combined total amount of \$277,000 in funding.
- Thursday, Manager Reed will be attending the Zoom hearing to close out the Board of Water and Light franchise fee discussion.

**XVI. COMMITTEE OF THE WHOLE**

**10. Strategic Planning Update**

Manager Reed presented additional proposed dates for strategic planning to the Board. Consensus of the Board was to schedule strategic planning on May 14 and 15 of 2021.

**XVII. PUBLIC COMMENTS**

**XVIII. CLOSED SESSION**

**XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:00 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

**CHARTER TOWNSHIP OF DELTA**

In compliance with Governor Whitmer’s Michigan Public 254 of 2020, this meeting was conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR  
MONDAY, MARCH 15, 2021**

**I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

**II. OPENING CEREMONIES – Pledge of Allegiance**

**III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Delta Twp), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Lansing, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Chief Gregg Ginebaugh, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, IT Director Dave Marquette, Library Director Mary Rzepczynski, and Department Assistant-Managers Office Mary Worland

**IV. PRESENTATIONS AND PROCLAMATIONS**

**V. SET/ADJUST AGENDA**

TRUSTEE BOWEN REQUESTED THE COMMITTEE OF THE WHOLE ITEMS BE REMOVED FROM THE AGENDA AND PRESENTED AT A LATER DATE.

TRUSTEE BOWEN MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**VI. PUBLIC HEARINGS**

### **1. Saginaw Highway Corridor Improvement Authority Public Hearing**

Suzanne Schultz from progressive AE presented information on the Saginaw Highway Corridor Improvement Authority prior to the opening of the public hearing.

RESIDENTS IN FAVOR OF AND OPPOSED TO THE SAGINAW HIGHWAY CORRIDOR IMPROVEMENT AUTHORITY SPOKE TO THE BOARD.

DAN STOCKWELL  
JAKE WINDER  
RHONDA OSTRANDER  
GREG FLORIAN  
SCOTT MCCLURE  
NATHAN  
KANRE & ROB  
MARK BENTON  
KRISTEN HEINE  
SEAN REED  
TRACEY & BILL RAU  
JON & SUSAN ROGOZINSKI  
RON CLARK  
ARNOLD WEINFELD  
MATT PONTIFEX  
STEVE CLAYWELL  
DOUG KOSINSKI

## **VII. COMMUNICATIONS**

### **2. WWTP Update**

### **3. Thank You from Ingham County Sheriff Re: Leslie Brush Fire Response**

## **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***

Scott McClure, Said the board needs to understand that there was not ample opportunity for residents to be heard at the planning commission. Believes residents should be given more than three minutes to be heard.

Mike Killingsworth, Said it's difficult to obtain information from the township to the point foia requests are being made and it taking weeks to receive the information. Also wondered about Sharp Park and what the Townships plan was for the potholes near the entrance.

**IX. INTRODUCTION OF ORDINANCES**

**4. Introduction of Proposed Zoning Ordinance Amendments Pertaining to Maximum Permitted Parking, Section 11.01 C. 7., in Case No. 02-21-04.**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS PREPARED BY STAFF PERTAINING AND RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION, TO THE MAXIMUM PERMITTED PARKING LANGUAGE IN SECTION 11.01 C. &., AS DESCRIBED IN CASE NO. 2-21-04.

IT WAS FURTHER MOVED THAT THE AMENDMENTS BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE APRIL 19, 2021 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**5. Bills and Financial Transactions**

Bonds/Debt Payments	\$	281,700.00
Payroll & Related	\$	362,362.86
Refunds	\$	1,037.93



Tax Distributions	\$	1,421,937.44
Vendor Claims	\$	1,206,533.64
Total	\$	3,273,571.87

TRUSTEE BREWER MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **6. Minutes**

- a. March 1, 2021 Regular Board Minutes**
- b. March 8, 2021 Committee of the Whole Minutes**

TRUSTEE BREWER MOVED TO APPROVE THE MINUTES AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **7. Approve an Interlocal Agreement with The City of East Lansing For As-Needed On-Call Building and Trades Inspection Services**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SHARED SERVICES AGREEMENT FOR THE CITY OF EAST LANSING FOR THE PURPOSE OF AS-NEEDED, ON-CALL BUILDING AND TRADES INSPECTION SERVICES.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD AUTHORIZE THE TOWNSHIP MANAGER TO SIGN THE SHARED SERVICES AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **8. DNR Grant Project Agreements – Trust Fund Grants**

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR TRUST FUND GRANT 19-0068 (HUNTER'S ORCHARD PARK PATHWAY) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$225,000 AND THE TOWNSHIP WOULD HAVE TO PROVIDE A MATCH OF \$225,000.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR TRUST FUND GRANT 17-0069

(DELTA MILLS PLAYGROUND RESTROOM RENOVATIONS) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$50,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$85,000.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**9. Introduction of West Lansing Retail Development III, LLC Rezoning Request in Case No. 02-21-03**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE THE WEST LANSING RETAIL DEVELOPMENT III, LLC REQUEST TO REZONE 44.49 ACRES IN SECTION 9 OF THE TOWNSHIP FROM C, COMMERCIAL, AND AG2, AGRICULTURAL/RESIDENTIAL, TO RM, MULTIPLE FAMILY RESIDENTIAL, AS DESCRIBED IN CASE NO. 02-21-03.

IT WAS FURTHER MOVED THAT THE AMENDMENTS BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE APRIL 19, 2021 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**10. Local State of Emergency Declaration**

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE RESOLUTION TO DECLARE A STATE OF EMERGENCY WITH AN ABUNDANCE OF CAUTION IN REGARD TO PUBLIC HEALTH CONCERNS WITH THE COVID-19 PANDEMIC, THUS PROVIDING THE CONTINUED OPTION TO HOLD PUBLIC MEETINGS VIRTUALLY UNDER THE MICHIGAN OPEN MEETINGS ACT.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XV. MANAGER'S REPORT – Brian Reed, Township Manager**

- Some township employees over the age of 50 have been vaccinated against COVID-19 as well as several employees who have volunteered at

Eaton County vaccination clinics. Beginning April 5, anyone 16 and older will be eligible to get vaccinated against COVID-19.

- Restaurant week started today and has received positive feedback in the community. The event has also picked up quite a bit of media attention. Manager Reed thanked Mr. Collin Mays for his work in putting together the event.
- The American Rescue Plan Act was signed last week. The act will direct funds to local government. The last estimate for Delta Township was in excess of \$3 million, though this number is subject to change. There are various ways local government may spend the funds such as investing in water and sewer infrastructure.
- Some long-term employees are departing with Delta. Heather Bouck has been with the township for over 17 years. Heather is leaving for Mount Pleasant, MI as their new Deputy Clerk. Also, the Assistant Fire Chief Mike Roman is retiring at the end of April.
- The Fire Department has been involved in a weeklong Emergency Exercise called Rising Waters. Fire Chief Gregg Ginebaugh provided an update on the exercise.

#### **XVI. COMMITTEE OF THE WHOLE**

#### **XVII. PUBLIC COMMENTS**

Kris Krstovski, It is not the developers intention to destroy the woods or ponds. What they are proposing does not eliminate the ponds as those are governed and controlled by the county and are there for a reason. They plan to create a community style type of multi-family development to include single ranches and townhomes, single levels, more appealing than the current redwood development. A neighborhood design with pedestrian walkways that travel from Saginaw Hwy up to Willow Hwy. Mr. Krstovski also mentioned a few businesses the development is bringing in such as Bob's Discount Furniture, BJ's Wholesale, Sierra Trading Post, Hobby Lobby, TJMaxx, Texas Roadhouse, and many more.

Ravinder, Inquired about pathway connections to downtown Grand Ledge and downtown Lansing.

Mark Benton, Wanted to let Treasurer Fedewa know that it wasn't Kohls that is going out of business but Klingmans.

#### **XVIII. CLOSED SESSION**

#### **XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:24 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

**CHARTER TOWNSHIP OF DELTA**

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263  
this meeting is being conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR  
MONDAY, MAY 17, 2021**

**I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

**II. OPENING CEREMONIES – Pledge of Allegiance**

**III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Delta Twp), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Lt. Ross Tyrrell, Utilities Director Rick Kane, Building Director Matt Leach, Planner Matt McKernan, Assistant Planning Director David Waligora, and Department Assistant-Managers Office Mary Worland

**IV. PRESENTATIONS AND PROCLAMATIONS**

**V. SET/ADJUST AGENDA**

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TRUSTEE BREWER SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**VI. PUBLIC HEARINGS**

**VII. COMMUNICATIONS**

**VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***

Ron Clark, With Nixon Road Holding Company stated he was available to answer any questions regarding Wind Trace Subdivision plat issues.

**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TRUSTEE BOWEN REQUESTED AGENDA ITEM NUMBER FOUR BE MOVED TO ITEMS OF BUSINESS.

CLERK CLARK MOVED TO APPROVE THE AMENDED AGENDA.

TRUSTEE MOJICA SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**1. Bills and Financial Transactions**

Bonds/Debt Payments	\$	
Payroll & Related	\$	411,005.42
Refunds	\$	2,076.87
Tax Distributions	\$	
Vendor Claims	\$	544,331.11
Total	\$	957,413.40

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.



## **2. DNR Grant Project Agreements – Trust Fund Land Acquisition Grants**

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR THE AGREEMENT FOR TRUST FUND GRANT 20-0105 (ELMWOOD ROAD LAND ACQUISITION) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$30,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$10,000.

IT WAS FURTHER MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPTS THE TERMS OF THE AGREEMENT FOR THE TRUST FUND GRANT 20-0108 (NORTH CANAL ROAD LAND ACQUISITION) AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES. THE TRUST FUND GRANT WILL PROVIDE \$75,000 AND THE TOWNSHIP WILL PROVIDE A MATCH OF \$25,000.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **3. Extension of Tentative Preliminary Plat Approval for the Wind Trace Subdivision**

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD GRANT A TWO-YEAR EXTENSION, VALID UNTIL JUNE 7, 2023, OF THE TENTATIVE APPROVAL OF THE PRELIMINARY PLAT FOR LOTS 1 - 153 IN THE WIND TRACE DEVELOPMENT; AS ILLUSTRATED ON A DRAWING DATED 5/19/16, REVISION DATE 04/04/21 PREPARED BY KEBS, INC.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

### **4. Introduction of Rezoning of 120+ acres at the Northwest Corner of Creyts/Mt Hope**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE STERLING DEVELOPMENT COMPANY'S REQUEST TO REZONE THE PROPERTIES DESCRIBED IN CASE NO. 04-21-05 FROM C-COMMERCIAL, TO I-INDUSTRIAL. I FURTHER MOVE THAT THE REZONING REQUEST BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE JUNE 7 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**5. 2021 Fire Station #1 Re-Roof Bid Results and Recommendation for Award**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPT THE BID FROM ROOFING INNOVATION FOR THE 2021 FIRE STATION #1 RE-ROOF PROJECT IN THE AMOUNT OF \$154,780.00. I FURTHER MOVE THAT THE TOWNSHIP MANAGER BE AUTHORIZED AND DIRECTED TO EXECUTE THE NECESSARY DOCUMENTS RELATED TO THE AFOREMENTIONED PROJECT.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**6. Final Consideration of the Delta Crossings Phase 1, Texas Roadhouse Drive-Up/ Drive-Through Special Land Use Request**

TRUSTEE MOJICA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A DRIVE-UP/DRIVE THROUGH, AS DESCRIBED IN CASE NO. 01-21-01, WHICH WILL BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-090-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.
2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.
3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.
4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**7. Echo Valley East Subdivision Tentative Preliminary Plat Review**

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE TENTATIVE REVIEW OF THE PRELIMINARY PLAT FOR THE ECHO VALLEY EAST SUBDIVISION AS ILLUSTRATED ON A DRAWING PREPARED BY ROWE PROFESSIONAL SERVICES, DATED 3/24/21, SUBJECT TO THE FOLLOWING:

1. FINAL APPROVAL OF THE STORM DRAINAGE SYSTEM SHALL BE OBTAINED FROM THE EATON COUNTY DRAIN COMMISSIONER.
2. FINAL APPROVAL FOR THE PROPOSED LOCAL STREET ARRANGEMENTS SHALL BE OBTAINED FROM THE EATON COUNTY ROAD COMMISSION.
3. FINAL APPROVAL OF THE PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE OBTAINED FROM THE TOWNSHIP ENGINEERING AND UTILITIES DEPARTMENTS.
4. APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF TOWNSHIP FIRE DEPARTMENT.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **8. CIA Final Consideration**

TRUSTEE CASCARILLA MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA  
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY  
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA (“DEVELOPMENT AREA”), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED QUALIFIED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ.,(THE “ACT”); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA

BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT QUALIFIED DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND
4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP

BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

6. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

7. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

**XV. MANAGER’S REPORT – Brian Reed, Township Manager**

- Tomorrow evening is the Townships first Music in the Park at Sharp Park at 7pm.
- In June is the Daddy-Daughter Dance and the Mother-Son Dance at Mt Hope Park this year.
- Waiting for responses from the Board for the Lansing Regional Chamber event on June 10<sup>th</sup>.
- Governor Whitmer declared this week EMS Week. Appreciate the work done by our Paramedics and Firefighters during this past year.
- Received final federal guidance on ARP funds. Will bring ideas to the board.

**XV. COMMITTEE OF THE WHOLE**

**XVII. PUBLIC COMMENTS**

**XVIII. CLOSED SESSION**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD CONVENE IN CLOSED SESSION AT THE REQUEST OF THE TOWNSHIP MANAGER UNDER THE OPEN MEETINGS ACT (ACT 267 OF 1976), SECTION 15.268 (A) TO CONSIDER A PERIODIC PERSONNEL EVALUATION OF BRIAN T. REED, TOWNSHIP MANAGER AT 7:12 PM

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

TRUSTEE BREWER MOVED TO COME OUT OF CLOSED SESSION AT 7:57 PM.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. MOTION PASSED 7-0.

**XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:58 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

**CHARTER TOWNSHIP OF DELTA**

In compliance with the Michigan Open Meetings Act (PA 267 of 1976) Sec. 15.263  
this meeting is being conducted via Zoom Webinar Platform

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR  
MONDAY, JUNE 7, 2021**

**I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

**II. OPENING CEREMONIES – Pledge of Allegiance**

**III. ROLL CALL**

Members Present: Supervisor Kenneth R. Fletcher (Delta Twp), Clerk Mary R. Clark (Mount Pleasant, MI), Treasurer Dennis R. Fedewa (Delta Twp), Trustee Andrea M. Cascarilla (Delta, MI), Trustee Elizabeth S. Bowen (Delta Twp), Trustee Karen J. Mojica (Delta Twp), and Trustee Fonda J. Brewer (Delta Twp)

Members Absent:

Others Present: Manager Brian T. Reed, Assistant Township Manager Alannah Doak, Planning Director Gary Bozek, Township Engineer Ernie West, Finance Director Courtney Nicholls, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Utilities Director Rick Kane, Building Director Matt Leach, IT Director Dave Marquette, Fire Chief Gregg Ginebaugh, and Department Assistant-Managers Office Mary Worland

**IV. PRESENTATIONS AND PROCLAMATIONS**

**V. SET/ADJUST AGENDA**

TRUSTEE CASCARILLA MOVED TO APPROVE THE AMENDED AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**VI. PUBLIC HEARINGS**

**VII. COMMUNICATIONS**



1. Eaton County Dispatch Annual Report
2. WWTP Update
3. New Comcast Government Affairs Liaison for Comcast Xfinity is Ben Miller.

**VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA** *(maximum two minutes)*

**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES**

**XI. CONSENT AGENDA –**

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE BOWEN, TRUSTEE MOJICA, TRUSTEE BREWER, AND TRUSTEE CASCARILLA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

**4. Bills and Financial Transactions**

Bonds/Debt Payments	\$	
Payroll & Related	\$	761,394.38
Refunds	\$	2,383.63
Tax Distributions	\$	
Vendor Claims	\$	1,166,823.04
Total	\$	1,930,601.05

CLERK CLARK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**5. Minutes**

- a. **May 03, 2021 Regular Meeting**
- b. **May 10, 2021 Committee of the Whole Meeting**
- c. **May 14, 2021 Special Board Meeting – Strategic Planning**
- d. **May 15, 2021 Special Board Meeting – Strategic Planning**
- e. **May 17, 2021 Regular Board Meeting**

**6. Redwood Living Multiple Family Residential Development West Willow Highway, East of I69/96 Utility Agreement**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY REDWOOD LIVING FOR THE EXTENSION OF THE PUBLIC WATER AND SANITARY SEWER MAINS TO SERVE THE PROPOSED REDWOOD LIVING MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT. IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION**

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**7. Adopt Revised Resolution to Establish the West Saginaw Corridor Improvement Authority (CIA) Development Area along West Saginaw Highway from Broadbent to Waverly Road**

CLERK CLARK MOVED TO APPROVE THE FOLLOWING RESOLUTION:

CHARTER TOWNSHIP OF DELTA  
RESOLUTION ESTABLISHING THE WEST SAGINAW HIGHWAY  
CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, THE TOWNSHIP BOARD BY RESOLUTION ADOPTED FEBRUARY 15, 2021 DECLARED ITS INTENT TO ESTABLISH A CORRIDOR IMPROVEMENT AUTHORITY AND TO DESIGNATE THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA

(“DEVELOPMENT AREA”), FINDING CERTAIN REQUIRED CRITERIA HAD BEEN MET WITH RESPECT TO THE PROPOSED DEVELOPMENT AREA PURSUANT TO THE RECODIFIED TAX INCREMENT FINANCING ACT, ACT 57 OF THE PUBLIC ACTS OF MICHIGAN OF 2018, AS AMENDED, MCL 125.4602 ET SEQ., (THE “ACT”); AND

WHEREAS, PURSUANT TO THE ACT, A PUBLIC HEARING WAS HELD ON MARCH 15, 2021 ON THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY AND THE DEFINED DEVELOPMENT AREA BOUNDARIES, NOTICE OF WHICH, AS REQUIRED BY THE ACT, WAS PUBLISHED TWICE IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY, NOT LESS THAN 20 DAYS NOR MORE THAN 40 DAYS BEFORE THE HEARING; A NOTICE OF PUBLIC HEARING WAS SENT BY FIRST-CLASS MAIL TO THE PROPERTY TAXPAYERS OF RECORD IN THE PROPOSED DEVELOPMENT AREA, THE GOVERNING BODY OF EACH TAXING JURISDICTION LEVYING TAXES WITHIN THE PROPOSED DEVELOPMENT AREA AND THE MICHIGAN STATE TAX COMMISSION NOT LESS THAN 20 DAYS BEFORE THE HEARING; AND NOTICE OF THE PUBLIC HEARING WAS POSTED IN AT LEAST 20 CONSPICUOUS AND PUBLIC PLACES IN THE PROPOSED DEVELOPMENT AREA AT LEAST 20 DAYS BEFORE THE HEARING.

WHEREAS, ALL INTERESTED PERSONS WERE GIVEN THE OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING; AND

WHEREAS, THE TOWNSHIP BOARD HAS DETERMINED TO PROCEED WITH THE ESTABLISHMENT OF A CORRIDOR IMPROVEMENT AUTHORITY, THE ESTABLISHMENT OF THE BOUNDARIES OF AN AUTHORITY CORRIDOR IMPROVEMENT DEVELOPMENT AREA; THEREFORE

RESOLVED:

1. THAT THE TOWNSHIP BOARD HEREBY CREATES THE “DELTA TOWNSHIP WEST SAGINAW CORRIDOR IMPROVEMENT AUTHORITY” (THE “AUTHORITY”) PURSUANT TO THE ACT; AND
2. THAT THE AUTHORITY SHALL BE A PUBLIC BODY CORPORATE WHICH SHALL POSSESS ALL THE POWERS NECESSARY TO CARRY OUT THE PURPOSES OF ITS CREATION. THE ENUMERATION OF A POWER IN THIS RESOLUTION OR IN THE ACT SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE GENERAL POWERS OF THE AUTHORITY; AND
3. THAT THE TOWNSHIP BOARD HEREBY ESTABLISHES THE “WEST SAGINAW HIGHWAY CORRIDOR IMPROVEMENT DEVELOPMENT AREA” (THE “DEVELOPMENT AREA”) WHERE THE AUTHORITY SHALL EXERCISE

ITS POWERS AS PROVIDED BY THE ACT, WHICH CONSISTS OF PROPERTY LOCATED WITHIN THE TOWNSHIP AND INCLUDES ALL PROPERTY WITHIN THE BOUNDARIES IDENTIFIED IN THE ATTACHED EXHIBIT A (THE “DEVELOPMENT AREA”); AND

4. THAT THE AUTHORITY SHALL BE UNDER THE SUPERVISION AND CONTROL OF A BOARD (THE “BOARD”) CONSISTING OF (A) THE SUPERVISOR OR HIS OR HER DESIGNEE AND (B) EIGHT MEMBERS APPOINTED BY THE SUPERVISOR AND APPROVED BY THE TOWNSHIP BOARD (THE “APPOINTED MEMBERS”). APPOINTED MEMBERS SHALL BE NAMED LATER; AND

5. THAT UPON ADOPTION OF THIS RESOLUTION, THE TOWNSHIP CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE MICHIGAN SECRETARY OF STATE AND PUBLISH A COPY IN THE LANSING STATE JOURNAL, A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP; AND

6. THAT ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH SHALL BE AND THE SAME ARE HEREBY RESCINDED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 5-2 (BOWEN AND BREWER NAY)

**8. Case No. 05-09-06: Final Consideration of the Delta Crossings Phase 2, Consumers Credit Union (Bank) Drive-Up/ Drive-Through, Special Land Use Request**

TRUSTEE BOWEN MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUEST FOR A BANK DRIVE-UP/ DRIVE-THROUGH, AS DESCRIBED IN CASE NO. 05-09-06, WHICH IS TO BE LOCATED ON A PORTION OF PARCEL NO 040-009-300-033-01, FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR SPECIAL LAND USES FOUND IN SECTION 7.03 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE REQUEST CAN MEET THE SPECIFIC STANDARDS FOR A DRIVE-THROUGH IN SECTION 8.23 OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

3. THE USE IS CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

4. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

AND SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE PROPERTY OWNER CREATES A NEW PARCEL MATCHING THE LEGAL DESCRIPTION PROVIDED ON THE SITE PLAN.

2. THE APPLICANT MEETS ALL REQUIREMENTS FOR SITE PLAN APPROVAL STATED IN THE 2017 ZONING ORDINANCE.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**9. Final Consideration of Sterling Group Rezoning Request in Case No. 04-21-05**

TRUSTEE CASCARILLA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REZONING REQUEST FOR THE PROPERTY DESCRIBED IN CASE NO.04-21-05 (PARCEL NOS. 040-022-400-043-00, 040-022-400-045-00), LOCATED IN SECTION 22, FROM C-COMMERCIAL TO I-INDUSTRIAL FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS FOR AMENDMENTS TO THE OFFICIAL ZONING MAP FOUND IN SECTION 16.04(B) OF THE 2017 DELTA TOWNSHIP ZONING ORDINANCE.

2. THE USE IS GENERALLY CONSISTENT WITH THE FUTURE LAND USE RECOMMENDATIONS OF THE 2013 COMPREHENSIVE PLAN.

3. THE SUBJECT PARCEL IS ADEQUATELY SERVED BY PUBLIC UTILITIES.

CLERK CLARK SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**10. Mt. Hope Highway Resurfacing with Bike Lanes Road Improvement Agreement**

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MT. HOPE HIGHWAY BETWEEN NIXON ROAD AND I-96/I-69 OVERPASS ROAD IMPROVEMENT AGREEMENT WITH EATON COUNTY ROAD COMMISSION FOR THE ESTIMATED AMOUNT OF \$316,200 AND IT WAS FURTHER MOVED THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO EXECUTE THE AGREEMENT.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **11. Annual Evaluation of Manager Brian Reed**

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SATISFACTORY ANNUAL EVALUATION OF MANAGER BRIAN T. REED.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

#### **XV. MANAGER’S REPORT – Brian Reed, Township Manager**

- June 15 at 10:30AM is the Ribbon Cutting ceremony for the Waverly Pathway project.
- The Waverly Pathway Project is in the running for the Michigan Municipal League Community Excellence Award. Manager Reed reminded everyone to vote.
- Finished interviews on qualifications-based proposals that were received for the Sheriff Substation. Will bring to the Board for a recommendation at a later date.
- Received 30% design for the wastewater treatment plant project.
- Tonight is the Mother-Son Dance at Mt. Hope Park
- Reminder of the Annual Chamber Dinner on Thursday.
- Matt Hannahs gave an update on Eaton County Road Commission projects.

#### **XV. COMMITTEE OF THE WHOLE**

##### **12. Request to Donate Land to The Township**

Manager Reed gave the Board a brief background on the request to donate land. Consensus of the Board was to move forward with accepting the land donation offer located on N Waverly Rd (parcel 23-040-001-200-066-00) and owned by Robert & Shirley Worgul.

#### **XVI. PUBLIC COMMENTS**

Dan Stockwell, thanked the board for the dedication ceremony for the Waverly Pathway project and informed the Board that many local trail users will be in attendance of the event. Mr. Stockwell also mentioned the Tri-County Bicycle Association is sponsoring a memorial ride that will begin at Mt. Hope Park on June 13.

**XVIII. CLOSED SESSION**

**XIX. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 6:44 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK



**CHARTER TOWNSHIP OF DELTA  
CORRIDOR IMPROVEMENT AUTHORITY (CIA) ALONG SAGINAW HIGHWAY  
FREQUENTLY ASK QUESTIONS (FAQ) - CIA INTRODUCTION**

Delta Charter Township is setting the stage for improvements in the coming years. At its February 1, 2021 meeting, the Township Board approved a motion to establish the Saginaw Highway Corridor Improvement Authority (CIA) from Broadbent to Waverly Road and to direct staff to prepare the necessary documentation and resolutions for the boards consideration and adoption to formally begin the CIA process and to set the required public hearing. At the Township's Board meeting on February 15, 2021, the public hearing was set for March 15, 2021 at 6:00pm.

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA) and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

**Frequently Asked Questions (FAQ)**

**What is a Corridor Improvement Authority (CIA)?**

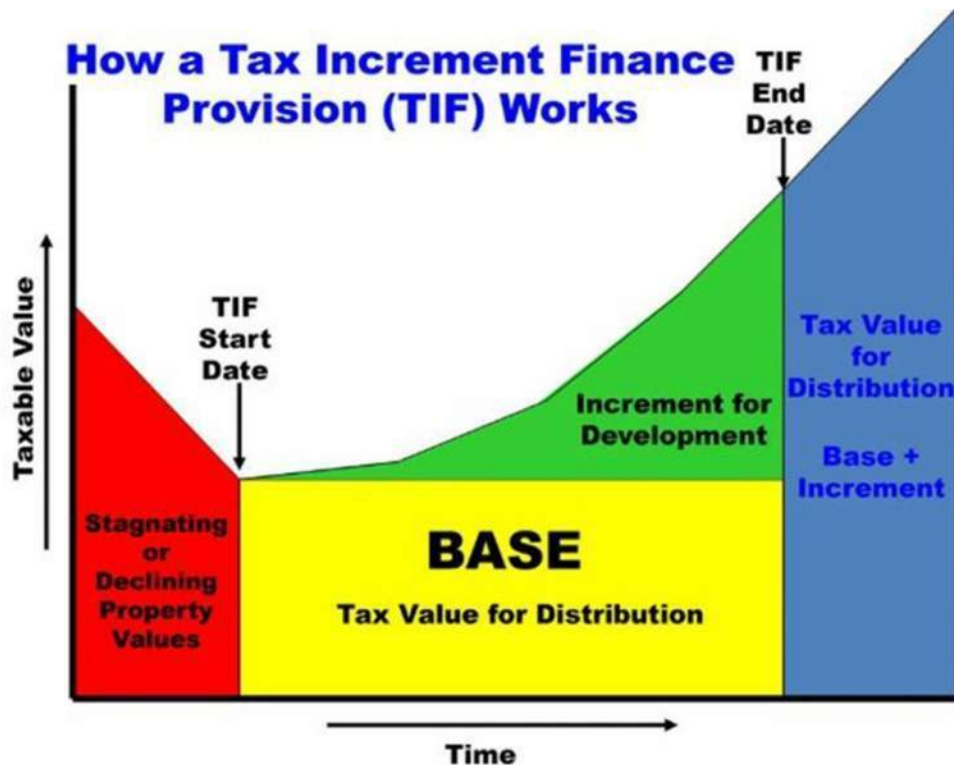
The purpose of the Corridor Improvement Authority Act (Part 6 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act {formerly known as Act 280 of the Michigan Public Acts of 2005}) is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development by correcting and preventing deterioration in business districts and encouraging and promoting economic growth. The act in which this is created is similar to Downtown Development Authorities.

**What is a Development and Tax Increment Financing Plan?**

A Development and Tax Increment Financing Plan describes the types of activities the CIA can participate in as well as how those activities are financed. The plan covers a defined period of time (usually between 20-30 years) and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that *TIF is not a new tax nor does it raise any property owners' taxes*. Rather, it establishes a base year for taxable values (i.e., 2021), and conditions if values increase above the 2021 values within the District as time progresses, the CIA can capture those value increases to fund public improvements within the District that would otherwise be apportioned to taxing jurisdictions over the defined period of time (again, usually between 20-30 years).







#### What are the benefits?

- **Provides development incentives requiring no tax increases:** Properties are assessed and taxed the same, as such TIF is not a new tax nor does it raise any property owners' taxes. Taxpayers will not see any changes to their tax bill unless your parcel increases in value, as can happen normally year to year. Where and to whom you pay your taxes remains the same. The annual incremental increases in tax revenue (shown in **Green** above) of properties in the development area are captured by the CIA to finance projects in the development area.
- **Locally controlled:** The CIA Board, which is made up of property owners and residents in the CIA development area, determine the best utilization of the TIF funds.
- **Encourages private investment and development:** The CIA can utilize TIF funds to offset infrastructure improvements in the district to facilitate redevelopment.
- **New incremental revenue is reinvested into the District:** TIF funds are only utilized within the CIA development area as a means to correct and prevent deterioration of the business district, encourage the redevelopment of the area and promote economic growth.

#### What types of improvements could be included in the development area?

The types of improvements could include sidewalks/pathways, streetlights, streetscape improvements, façade improvements, parking, landscaping, infrastructure (i.e., roads, water, sewer, storm, gas, electric), planning/zoning related studies, design and engineering, enhanced public services, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this CIA development area.

#### Where could the improvements be made?

Improvements conducted under the Saginaw Highway CIA can occur within the projected development boundaries. For a map of the proposed development area, visit the Delta Township website at [www.deltami.gov/CIA](http://www.deltami.gov/CIA).

#### What is the process for this Corridor Improvement Authority (CIA / Authority)?

The CIA process can be best described in two Parts.

- **Part I: Establishing a CIA and Its Boundaries**
  - ✓ Declare intent to establish a Corridor Improvement Authority (CIA / Authority), describe its proposed development area boundaries, and set a public hearing.
  - ✓ Publish, post, and mail notices of public hearing.
  - ✓ Hold public hearing.
  - ✓ Adopt a resolution to establish Authority.
  - ✓ File and publish adopted resolution.
  - ✓ Appoint members to the Authority.
  
- **Part II: : Establishing a Tax Increment Financing (TIF) and Development Plan**
  - ✓ Determine if a Tax Increment Financing (TIF) Plan is necessary and if so, create one.
  - ✓ Prepare a Development Plan.
  - ✓ Publish, post and mail notices of public hearing.
  - ✓ Meet with taxing jurisdictions.
  - ✓ Hold public hearing.
  - ✓ Opt-out period for governing bodies of the taxing jurisdiction.
  - ✓ Adoption of TIF and Development Plan by resolution.

**Who decides how the monies are spent?**

An appointed board oversees the administration of funds. The Board consists of the chief executive officer of the municipality and not less than 5, or more than 9 members as determined by the Township Board. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the CIA development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area. Applicants will be screened by Township administration before an appointment by the Township Board. An online application will be made available through the Township website and posted at [www.deltami.gov/CIA](http://www.deltami.gov/CIA). A budget for the CIA will be prepared annually and approved by the Township Board.



**To:** Corridor Improvement Authority  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** March 15, 2023  
**Re:** Annual Officer Election

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According to the Corridor Improvement Authority Bylaws, "Nominations shall be made from the floor at the annual meeting or at the initial meeting of the Authority Board. Officers shall be elected by majority vote of the Authority Board of Directors. The terms of office shall be for one year and begin at the close of the meeting at which they are elected.

Chair- Bruce Peffers elected January 2023 and will serve one term

Vice Chair: VACANT

Secretary: VACANT

Motion: Move to support the nomination for Vice Chair position to be filled by \_\_\_\_\_, for one year term.

Move to support the nomination for Secretary Position to be filled by \_\_\_\_\_, for one term.

Director Clark

Amber Clark Neighborhoods &  
Economic Development Director  
Meridian Township  
Economic Development and Projects  
March 2023

### **New Businesses Opening/Relocating**

- Social Sloth Café 1745 Central Park Drive Opening Spring
- AK Tobacco 4790 Hagadorn Road
- Bliss Salon (previously named Essex Salon) 4790 Hagadorn Road
- Retail Automotive Services 2359 W Grand River Ave
- New Food Establishment at 2398 Jolly Road #200
- Valley Wing – 2398 Jolly Road Suite #600

### **Under Construction**

- American House Meridian 1673 Haslett Road – Now Leasing!
- Cooper Creek Haslett Road
- Silverstone Estates Powell Road
- Silverleaf Estates Bennett Road
- Woodward Way Sirhal Drive- Now Leasing!
- Elevation Apartments Jolly Oak
- Jim Giguere 5 Single Family Hulett Road

### **Approved/Not Commenced**

- Consumers Credit Union- waiting on approvals for the Drain office
- Trader Joe’s Northwind Drive across from Whole Foods
- Newton Ponte Apartments Multifamily mixed use Newton Road and Saginaw Hwy-  
*Foundation permits have been issued*
- Village of Okemos 4661 Okemos Road Commercial/Residential development  
*Approved EGLE Brownfield, Meridian Redevelopment Fund*
- Giguere Homes Nest Loft Farms Six New Single Family Homes
- Haslett Village Concept 2.0 1655 & 1621 Haslett Road  
*Approved MUPUD 290 units, Brownfield and Commercial Rehabilitation Exemption*
- Lake Court drive 5-8 Single Family Homes
- Grand Reserve –Central Park and Powell Road
- 2421 Grand River Ave – Retail location coming soon!
- 4880 Marsh Road Tidal Wave Car Wash - Outback Steakhouse is planned to be redeveloped

### **Other Township Happenings:**

- Juneteenth three day festival event for 2023 Planned Friday June 9<sup>th</sup> (Movie in the park “The Wiz”) Friday June 16<sup>th</sup> (Movie in the park “Queen of Katwe”), Saturday June 17<sup>th</sup>

Blues & Jazz Festival and Sunday June 18<sup>th</sup> Spiritual review of African/African American faiths

Project Name	Project Site Location	Project Details
American House Meridian	1673 Haslett Road - Haslett	*55+ Independent living 132 Units <ul style="list-style-type: none"> <li>• 10,000 Sq. Ft Commercial space includes café open to the public</li> <li>• Pathway to lead to Interurban</li> </ul> Previously called "Pine Village"- mixed use development
Copper Creek	Cooper creek Road - Haslett	Single Family Home development <ul style="list-style-type: none"> <li>• 88 Homes at Haslett Road east of Green road</li> </ul> Product by Mayberry homes. Development is nearing completion and almost full!
Elevation Apartments	Jolly Oak and Jolly road phase	Market rate multifamily housing development <ul style="list-style-type: none"> <li>• Phase 3&amp;4 will include 66 units</li> <li>• 370 units total</li> </ul> Final phase of elevation apartments has started construction.
Newton Pointe Apartments	6276 Newton Road/Saginaw Hwy	Market rate multifamily housing Mixed use residential project <ul style="list-style-type: none"> <li>• 10(10 unit) multifamily bldgs.</li> <li>• 5(4 unit) single family attached and 14 single family homes</li> </ul>
Silverleaf	Bennet Road and Hulett	Single family homes built over 5 phases. <ul style="list-style-type: none"> <li>• 150 homes west of Bennett elementary</li> </ul> Product by Mayberry Homes
Trader Joes	Northwind Drive	Lost subcontractor and will bring project forward in Spring as those elements are renewed!