



# TOWNSHIP BOARD MEETING PUBLIC PACKET



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
August 15, 2023 6:00 PM

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Chief Plaga Retirement Tribute
  - B. Quenda Story Tribute
  - C. Eagle Scout Project
  - D. Okemos Solar Racing Club Recognition
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-August 1, 2023 Regular Township Board Meeting
  - C. Bills
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS
12. ACTION ITEMS
  - A. Special Use Permit #23-012 –The W. Investment Holdings– 1614 West Grand River Avenue – Medical Marihuana Provisioning Center
  - B. Set 2024 Budget Public Hearing-September 5, 2023
13. BOARD DISCUSSION ITEMS
  - A. Special Use Permit #23-011-Haslett Gallery-2119A Haslett Road-Medical Marihuana Provisioning Center
  - B. Resolution to Authorize the Acceptance and Adoption of the 2022 Tri-County Hazard Mitigation Plan Update
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall  
Providing a safe and welcoming, sustainable, prime community.



9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATIONS**



**FOR IMMEDIATE RELEASE**  
**August 2, 2023**

**CONTACT:** LuAnn Maisner, Parks and Recreation Director  
517.853.4604 | [maisner@meridian.mi.us](mailto:maisner@meridian.mi.us)

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**Meridian Township Parks and Recreation Reopens Snell Towar Recreation Center**  
*Center Open to the Public and Offers Various Activities for Residents*

**Meridian Township, MI** – The Meridian Township Parks and Recreation Department recently reopened Snell Towar Recreation Center, located at 6146 Porter Avenue in East Lansing.

The department launched a soft opening in July for the residents of Towar Neighborhood, with activities now expanding to all Township residents. Prior to this opening, the Center had been closed for five years due to limited staffing. The goal of the reopened Center is to provide programming and activities for residents in Meridian Township.

“Having been a resident of the area, a recreation center located in the Towar Neighborhood gives us the unique opportunity to provide recreation programming for children and families both in the neighborhood and the Township,” said Parks and Recreation Specialist Nick Wing.

Snell Towar August Dates:

- Friday, August 4
  - 12:00 pm – 3:00 pm (Rec Center Open)
- Tuesday, August 8
  - 5:00 pm – 8:00 pm (Story Read-Along at 6:00 pm)
- Friday, August 11
  - 6:00 pm – 9:00 pm (Vinyl Club Night)
- Monday, August 14
  - 12:00 pm – 3:00 pm (Rec Center Open)
- Wednesday, August 16
  - 5:00 pm – 8:00 pm (Story Read-Along at 6:00 pm)
- Friday, August 18
  - 12:00 pm – 3:00 pm (Rec Center Open)
- Tuesday, August 22
  - 6:00 pm – 9:00 pm (Rec Center Open)
- Thursday, August 24
  - 6:00 pm – 9:00 pm (Vinyl Club Night)
- Monday, August 28
  - 12:00 pm – 3:00 pm (Rec Center Open)
- Thursday, August 31
  - 12:00 pm – 3:00 pm (Rec Center Open)

Snell Towar Recreation Center will continue to provide programming throughout the rest of the year, and more dates will be added for the coming months. For more information about these events, visit [www.meridian.mi.us/Calendar](http://www.meridian.mi.us/Calendar). For questions, contact the Meridian Township Parks and Recreation Department at 517.853.4600 or email [parks@meridian.mi.us](mailto:parks@meridian.mi.us).

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







MERIDIAN TOWNSHIP POLICE INVITES YOU  
TO CELEBRATE THE RETIREMENT OF  
**CHIEF KEN PLAGA** AFTER MORE THAN  
28 YEARS IN LAW ENFORCEMENT!



WHEN: FRIDAY, AUGUST 25TH from 2:00-4:00 pm  
WHERE: MARKETPLACE ON THE GREEN PAVILION  
1995 CENTRAL PARK DRIVE, OKEMOS





FOR IMMEDIATE RELEASE  
August 8, 2023

CONTACT: Brian (Raven) Shorkey, Senior Planner  
517.853.4576 | [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us)

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**Meridian Township Announces 2023 Meridian Pride for August 26**  
*Inaugural, Annual Event to Celebrate Diversity and Inclusion in the Community*

**Meridian Township, MI** – To recognize, celebrate, and bring together the Township’s diverse LGBTQIA+ community, Meridian Township will host its inaugural Meridian Pride event on Saturday, August 26, 2023, from 4:00 pm to 10:00 pm at the Marketplace on the Green Pavilion (1995 Central Park Drive, Okemos, MI).

This event will be free and open to the public. Free parking will be available in the Meridian Mall parking lot.

“One of the things that attracted me to my job within Meridian Township was the fact that the Township has one of the most inclusive, non-discriminatory policies of any place I’ve worked,” said Senior Planner Brian (Raven) Shorkey. “As someone who has a stepchild in the LGBTQIA+ community, and as someone who sees themselves as a part of that community, it’s nice to see the Township provide an inviting and welcoming environment for all.”

**Meridian Pride’s schedule will include:**

- 3:00 pm – 4:00 pm | 5k Fun Run/Walk
  - **To register, please visit [recreation.meridian.mi.us](https://recreation.meridian.mi.us) and navigate to the “Special Events” tab. Registration ends on Thursday, August 24.**
- 4:00 pm | Introductory Remarks
- 4:00 pm – 7:00 pm | Capital Area District Libraries (CADL) Arts & Crafts, Book Check-Outs, and Library Card Sign Up
- 4:00 pm – 7:00 pm | Free Wedding Services at Meridian Historical Village Gazebo | Provided by Ingham County Clerk Barb Byrum
  - **\*Additional information on second page.**
- 4:00 pm – 10:00 pm | Art Vendors and Advocacy Resources
- 4:00 pm – 10:00 pm | Food Vendors Available
  - Tantay Peruvian Cuisine and From Scratch Food Truck
- 5:00 pm – 10:00 pm | Beer Garden Open
- 5:00 pm – 6:00 pm | Proud Puppy Pageant
  - **\*Interested participants should contact Brian (Raven) Shorkey.**
- 8:00 pm – 9:00 pm | Patsy Cline Tribute Performance by Mikki Prost

This event will feature The Time Traveling DJs, as well as FOX 47’s Deb Hart and Bob Hoffman serving as Meridian Pride’s live MCs.

Meridian Township is working diligently to finalize festival vendors and programming, and community members are encouraged to follow Township social media accounts and visit [www.meridian.mi.us/MeridianPride](https://www.meridian.mi.us/MeridianPride) for updates as they become available. For more information, please contact Brian (Raven) Shorkey at 517.853.4576 or [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us).

**CONTINUED ON SECOND PAGE.**

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





FOR IMMEDIATE RELEASE  
August 8, 2023

CONTACT: Brian (Raven) Shorkey, Senior Planner  
517.853.4576 | [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us)

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Meridian Pride sponsors include Lansing Area Federal Credit Union (LAFCU), Soldan's Pet Supplies, Meridian Economic Development Corporation, Topher's Paw Co., Automotive Maintenance + Repair, Biggby Coffee (4756 Marsh Road), Michigan Running Foundation, Plantae Treasures, Strange Matter Coffee, and Meridian Township Supervisor Patricia Herring Jackson.

**Additional Information for Free Wedding Services Performed by Ingham County Clerk Barb Byrum:**

- Free marriage ceremonies will be performed from 4:00 pm – 7:00 pm at the Meridian Historical Village Gazebo.
- Couples wishing to have marriage ceremonies performed by Ingham County Clerk Barb Byrum will first need to obtain a marriage license through the Ingham County Clerk's Office (**341 S. Jefferson Street, Mason**). This can be done in-person or online.
  - Please visit <https://bit.ly/45mNDDp> for more information on how to obtain a marriage license.
  - **After the application has been submitted, there is a 3-day waiting period before the license can be picked up.**
- Once the marriage license has been obtained, couples will need to schedule a ceremony time prior to the event. This can be done by calling the Ingham County Clerk's Office at 517.676.7201 or by visiting their office in-person.

For questions about Meridian Pride marriage ceremonies, please contact the Ingham County Clerk's Office at 517.676.7201 or visit in-person Monday through Friday from 8:00 am to 5:00 pm.

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**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Ordinance 2022-19**

**Marijuana Zoning Ordinance Updates**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE**

**Ordinance 2022-19 – Marijuana Zoning Ordinance Updates**

The Township Board at its regular meeting on July 11, 2023 approved for final adoption Ordinance 2022-19 to update the Zoning Ordinance to update the standards for marijuana related businesses in the Township.

A complete copy of the amendment may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198 (517.853.4560) between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**Publish:** City Pulse  
August 16, 2023

**Deborah Guthrie  
Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Ordinance 2023-03**

**Medical Marijuana Licensing Standards – Update**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE**

**Ordinance 2023-03 – Medical Marijuana Licensing Standards – Update**

The Township Board at its regular meeting on July 11, 2023 approved for final adoption Ordinance 2023-03 to update licensing standards for medical marijuana businesses in the Township.

A complete copy of the amendment may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198 (517.853.4560) between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**Publish:** City Pulse  
August 16, 2023

**Deborah Guthrie  
Township Clerk**

1 Affidavit, please



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Ordinance 2023-02**

**Recreational Marijuana Licensing Standards**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE**

**Ordinance 2023-02 – Recreational Marijuana Licensing Standards**

The Township Board at its regular meeting on July 11, 2023 approved for final adoption Ordinance 2023-02 to create licensing standards for recreational marijuana businesses in the Township.

A complete copy of the amendment may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198 (517.853.4560) between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**Publish:** City Pulse  
August 16, 2023

**Deborah Guthrie  
Township Clerk**

**1 Affidavit, please**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD 2023 -DRAFT-  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
TUESDAY, August 1st, 2023, 6:00 pm

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

ABSENT: None

STAFF: Director of Public Works and Deputy Township Manager Opsommer, Community Planning and Development Director Schmitt, IT Director Gebes, Communications Manager Diehl, Chief of Police Plaga, Fire Chief Hamel, Human Resource Director Tithof, Deputy Clerk Emily Gordon, Admin Assistant to the Clerk Spurlock

1. CALL MEETING TO ORDER  
Supervisor Jackson called the August 1<sup>st</sup>, 2023 regular Township Board meeting to order at 6:01pm.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS  
Supervisor Jackson led the Pledge of Allegiance.
3. ROLL CALL  
Administrative Assistant to the Clerk Spurlock called the roll of the Board. All board members present.
4. PRESENTATION  
Clerk Guthrie introduced the new Deputy Clerk Emily Gordon
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS  
NONE
6. TOWNSHIP MANAGER REPORT  
Township Manager Walsh spoke on
  - Renovation updates
  - Police and Township Building Improvements
  - Park and Recreation and Police Chief Director updates
  - Budget Update
  - Rotary Hero Luncheon
  - DEI Training
  - Updates to job descriptions
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
  - Trustee Wilson spoke on a Kiwanis donation
  - Treasurer Deschaine spoke on National Night Out, a meeting/tour at the East Lansing Water Plant, CATA Board Meeting
  - Clerk Guthrie spoke on Prop 2 new ballot drop boxes.

Supervisor Jackson inquired if all the drop boxes are inside.

Clerk Guthrie stated that only the drop box at Township Hall will be indoors.

8. APPROVAL OF AGENDA

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

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

**NAYS: None**

**Motion carried: 7-0**

9. CONCENT AGENDA

Supervisor Jackson reviewed the Consent Agenda

**Trustee Hendrickson moved to approve the consent agenda with friendly amendments. Seconded by Clerk Guthrie.**

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

**NAYS: None**

**Motion carried: 7-0**

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

A. Municipal Employees' Retirement System (MERS) Defined Contribution Administration

Human Resource Director Tithof outlined the new retirement plan details for the board.

Trustee Wilson inquired if there was an urgency to making this change, and why.

Director Tithof stated that yes, there is, because this has become a hindrance and dangerous situation for employees for multiple reasons.

Trustee Hendrickson spoke on this topic.

Treasurer Deschaine spoke on this topic.

Trustee Sundland spoke on this topic.

Trustee Wisinski inquired about defined benefits and if there have been any complaints on MERS compared to Mission Square.

Director Tithof stated that no, there have been no similar issues with the current MERS



plan.

Trustee Wisinski inquired how MERS is currently serving Meridian Township.

Director Tithof noted the current benefits and reliability of MERS.

Trustee Wisinski inquired if 84% of municipalities were using MERS.

Director Tithof stated that she would have to confirm with her MERS liaison, but according to the materials, she believed that was correct.

Clerk Guthrie inquired on the status of other comparisons and why they weren't presented at this meeting.

Township Manager Walsh stated that they did reach out to Mission Square for a comparison to present to the Board, but their request was ignored and then denied.

Supervisor Jackson spoke on this topic.

Trustee Wilson spoke on this topic.

Trustee Sundland spoke on this topic.

Trustee Hendrickson inquired what penalties would we suffer if we ended our contract with Mission Square. He further inquired what level of commitment there is if we enter into an agreement with MERS but leave 6 months in, as an example.

Director Tithof stated that Mission Square has no penalty for leaving. She further noted that she doesn't believe there would be a contractual requirement to stay with MERS, but she would have to talk to her MERS liaison for that information.

Treasurer Deschaine spoke on this topic.

**Trustee Wilson moved to migrate Mission Square defined contribution 401a, 457 and retiree health savings plans to Municipal Employees Retirement System (MERS). Seconded by Treasurer Deschaine.**

Trustee Wilson spoke in support for this motion.

Treasurer Deschaine spoke in support for this motion.

**Trustee Hendrickson moved to amend the presented motion to add the following at the end of said motion: and concurrently begin the RFP process to be completed no later than February 28<sup>th</sup>. 2024. Seconded by Trustee Sundland.**

**ROLL CALL VOTE      YEAS: Clerk Guthrie, Trustees Hendrickson, Sundland, Wisinski**

**NAYS: Supervisor Jackson, Treasurer Deschaine, Trustee Wilson**

**Motion carried: 4-3**

Clerk Guthrie inquired if this would be implemented immediately if the motion passes.

Manager Walsh stated that we would have to get in queue, which adding the approved amendment may put us further back in queue. He did state that this would be implemented after the vote.

**Motion to migrate Mission Square defined contribution 401a, 457 and retiree health savings plans to Municipal Employees Retirement System (MERS) and concurrently begin the RFP process to be completed no later than February 28<sup>th</sup>, 2024.**

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

**NAYS: None**

**Motion carried: 7-0**

**B. 2<sup>nd</sup> Quarter Budget Amendments**

Interim Finance Director Blonde outlined the presented 2<sup>nd</sup> quarter budget amendments.

**Trustee Hendrickson moved to approve the second quarter 2023 budget amendments with an increase in budgeted fund balance for the general fund in the amount of \$697,480 which projects a use of fund balance of \$6,895,906 based on the 2022 results the projected fund balance at December 31, 2023 will be \$8,375,000.**

Trustee Hendrickson spoke in support of the presented amendments.

Trustee Wisinski spoke in support of the presented amendments.

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

**NAYS: None**

**Motion carried: 7-0**

**13. BOARD DISCUSSION ITEMS**

**A. Special Use Permit #23-012 – The W, Investment Holdings – 1614 West Grand River Avenue – Medical Marihuana Provisioning Center**

Director of Community Planning and Development Schmitt outlined the discussion item.

Trustee Hendrickson inquired on the updated natural features assessment, whether they were using the old one or the new one.

Director Schmitt noted that there isn't a new assessment.

Trustee Hendrickson asked the applicant on why the parking lot was placed where it was.

Applicant Ammar Alkhafaji (W Investors Group; 29580 Northwestern Hwy, Suite 1000, Southfield, MI 48034) stated that the sloping on the site made the board suggestions difficult to implement.

B. Senior/Community Center

Trustee Wilson outlined the updates for the planned senior/community center. She requested to go forward with rendering of the building.

Township Manager Walsh spoke in support of moving forward.

Treasurer Deschaine spoke on the price points for the building process.

Trustee Hendrickson suggested doing interior renderings as well. He inquired on utilizing the parking lot of Meridian Mall as a build site.

Trustee Wilson stated that hasn't been discussed, and further noted that the current property being looked at is owned by the Township, so it would avoid an additional cost.

Treasurer Deschaine noted that due to lease agreements, the mall would have to have a major leasing shift to accommodate a recommendation like Trustee Hendrickson suggested.

Trustee Wisinski inquired whether the funding that we have from state legislatures would revert back should we not go through with the project.

Trustee Wilson stated that this is being looked into.

Trustee Hendrickson spoke on this topic.

Clerk Guthrie inquired if this would be further discussed during the assigned listening sessions, or if it would be its own unique line of listening sessions.

Trustee Wilson stated that the planned listening sessions would be the ideal time to get feedback on this topic.

Township Manager Walsh stated the need to be careful on over designing or under designing according to our funds.

C. Meridian Township Renewable Energy Plan Overview

Director of Public Works and Deputy Township Manager Opsommer outlined the renewable energy plan overview for the board via presentation.

Supervisor Jackson inquired if the senior/community center was to be added by the central fire station, could they expand the proposed solar panels.

Director Opsommer stated that yes, they could expand it fairly easily.

Supervisor Jackson inquired if some of the panels would ever be in risk of being flooded.

Director Opsommer answered that these were being planned to be built on a raised hill.

Supervisor Jackson inquired why they were avoiding roof panels as a viable option.

Director Opsommer stated that it makes it difficult to redo roofing when it eventually needs it.

Supervisor Jackson inquired on the cost estimation, if that included the entire project.

Director Opsommer stated that yes, it includes the entire project.

Trustee Wisinski inquired whether Director Opsommer will be talking to the Environmental Commission on the presented options. She also inquired on where the budget is coming from.

Director Opsommer stated that he will be speaking with the Environmental Commission on August 2<sup>nd</sup>, 2023. He further noted the tight 2023 fiscal budget, so they will be discussing that with Township Manager Walsh.

Clerk Guthrie inquired on how deep their need to bore for electrical conduit.

Director Opsommer stated 12-14 inches deep.

Trustee Hendrickson spoke in support of the renewable energy plans presented.

Trustee Wisinski spoke on the importance of implementing solar ordinances going forward.

Treasurer Deschaine spoke in support of the renewable energy plans presented. He inquired about utilizing battery storage.

Director Opsommer stated that battery storage is possible, but financially not feasible due to the high cost of lithium currently.

Clerk Guthrie inquired on the placement of the solar parking spot covers at the Municipal Building.

Director Opsommer stated that this was a mock-up to demonstrate the size of the proposed solar spot covers.

Supervisor Jackson inquired whether this is going into the Masterplan, and how the board can proceed with this.

Director Opsommer outlined the course of action going forward.

#### D. Listening Sessions Itinerary

Township Manager Walsh spoke on the upcoming listening sessions.

Supervisor Jackson inquired if there would be a second letter sent out.

Township Manager Walsh stated that yes, and they will be reaching out to neighborhood leaders as well.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened comments from the public at 8:24pm.

Supervisor Jackson closed comments from the public at 8:24pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

NONE

16. ADJOURNMENT

**Treasurer Deschaine moved to adjourn the August 1<sup>st</sup>, 2023 regular Township Board meeting. Seconded by Trustee Wilson.**

**VOICE VOTE**

**YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson, Wisinski**

**NAYS: None**

**Motion carried: 7-0**

Meeting adjourned at 8:25pm.

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Patricia Jackson

Township Supervisor

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Deborah Guthrie

Township Clerk



To: Board Members  
From: Dante Ianni, Finance Director  
Bernadette Blonde, Interim Finance Director  
Date: August 15, 2023  
Re: Board Bills

Charter Township of Meridian  
Board Meeting  
8/15/2023

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

COMMON CASH	\$	1,327,337.36
PUBLIC WORKS	\$	372,167.60
TRUST & AGENCY	\$	1,106.87
	TOTAL CHECKS:	\$ 1,700,611.83
CREDIT CARD TRANSACTIONS		
Will be included at 9/5/2023 meeting	\$	-
	TOTAL PURCHASES:	<u>\$ 1,700,611.83</u>
ACH PAYMENTS	\$	<u>981,254.93</u>

08/10/2023 04:08 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 08/15/2023 - 08/15/2023  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. 242 COMMUNITY CHURCH	LEASE (2630 BENNETT RD) FROM 8/17/23 TO 9/17/23	3,800.00	
2. A T & T	JUL 28 - AUG 27 2023 - BUSINESS FIBER INTERNET 321	215.23	110034
3. AMERICAN RENTALS	6/21/2023 TO 7/21/2023 PORTABLE TOILET RENTAL TRAN	86.00	
	7/21/2023 TO 8/21/2023 PORTABLE TOILET RENTAL TRAN	85.00	
	TOTAL	171.00	
4. AMISTEE AIR DUCT CLEANING &	AIR DUCT CLEANING PUBLIC SAFETY BUILDING	9,810.00	
5. ASAP PRINTING	EMILY GORDON - BUSINESS CARDS	42.23	
	KATIE LOVE - BUSINESS CARDS	42.23	
	TOTAL	84.46	
6. AT & T	JUL 2 - AUG 1 2023 - HVAC @THB 517.347.1710 201 4	49.91	110035
	JUL 2 - AUG 1 2023 - PSB FAX 517 347-4285 924 0	50.79	110035
	JUL 2 - AUG 1 2023 - THB HVAC 517 347.6021 564 8	400.45	110035
	JUL 2 - AUG 1 2023 - PSB FAX 517 347 6826 173 5	52.54	110035
	TOTAL	553.69	
7. AUTO VALUE OF EAST LANSING	UNIT #30 - REPAIR PARTS	41.58	
	SHOP SUPPLY - REPAIR PARTS	26.58	
	SHOP SUPPLY - REPAIR PARTS	15.97	
	SHOP SUPPLY - REPAIR PARTS	19.96	
	UNIT #141 - REPAIR PARTS	503.89	
	UNIT #141 - REPAIR PARTS	349.00	
	SHOP SUPPLY - REPAIR PARTS	9.90	
	REAR WHEEL BEARING - REPAIR PARTS	97.58	
	UNIT #141 - REPAIR PARTS	16.89	
	SHOP SUPPLIES - REPAIR PARTS	67.00	
	RETURN BALL BEARING - REPAIR PARTS	(97.58)	
	UNIT #145 - REPAIR PARTS	52.46	
	UNIT #145 - REPAIR PARTS	99.78	
	HEGO PIPE PLUG - REPAIR PARTS	11.69	
	UNIT #118 - REPAIR PARTS	30.92	
	SHOP SUPPLIES - REPAIR PARTS	(275.56)	
	UNIT #28 - REPAIR PARTS	20.58	
	STOCK - REPAIR PARTS	41.16	
	UNIT #139 - REPAIR PARTS	22.97	
	GREY PIG MAT - REPAIR PARTS	382.58	
	TOTAL	1,437.35	
8. AVIS FORD INC	MOTOR POOL - 2023 VEHICLE PURCHASE - PARKS - F-150	43,278.23	110033
9. BOARD OF WATER & LIGHT	6/1/2023 - 7/1/2023 - STREETLIGHT SERVICE	696.18	110027
	7/1/2023 - 08/01/2023 - STREETLIGHT SERVICE	731.73	110027
	TOTAL	1,427.91	
10. BOUNDTREE MEDICAL	ORDER #104668389 - MISC MEDICAL SUPPLIES	550.46	
	ORDER #104668389 - MISC MEDICAL SUPPLIES	2,121.61	
	ORDER #104668389 - MEDICAL SUPPLIES	422.82	
	TOTAL	3,094.89	
11. BOYNTON FIRE SAFETY SERVICE	C FIRE SPRINKLER HEAD REPAIRS	525.00	
	S FIRE SPRINKLER HEAD MAINT	270.00	
	TOTAL	795.00	

08/10/2023 04:08 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/15/2023 - 08/15/2023  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
12. BRIGHTLINE TECHNOLOGIES	2023 QUICKHELP SUBSCRIPTION	1,376.00	
	KEEPER ENCRYPTED PASSWORD VAULTS FOR EMPLOYEES WIT	35.00	
	AUGUST 2023 - HPE 36M	2,975.00	
	TOTAL	4,386.00	
13. BULL ENTERPRISES	JULY 2023 - JANITORIAL SERVICES TWP BLDGS	9,077.00	
14. CAPITAL ASPHALT LLC	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	536,300.14	110028
	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT	118,113.69	110028
	TOTAL	654,413.83	
15. CDW	ORDER NLTN524 - FARMERS MARKET WIFI EQUIPMENT	3,643.89	
16. CINTAS CORPORATION #725	7/26/2023 - MECHANICS UNIFORMS 2023	30.00	
	8/2/2023 - MECHANICS UNIFORMS	30.00	
	TOTAL	60.00	
17. CLYDE ARMORY	COLT CR6920 - SERIAL #CR090483	578.00	
18. COCM	2023 FALL CONFERENCE REGISTRATION FOR JOHN HECKAMA	285.00	
19. COMCAST	JUN 29 TO JUL 28 2023 - INT TV TEL @ HNC	250.95	110036
	JUL 29 TO AUG 28 2023 - INT TV TEL @ HNC	252.70	110036
	AUG 16 - SEP 15 2023 - FIRE #91 TV + INET	161.85	110036
	AUG 20 - SEP 19 2023 - FD 'FREE' DROP	10.76	110036
	TOTAL	676.26	
20. CONSUMERS ENERGY	C.STEWART - EMERGENCY UTILITY ASSISTANCE	304.90	110037
21. CONWAY SHIELD INC	FIRE HELMETS - ORDER 0406960	2,274.84	
22. CUMMINS INC	C FIRE - EMERGENCY GENERATOR REPAIR	3,343.68	
	S FIRE - EMERGENCY GENERATOR REPAIR SERIAL #270612	2,484.79	
	TOTAL	5,828.47	
23. DBI	ELECTRICAL WORK FOR DBI INSTALLATION	3,772.56	
24. DIVERSIFIED NATIONAL TITLE AGENCY	OVRPMT DANIELS DRAIN RECEIPT #209708	204.16	
25. ELECTRICAL TERMINAL SERVICE	MOTOR POOL - ELECTRICAL SHOP SUPPLIES	199.04	
26. EVIDENT INC	EVIDENCE SUPPLIES	229.99	



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Vendor Name	Description	Amount	Check #
27. FAHEY SCHULTZ BURZYCH RHODES PLC	FIRE DEPT - LEGAL FEES	577.50	
	COLLECTIVE BARGAINING - LEGAL FEES	135.00	
	GRIEVANCES - LEGAL FEES	616.00	
	MARIJUANA REGULATION S- LEGAL FEES	45.00	
	PUBLIC WORKS - LEGAL FEES	1,056.00	
	WINSLOW - LEGAL FEES	630.00	
	BWL FRANCHISE - LEGAL FEES	112.50	
	EMPLOYMENT AGREEMENT - LEGAL FEES	1,408.00	
	CLERK - LEGAL FEES	194.35	
	COMMUNITY PLANNING & DEVELOPMENT - LEGAL FEES	4,534.93	
	HUMAN RESOURCES/LABOR - LEGAL FEES	696.80	
	CONTRACT REVIEWS - LEGAL FEES	323.92	
	AUTOZONE DEVELOPMENT - LEGAL FEES	360.00	
	MSU FCU (23-001208) - LEGAL FEES	242.50	
	MSU FCU (23-001211) - LEGAL FEES	242.50	
	FIFTH THIRD (23-001121) - LEGAL FEES	210.00	
	DUFFY (23-001333) - LEGAL FEES	197.50	
	FLAGSTAR (23-001454) - LEGAL FEES	175.00	
	LAKE TRUST (23-001642) - LEGAL FEES	242.50	
	GEORGE G EYDE FAMILY LLC (23-001777) - LEGAL FEES	242.50	
	COMERICA (23-001895) - LEGAL FEES	175.00	
	RMPM (23-002115) - LEGAL FEES	377.50	
	CEW LAND MGT (ARBY'S) (23-002316) - LEGAL FEES	242.50	
	MORY ENTERPRISES LTD (23-002659) - LEGAL FEES	220.00	
	TOTAL	13,257.50	
28. FISHBEEK, THOMPSON, CARR & HUBER	WETLAND DELINEATION SCHULTZ VET CLINIC PATHWAY	2,759.40	
29. FORESIGHT GROUP	7/31/2023 - WATER BILLS AND POSTAGE	576.39	
	8/1/2023 - WATER BILLS AND POSTAGE	1,840.34	
	TOTAL	2,416.73	
30. FRANK WALSH	7/24/23 TO 7/27/23 - MME CONF MILEAGE REIMB	90.65	
31. GMES, LLC	ORDER 1634056 - ROPE RESCUE EQUIPMENT	179.14	
	ORDER 1634056 - ROPE RESCUE EQUIPMENT	2,713.14	
	ORDER 1634056 - ROPE RESCUE EQUIPMENT	123.24	
	ORDER 1634056 - ROPE RESCUE EQUIPMENT	400.40	
	ORDER 1634056 - ROPE RESCUE EQUIPMENT	557.32	
	ORDER 1634056 - ROPE RESCUE EQUIPMENT	782.95	
	TOTAL	4,756.19	
32. GRANGE ACRES	T JESSEE - EMERGENCY RENTAL ASSISTANCE	217.00	110038
33. GRANGER	ACCT # 2827380 - AUG 2023 SEASONAL TRASH SERVICE I	466.20	
	TEMPORARY DUMPSTER FOR CELEBRATE MERIDIAN EVENT	456.84	
	TOTAL	923.04	
34. GRANICUS	7/1/2023 - 7/31/2023 EASE 75/CAPTION LIVE	2,613.75	
35. HAMMOND FARMS	3 YARDS PRO-SOIL - ACCT 131405	56.25	
	STRAW - ACCT #131405 - PARKS AND PATHWAY MAINTENAN	87.00	
	TOTAL	143.25	
36. HAWORTH INC	FURNITURE FOR MUNICIPAL BUILDING RENO	42.00	
	FURNITURE FOR MUNICIPAL BUILDING RENO	55,035.16	
	TOTAL	55,077.16	
37. IDC CORPORATION	LIFT STATION REPAIRS- CENTRAL PARK PAVILLION	1,080.04	

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38. JOHN HINES	2023 BOOT REIMBURSEMENT FOR JOHN HINES	115.23	
39. JORAE PLUMBING	2236 KENMORE DR - PERMIT REQUEST CANCELLED 50% REF	115.00	
40. KNRCONTROL, LLC	ACKER - USE OF FORCE TRAINING AUG 14-18, 2023	550.00	110042
41. KRISTINE M KING	ADULT KARAOKE NIGHT 07/20/2023	150.00	110029
	KARAOKE NIGHT 08/20/2023	150.00	110029
	TOTAL	300.00	
42. LAFONTAINE AUTOMOTIVE GROUP	STOCK BRAKE PARTS - CUST 2009	243.48	
	MOTOR POOL - FIRE - UNIT 122	84.24	
	TOTAL	327.72	
43. LANGUAGE LINE SERVICES	JULY 2023 - INTERPRETATION SERVICES	55.83	
44. LANSING SANITARY SUPPLY INC	CUSTODIAL SUPPLIES	630.57	
45. LANSING UNIFORM COMPANY	VANDERMOLEN - OFFICER UNIFORM ITEMS	213.40	
	HANSON - OFFICER UNIFORM ITEMS	119.90	
	PENNELL - FIRE UNIFORM ITEMS	77.05	
	FIRE UNIFORMS - PENNELL	192.70	
	KLING - OFFICER BOOTS	179.95	
	KLING - OFFICER UNIFORM ITEMS	779.50	
	NEW UNIFORM PROMOTION - PENNELL	934.25	
	PAYNE/ACKER - OFFICER UNIFORM ITEMS	279.80	
	PANNELL - FIRE UNIFORM PROMOTION	100.00	
	WICKS - OFFICER BOOTS	219.95	
	TOTAL	3,096.50	
46. LEXISNEXIS RISK DATA MGT LLC	7/1/2023 TO 7/31/2023 - SEARCHING SERVICES	200.00	
47. MEDICAL MANAGEMENT SYSTEMS OF	JULY 2023 COLLECTION FEE FROM AMBULANCE BILLINGS	7,795.82	
48. MEHDIE ALZUHAIRI	VENDOR BOND RETURN	500.00	
49. MERIDIAN PLUMBING	BALL VALVES IN VARIOUS LOCATIOINS - MUN BLDG	3,051.00	
50. MERIDIAN SENIOR CENTER	2023 EXPERT SPEAKER PANEL & RESOURCE FAIR	50.00	
51. MERIDIAN TOWNSHIP RETAINAGE	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT - CAP	30,616.13	
	2023 ROADWAY IMPROVEMENTS CRUSHING AND HMA OVERLAY	19,084.31	
	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT - CAP	6,216.51	
	TOTAL	55,916.95	
52. MI TRIVIA PRODUCTIONS LLC	BOOMBOX BINGO ON JULY 27 2023	250.00	110032
	BOOMBOX BINGO ON AUGUST 17 2023	250.00	110032
	TOTAL	500.00	
53. MICHAEL FREDERICKS	SUMMER CONCERT SERIES PERFORMANCE 08/16/2023	1,300.00	110031
54. MICHIGAN ASSOCIATION OF PLANNING	GUTHRIE - JULY 2023 TO JUNE 30 2024 - MEMBERSHIP R	65.00	
55. MILLENNIA TECHNOLOGIES	PHONE PORT CONFIGURATION ALARM SYSTEM AT SERVICE C	130.00	
56. MY GREEN MICHIGAN LLC	COMPOST BINS - MARKETPLACE	131.00	
57. OVERHEAD DOOR OF LANSING	CLERK/TREASURER AREA GATE - 3 SEPERATE SWITCHES	1,647.00	
58. PEOPLEFACTS LLC	JULY 2023 EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	92.94	

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59. PHIL DESCHAIINE	APRIL 16 TO MAY 11 2023 - MILEAGE REIMBURSEMENT	302.94	
	MAR 10 TO APRIL 13 2023 - MILEAGE REIMBURSEMENT	53.91	
	MILEAGE REIMBURSEMENT	119.34	
	TOTAL	476.19	
60. PLM LAKE & LAND MANAGEMENT	CUT #MI01776 - REIMB 2023 PERMIT APPL FEE	1,500.00	
61. QUALITY COATINGS	SPRAY IN BED LINER - UNIT 711 - CANYON	550.00	
62. QUALITY TIRE INC	UNIT #91 POOL TIRES	1,682.35	
	DISPOSAL OF TIRES	53.00	
	TOTAL	1,735.35	
63. REDWOOD LANDSCAPING	JULY 2023 TOWNSHIP MOWING	170.00	
64. RICHARD G VONTERSCH	MUN BLDG LANDSCAPE MAINTENANCE	393.00	
65. RIETH-RILEY CONSTRUCTION CO INC	2023 ROADWAY IMPROVEMENTS CRUSHING AND HMA OVERLAY	361,201.93	
66. SEELYE GROUP LTD	CARPET/FLOORING MUNICIPAL BUILDING RENO	22,110.00	
67. SHAHEEN CHEVROLET INC	REPAIR PARTS FOR MEDIC 91	30.85	
68. SOLDAN'S FEED & PET SUPPLIES	5/13/2023 - CANINE DOG FOOD SUPPLIES	79.99	
	06/23/2023 -CANINE DOG FOOD SUPPLIES	79.99	
	TOTAL	159.98	
69. SPARTAN BARRICADING	ROAD CLOSURE FOR CELEBRATE MERIDIAN FESTIVAL	984.00	
70. ST MARTHA CONFERENCE OF	L SAEY - EMERGENCY RENTAL ASSISTANCE	500.00	110039
71. ST THOMAS AQUINAS PARISH	K ROGERS - EMERGENCY RENTAL ASSISTANCE	400.00	110040
72. STATE OF MICHIGAN	PESTICIDE CERTIFICATION - S. TRAUGER	75.00	
73. SUPREME SANITATION	7/1/2023-7/31/2023 - NEWTON RD - PORTABLE TOILET R	90.00	
	7/1/2023-7/31/2023 - BENNETT WOODS SCHOOL - PORTAB	90.00	
	7/1/2023-7/31/2023 - EASTGATE PARK - PORTABLE TOIL	180.00	
	7/1/2023-7/31/2023 - HILLBROOK PARK - PORTABLE TOI	90.00	
	7/1/2023-7/31/2023 (ADDL ON 7/20/2023) - TOWNER RD	120.00	
	7/1/2023-7/31/2023 - NANCY MOORE - PORTABLE TOILET	90.00	
	TOTAL	660.00	
74. T MOBILE	6/21/23-7/20/23 - CELL DATA SERV - 517.980.0920	29.85	110041
75. TEAM FINANCIAL GROUP	AUGUST 2023 - COPIER CONTRACT	2,449.47	
76. THE BLOWHARD COMPANY LLC	BLOWHARD FAN REPAIR KIT	540.00	
77. TRUGREEN	2023 LAWN TREATMENT FOR BUILDINGS/PARKS	1,796.30	
	2023 LAWN TREATMENT FOR BUILDINGS/PARKS	500.86	
	WEED TREATMENT FOR OKEMOS LIBRARY	125.00	
	TOTAL	2,422.16	
78. VARIPRO BENEFIT ADMINISTRATORS	SEPT 2023 MEDICARE SUPPLEMENT	14,369.79	
79. VERIZON CONNECT	JUNE 24 2023 - JULY 23 2023 - CELLULAR SERVICES	2,811.57	
80. VISUAL EDGE IT, INC	ABD-MT01 - COPIER USAGE	2,051.37	
81. WASTE MANAGEMENT	8/1/2023 - 8/31/2023 - CARCASS REMOVAL DUMPSTER	226.58	

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Vendor Name	Description	Amount	Check #
82. WEST SHORE FIRE INC	AIRPAK CONSOLE GAUGE & REPAIR	810.39	
83. ZACHARY FENNER	WORK BOOT REIMBURSEMENT	172.91	
TOTAL - ALL VENDORS		1,327,337.36	

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Vendor Name	Description	Amount	Check #
1. CAPITAL ASPHALT LLC	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	45,406.40	29417
2. CARL SCHLEGEL INC	TICKET #1056793 - CLASS II SAND	942.40	
3. CUMMINS INC	MEADOWS LS - EMERGENCY GENERATOR REPAIR SERIAL #K0	2,253.66	
4. DAVID HAYNES	REFUND INSP DEPOSIT SESC 23-34	95.04	
5. DIVERSIFIED NATIONAL TITLE AGENCY	5872 GREEN RD -OVRPMT FINAL WATER/SEWER	50.60	
	4723 WOODCRAFT RD - OVRPMT FINAL WATER/SEWER	12.65	
	TOTAL	63.25	
6. EYDE IRONPOINT, LLC	2342 WOODLAKE DR - OVRPMT FINAL WATER/SEWER	45.42	
7. FERGUSON WATERWORKS #3386	WATER - 1' X 3/4" ANGLE VALVE	816.60	
	FERNCOS - REPAIR @ COUNTY PARK GRAVITY LINE	50.78	
	WATER - TEST 2" METER FOR RESIDENT - 4917 S DAWN	350.00	
	TOTAL	1,217.38	
8. HANDY, JANE	FINAL WATER/SEWER OVRPMT - 2051 HAMILTON RD	62.60	
9. HARDING, MICHAEL P	OVRPMT FINAL WATER/SEWER - 2768 LELAND CIRCLE	39.25	
10. HYDROCORP	JULY 2023 - INSPECTION & REPORTING SERVICES	2,673.00	
11. JACK DOHENY COMPANIES INC	MERI0001 - HOSE SEWER VACTOR (\$4,328.65 - \$301.15)	4,027.50	
12. KENNEDY INDUSTRIES INC	MAIN LIFT STATION - PUMP 3 REPAIRS	19,995.00	
13. MARK'S LOCK SHOP, INC.	WATER - KEYS FOR PADLOCKS	60.00	
14. MERIDIAN TOWNSHIP RETAINAGE	2023 SANITARY SEWER REHABILITATION PROJECT	17,106.80	
15. MUNK, WANDA A	OVRPMT WATER/SEWER - 4676 KINGSWOOD DR	177.75	
16. R.C. WORST & COMPANY, INC	OKEMOS HIGH SCHOOL LS PUMP REPLACEMENTS - 2ND HALF	11,581.00	
17. RIETH-RILEY CONSTRUCTION CO INC	2023 ROADWAY IMPROVEMENTS CRUSHING AND HMA OVERLAY	1,400.00	
18. THELEN, SHANNA	6324 PORTER AVE - OVRPMT WATER/SEWER	89.20	
19. VERIZON CONNECT	JUNE 24 2023 - JULY 23 2023 - CELLULAR SERVICES	609.35	
20. VISU-SEWER	2023 SANITARY SEWER REHABILITATION PROJECT	256,683.20	
21. WATERWORTH	2023 UTILITY RATE ANALYSIS SOFTWARE AND SERVICE -	7,485.00	29418
22. WOODWARD, DOREEN	5819 BOIS ISLE DR -OVRPMT FINAL WATER/SEWER	154.40	
TOTAL - ALL VENDORS		372,167.60	

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Vendor Name	Description	Amount	Check #
1. GO, ALUEL S & VIVIAN A	2023 SUMMER TAX OVRPMT - DOBIE RD	45.00	13424
2. LUCAS JR, RICHARD L & DAWN L	BURCHAM DR - 2023 SUMMER TAX REFUND	61.87	13425
3. PATEL, CHANDU	SUNWIND DR WEST - 2023 SUMMER TAX OVRPMT	1,000.00	13426
TOTAL - ALL VENDORS		1,106.87	

ACH Transactions

Date	Payee	Amount	Purpose
7/27/2023	ICMA	\$ 45,810.27	Payroll Deductions 07/28/2023
7/27/2023	Blue Care Network	\$ 43,744.82	Employee Health Insurance
7/28/2023	Nationwide	\$ 7,433.56	Payroll Deductions 07/28/2023
7/28/2023	First American	\$ 1,544.70	Employee Vision Insurance
7/28/2023	Gallagher Benefit Services	\$ 3,250.00	Employee Health Insurance
7/28/2023	Blue Care Network	\$ 66,020.44	Employee Health Insurance
7/28/2023	Various Financial Institutions	\$ 318,505.24	Direct Deposit 07/28/2023
7/28/2023	IRS	\$ 111,676.22	Payroll Taxes 07/28/2023
7/28/2023	State of Michigan	\$ 34,018.85	MI Business Tax
7/31/2023	Wageworks	\$ 93.00	Employee Health Savings
8/2/2023	First American	\$ 212.00	Employee Vision Insurance
8/2/2023	Blue Care Network	\$ 14,179.28	Employee Health Insurance
8/4/2023	MERS	\$ 306,083.62	Employee Retirement
8/4/2023	Alerus	\$ 5,677.25	Payroll Deductions 07/28/2023
8/8/2023	MCT Utilities	\$ 2,039.05	Water/Sewer
8/9/2023	Blue Care Network	\$ 20,966.63	Employee Health Insurance
<b>Total ACH Payments</b>		<b><u>\$ 981,254.93</u></b>	



12.A

**To: Township Board**

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

**Date: August 10, 2023**

**Re: Special Use Permit #23-012 – The W. Investment Holdings – 1614 W. Grand River Avenue – Medical Marijuana Provisioning Center**

---

The W. Investment Holdings has requested special use permit approval to construct an approximately 4,000 square foot medical marijuana provisioning center at 1614 Grand River Avenue. The 2.41-acre site is located on the north side of Grand River Avenue, east of Central Park Drive and zoned C-2, Commercial. The site was in the original overlay area for potential medical marijuana licenses and is still in the amended overlay districts that were recently approved by the Township Board.

The Planning Commission held a public hearing on the proposal at its meeting on June 12, 2023 and voted to recommend approval to the Township Board at their June 26<sup>th</sup> meeting. The application under consideration is identical to the Special Use Permit that was approved by the Township Board on April 14, 2020 and the applicant is proposing to build the same project that was previously approved. The Township Board held an initial review of the application at their meeting on August 1<sup>st</sup> and raised no major concerns.

At this time, Staff would **recommend approval** of the proposed medical marijuana provisioning center at 1614 W. Grand River Avenue. The following motion is provided for the Township Board's use during discussion of this item.

**Motion to adopt the resolution approving the request from The W. Investment Holdings to construct a 4,000 square foot medical marijuana provisioning center at 1614 W. Grand River Avenue. The property is zoned C-2, Commercial, and is located within the Marijuana Facilities Overlay District.**

**Attachments**

1. Resolution for Approval
2. Site Layout Plan



**RESOLUTION TO APPROVE**

**Special Use Permit #23-012  
The W. Investment Holdings  
Medical Marijuana Provisioning Center**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 15<sup>th</sup> day of August 2023, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, The W. Investment Holdings has submitted a request to construct a medical marijuana provisioning center on the vacant property at 1614 West Grand River Avenue; and

WHEREAS, the subject property is zoned C-2, Commercial, and is located within the marijuana facilities overlay district that was recently amended by the Township Board; and

WHEREAS, the site and layout were previously approved by the Township Board on April 14, 2020; and

WHEREAS, the applicant was not able to move forward with construction of the facility due to the effects of the Covid19 pandemic; and

WHEREAS, the applicant has not made any modifications to the proposed plan and this application is identical to the one approved in 2020; and

WHEREAS, a special use permit is required to be approved by the Township Board any medical marijuana provisioning center; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 12, 2023 and recommended approval to the Township Board at their meeting on June 26, 2023; and

WHEREAS, the Township Board reviewed the request at their August 1, 2023 meeting and raised no major concerns with the proposed project layout or structure sizes; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #23-012, subject to the following conditions:

**Resolution to Approve**  
**SUP #23012 (The W. Investment Holdings)**  
**Page 2**

1. Approval is in accordance with the site plan prepared by NF Engineers & Surveyors with a revision date January 24, 2020.
2. Approval is in accordance with the floor plan and building elevations prepared by ROGVOY Architects with a revision date of January 23, 2020.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Site plan review approval is required to construct the proposed building. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy, and the Township, as applicable. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
8. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until a building permit and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #23-012.
12. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
13. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.
14. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement

**Resolution to Approve  
SUP #23012 (The W. Investment Holdings)  
Page 3**

the building. Such screening is subject to the approval of the Director of Community Planning and Development.

- 15. Sign permits shall be required for any signage proposed on the property.
- 16. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
- 17. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

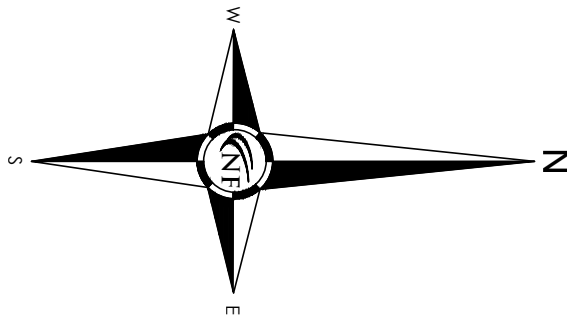
) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 15<sup>th</sup> day of August, 2023.

\_\_\_\_\_  
Deborah Guthrie  
Township Clerk





L = 372.24'(M)  
 R = 5729.65'(M)  
 Δ = 3°43'21"(M)  
 CHD. BRG =  
 S73°33'25"E  
 372.18'(M)

**GRAND RIVER AVENUE (M-43) (100' WIDE)**  
 PUBLICLY DEDICATED ASPHALT PAVEMENT W/ CONC CURBS  
 100.00' R.O.W.  
 EASEMENT FOR ROAD RIGHT-OF-WAY PURPOSES TO COUNTY OF INGHAM LIBER 11, MR PAGE 101, LIBER 11, MR PAGE 20, LIBER 11, PAGE 153  
 EX. ASPHALT

46" WIDE DRAIN EASEMENT TO UNRUH DRAINAGE DISTRICT LIBER 1123, PAGE 501  
 12" STM  
 WALK  
 10" SAN  
 15" STM  
 10" SAN

**BENCHMARK**  
 ARROW ON HYDRANT  
 ELEVATION 870.65  
 NAVD 88 DATUM

TELEPHONE MH-  
 RM 874.17

UP  
 SIGN

EX ASPHALT

15" STM  
 10" SAN

40" WIDE DRAIN EASEMENT TO UNRUH DRAINAGE DISTRICT LIBER 1123, PAGE 501

1-TA  
 1-CA  
 8-HS  
 16-CA  
 24-HS  
 12-RA

**PROPOSED RETAIL**  
 4,000 SF

**PROPOSED TRASH ENCLOSURE**  
 SEE ARCH DWGS FOR DETAIL

**PROPOSED BIKE RACKS**

**PROPOSED BIKE PARKING**

WETLAND AREA  
 0.06 ACRES

PARCEL 3  
 ID: 31-02-22-426-  
 ZONED C-2

NO 1714' W 741.62' (M)

**GENERAL SOD NOTE:**

ALL LAWN AREAS DESIGNATED TO BE SOODED, SHALL BE SOODED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED. IN AREAS SUBJECT TO EROSION, SOODED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL TO JUNE; FALL: AUGUST 15 TO OCTOBER 15

**GENERAL SEED NOTE:**

ALL LAWN AREAS DESIGNATED TO BE SEEDDED, SHALL BE HYDRO-SEEDDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED. SEEDING INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL TO JUNE; FALL: AUGUST 15 TO OCTOBER 15

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL/Common NAME	SIZE	SPACING	ROOT	COMMENT
<b>TREES</b>						
AR	13	Acer rubrum 'Bowhall' Bowhall Red Maple	2.5' CAL	SEE PLAN	B&B	FULL, MATCHED HEADS
MA	2	Malus 'Red Jewel' Red Jewel Crabapple	2' CAL	SEE PLAN	B&B	FULL, MATCHED HEADS
PG	5	Picea glauca 'Demarso' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL, MATCHED HEADS
TA	4	Genus species 'McSentry' American Sentry Linden	3' CAL	SEE PLAN	B&B	FULL, MATCHED HEADS
<b>SHRUBS</b>						
RA	12	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
<b>GROUNDCOVERS/PERENNIALS</b>						
CA	17	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	5 GAL	30" OC	CONT	
HS	32	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	

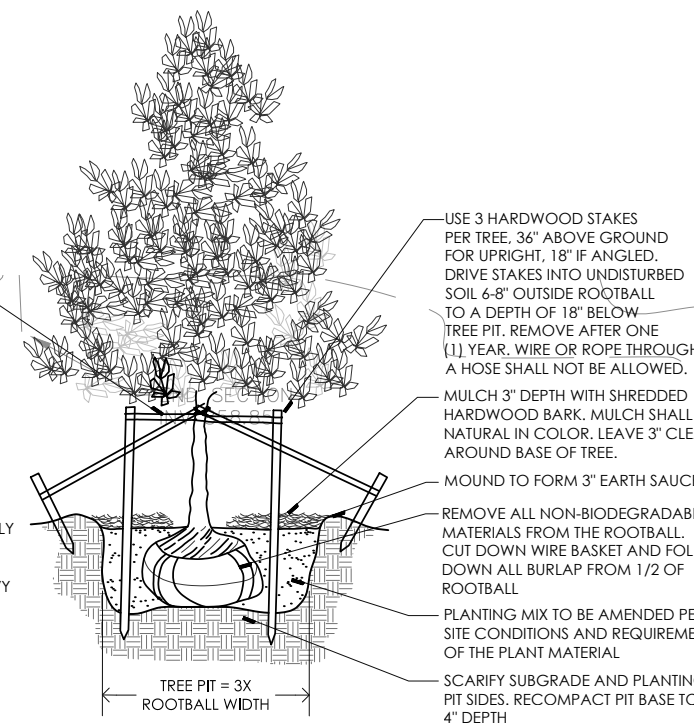
**GROUND COVER KEY**

- ① TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- ② RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- ③ 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- ④ 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- ⑤ 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

**LANDSCAPE REQUIREMENTS**

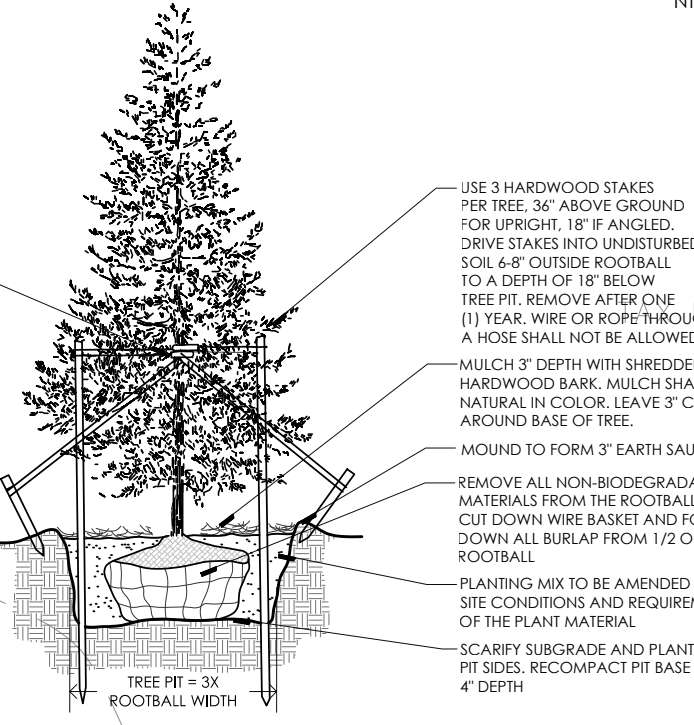
EXISTING SITE ZONING: C-2, COMMERCIAL DISTRICT  
 EXISTING SITE AREA: 104,544 S.F. OR 2.40 ACRES  
 PARKING LOT LANDSCAPE REQUIREMENTS  
 2 TREES PER EACH 10 PKG SPACES  
 34 SPACES PROVIDED / 10 X 2 = 48 OR 7 TREES REQUIRED  
 PROVIDED: 9 TREES PROVIDED

**NOTE:**  
 CUT DECIDUOUS TREES ABOVE 7' CALIPER; STAKE TREES BELOW 7' CALIPER.  
 STAKE TREES JUST BELOW FIRST BRANCHING 2-3" WIDE BELL END OR CONE OR PLASTIC STRAPS, CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME BLEMISH. REMOVE AFTER ONE (1) YEAR.  
**NOTES:**  
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.  
 DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.  
 REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.

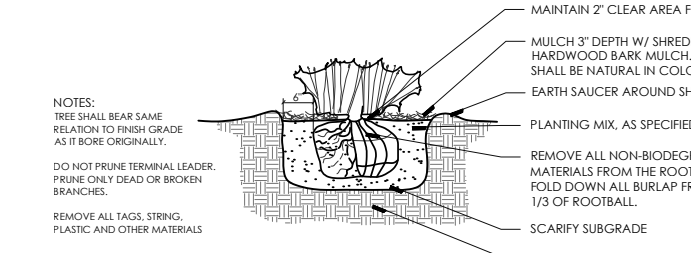


**DECIDUOUS TREE PLANTING DETAIL**

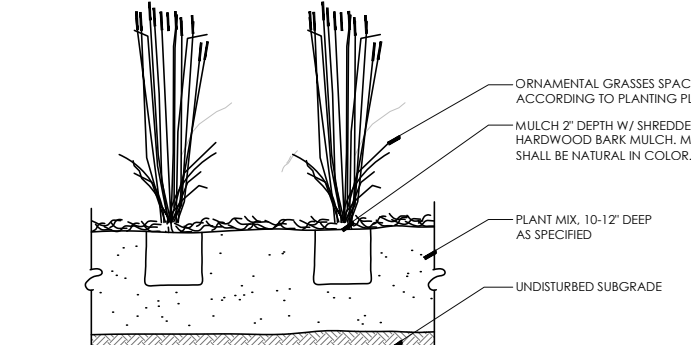
**NOTE:**  
 CUT EVERGREEN TREES ABOVE 1/2" BY HEIGHT; STAKE TREES BELOW 12" BY HEIGHT.  
 STAKE TREES APPROXIMATELY MID-TRUNK USING 2-3" WIDE BELL END WIRE OR PLASTIC STRAPS, CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME BLEMISH. REMOVE AFTER ONE (1) YEAR.  
**NOTES:**  
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.  
 DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.  
 REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.



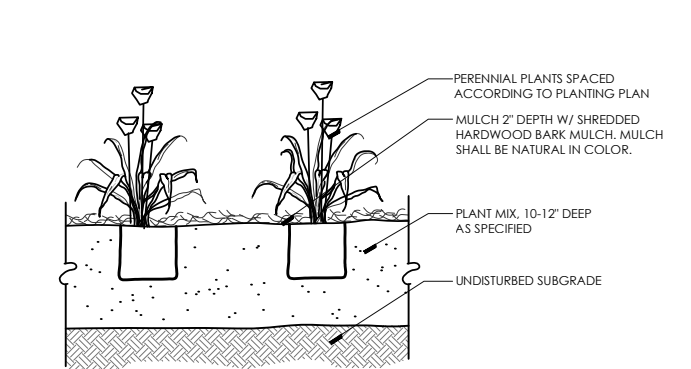
**EVERGREEN TREE PLANTING DETAIL**



**HEDGE PLANTING DETAIL**



**ORNAMENTAL GRASS PLANTING DETAIL**



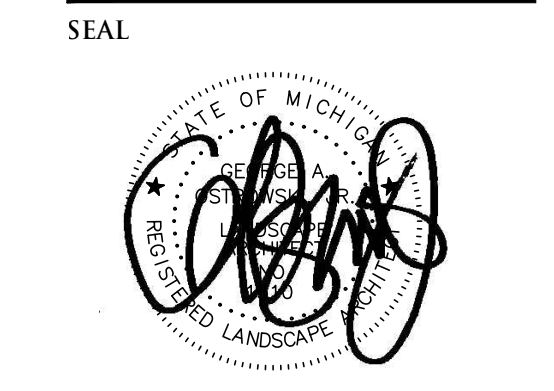
**PERENNIAL PLANTING DETAIL**

**GENERAL LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT MIX BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVERS OR PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PRECES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTICED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL POSITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



**NOWAK & FRAUS ENGINEERS**  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257



**PROJECT**  
 Proposed Provisioning Center

**CLIENT**  
 W Investment Holdings  
 29580 Northwestern Hwy.  
 Suite 100,  
 Southfield, MI 48034

**Contact:** Ammar W. Alkhafaji  
 Phone: (248) 559-5555

**PROJECT LOCATION**  
 No. 1614  
 W. Grand River Ave.  
 Part of the NE. 1/4 of  
 Section 22, T4N., R.1W.,  
 Township of Meridian,  
 Ingham County, MI

**SHEET**  
 Landscape Plan



**REVISIONS**  
 01/24/20 REVISED PER TWP.

**DRAWN BY:**  
 G. Ostrowski  
**DESIGNED BY:**  
 G. Ostrowski  
**APPROVED BY:**  
 G. Ostrowski

**DATE:**  
 11-08-2019

**SCALE:** 1" = 30'

**NFE JOB NO.**  
 J987-02  
**SHEET NO.**  
 L2





12. B

**To: Board Members**

**From: Dante Ianni, Finance Director & Bernie Blonde, Interim Finance Director**

**Date: August 15, 2022**

**Re: 2024 Budget Public Hearing Date**

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Staff will present Board members with the 2024 Recommended Budget on August 25, 2023, and it will be posted to the Township website. The 2024 Budget Public Hearing will be held September 5, 2023, as scheduled.

The following motion is prepared for Board consideration:

**MOVE THAT A PUBLIC HEARING BE HELD AT 6:00 PM ON SEPTEMBER 5, 2023 FOR THE PURPOSE OF TAKING COMMENTS REGARDING THE 2024 CHARTER TOWNSHIP OF MERIDIAN RECOMMENDED BUDGET.**



13.A

**To: Township Board**

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

**Date: August 10, 2023**

**Re: Special Use Permit #23-011 – Haslett Gallery Inc. – 2119A Haslett Road – Medical Marijuana Provisioning Center**

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Haslett Gallery Inc has requested special use permit approval to occupy an approximately 1,510 square foot suite with a medical marijuana provisioning center at 2119A Haslett Road. The 1.92-acre site is located on the south side of Haslett Road, east of Okemos Road and is zoned C-1, Commercial. The site was in the original overlay area for potential medical marijuana licenses and is still in the amended overlay districts that were recently approved by the Township Board.

The Planning Commission held a public hearing on the proposal at its meeting on April 24, 2023 and voted to recommend approval to the Township Board at their May 8<sup>th</sup> meeting. The application under consideration is identical to the Special Use Permit that was approved by the Township Board on March 3, 2020 and the applicant is proposing to build the same project and occupy the same space that was previously approved.

Staff memorandums outlining the SUP request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board's review.

### **Township Board Options**

The Township Board may approve or deny the proposed special use permit proposal. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

### **Attachments**

1. Application Information
2. Staff memorandums dated April 21, 2023 and May 4, 2023
3. Planning Commission resolution recommending approval
4. Planning Commission minutes dated April 24, 2023 (public hearing) and May 8, 2023 (decision)

**CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

**SPECIAL USE PERMIT APPLICATION**

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

**Part I**

- A. Applicant Haslett Gallery Inc.  
 Address of Applicant 106 N. Fourth Ave. Ste. 302 Ann Arbor, MI 48104  
 Telephone - Work 734.474.5881 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email james@arborholdings.com  
 Interest in property (circle one): Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Option \_\_\_\_\_ Other \_\_\_\_\_  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2119A Haslett Rd. Haslett, MI 48840  
 Legal description (please attach if necessary) Please see Attached Site Plan - Attachment A  
 Current zoning C-1 Commercial  
 Use for which permit is requested / project name Medical Marhuana Provisioning Center  
 Corresponding ordinance number Charter Township Of Meridian, Code of Ordiances, Chapter 40
- C. Developer (if different than applicant) N/A  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name LSG Engineers & Surveyors, INC.  
 Address 3135 Pine Tree Road, Suite D, Lansing MI 48911  
 Telephone – Work 517.393.2902 Home \_\_\_\_\_ Fax 517.393.2608
- E. Acreage of all parcels in the project: Gross 1.92 Net 1.92
- F. Explain the project and development phases: This project encompasses doing a slight renovation on a current 1,510 sq ft suite located in the 16,617 sq ft building in order to open a licensed medical marihuana provisioning center.
- G. Total number of: The answers to G and H encompass the entire building and site  
 Existing: structures 1 bedrooms 0 offices 7 parking spaces 87 carports 0 garages 0 Type text here  
 Proposed: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
- H. Square footage: existing buildings 16,617 proposed buildings 0  
 Usable Floor area: existing buildings 16,617 proposed buildings N/A
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: Please see Attached Employment chart - Attachment B
- J. Existing Recreation: Type N/A Acreage 0  
 Proposed Recreation: Type N/A Acreage 0  
 Existing Open Space: Type Green Area Acreage .36  
 Proposed Open Space: Type N/A Acreage 0

- K. If Multiple Housing: *N/A*
- Total acres of property \_\_\_\_\_
- Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_
- Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_
- Total dwelling units \_\_\_\_\_
- Dwelling unit mix:
- |                                    |                |             |
|------------------------------------|----------------|-------------|
| Number of single family detached:  | for Rent _____ | Condo _____ |
| Number of duplexes:                | for Rent _____ | Condo _____ |
| Number of townhouses:              | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings:         | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property. See Attachment A
3. Evidence of fee or other ownership of the property. See Attachment C
4. Site Plan containing the information listed in the attachment to this application. See Attachment A
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors. See Attachment D
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation. See Attachment E
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following: See Attachment F
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.



- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
  2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
  2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
  3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
  2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
  3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
  4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
  2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
  3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

**Part II**

**SUP REQUEST STANDARDS**

PLEASE see Attachment G

PLEASE see Attachment G

**Township Code of Ordinances, Section 86-126**

**Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.**

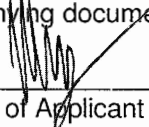
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

**Part III**

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes     No    (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

  
 \_\_\_\_\_  
 Signature of Applicant  
 James Daly

3/20/23  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
Type/Print Name

Fee: \_\_\_\_\_ Received by/Date: \_\_\_\_\_

**Special Use Permit Application Attachment**  
**Site Plan Requirements Per Section 86-124(c)(4)**

Please see Attachment A

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

# Attachment A



**LEGAL DESCRIPTION:**

PARCEL A (TAX ID 33-02-09-427-026)  
 LOT 42 AND LOT 43, EXCEPT THE SOUTH 156 FEET,  
 PLEASANT ACRES, AS RECORDED IN LIBER 13 OF PLATS,  
 PAGE 50, INGHAM COUNTY RECORDS

PARCEL B (TAX ID 33-02-09-427-027)  
 LOT 44, EXCEPT THE WEST 45 FEET OF THE SOUTH 156'  
 AND EXCEPT THE EAST 70 FEET OF THE SOUTH 129.5 FEET,  
 PLEASANT ACRES, AS RECORDED IN LIBER 13 OF PLATS,  
 PAGE 50, INGHAM COUNTY RECORDS

PARCEL C (TAX ID 33-02-09-427-028)  
 LOT 45, EXCEPT THE SOUTH 129.5 FEET, PLEASANT ACRES,  
 AS RECORDED IN LIBER 13 OF PLATS, PAGE 50, INGHAM  
 COUNTY RECORDS

**GENERAL NOTES:**

- 1) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.
- 2) Base drawing information obtained from LSG Project No. 00.1236, dated January 22, 2003.
- 3) The location of certain improvements, including sidewalks along Haslett Road and Okemos Road and general revisions are the result of Google Earth aerial imagery and field observations.
- 4) Per internet search, there are no public or private K-12 schools within 1,000 feet or any known churches, places of worship or other religious facilities, libraries, preschools, or licensed childcare centers within 500 feet of the subject property.

**SITE DATA**

TOTAL SITE AREA: 1.92 AC / 83,804 SQ. FT.

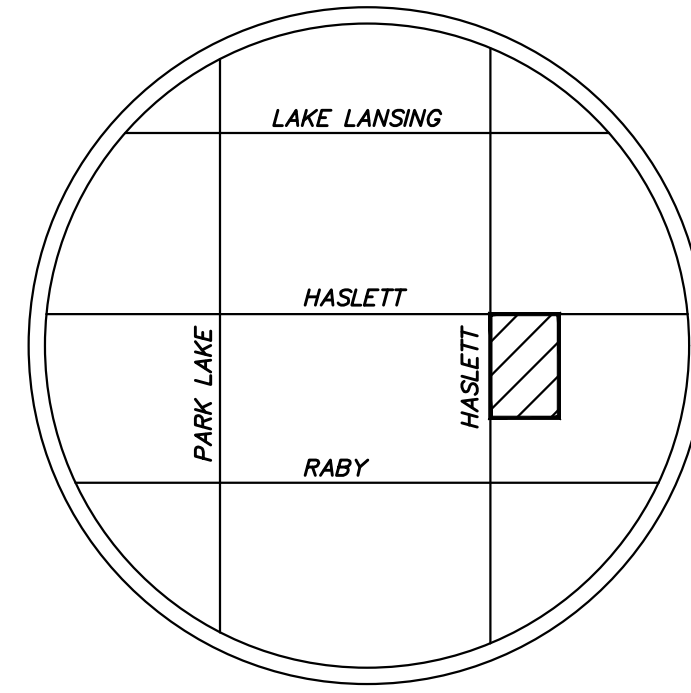
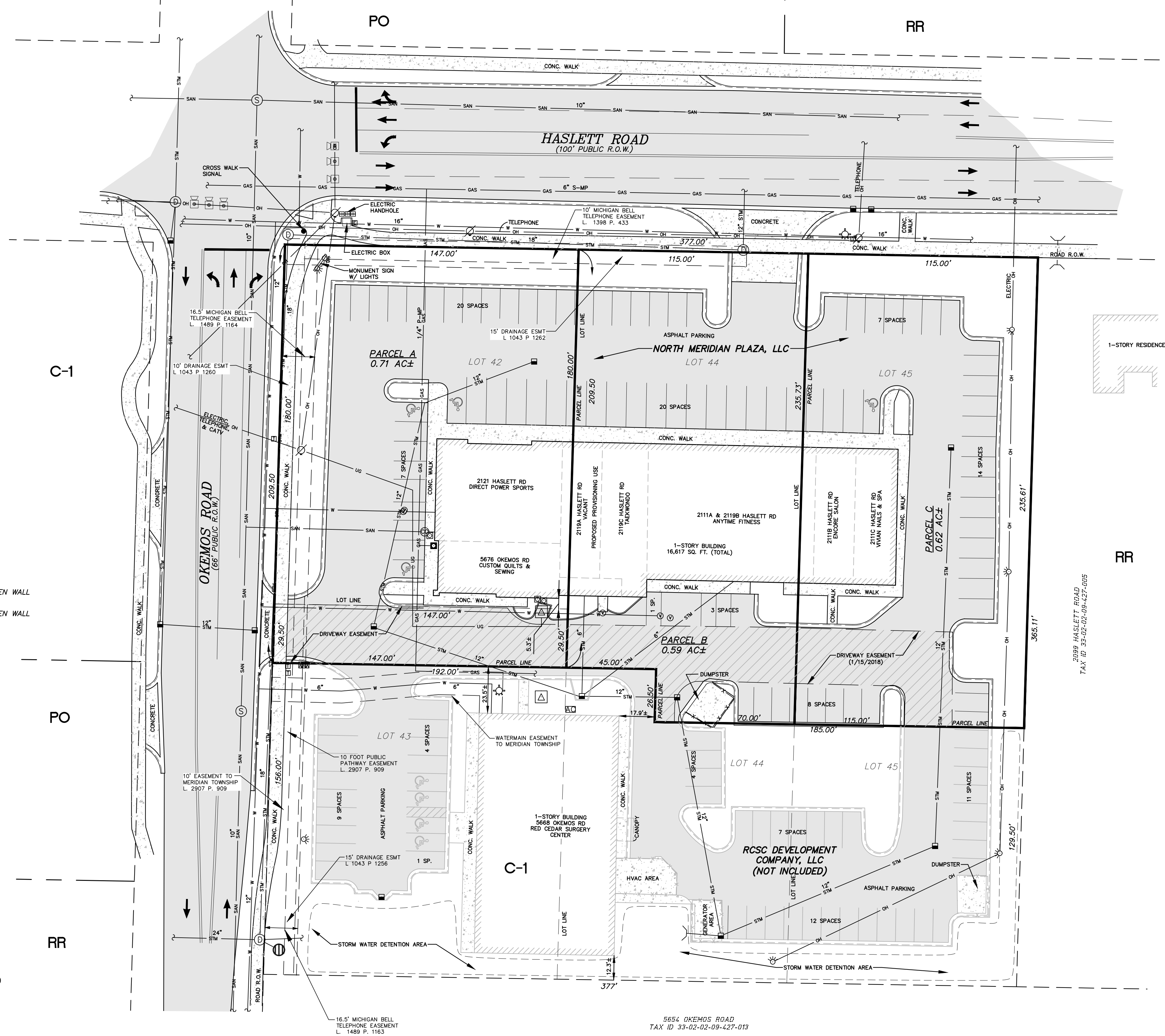
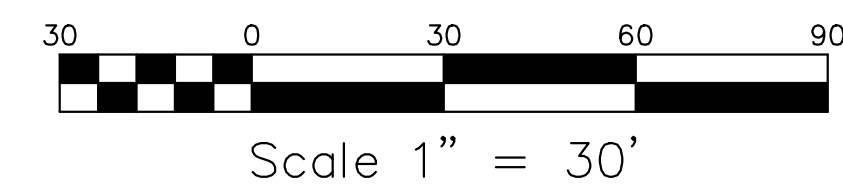
**PARKING PROVIDED:**  
 REGULAR SPACES: 83 SPACES  
 ADA SPACES: 4 SPACES  
 TOTAL PROVIDED: 87 SPACES

**SETBACKS:** FRONT: 100'  
 REAR: 50' WHERE ADJACENT TO RESIDENTIAL  
 35' ADJACENT TO RESIDENTIAL W/ SCREEN WALL  
 SIDE: 50' WHERE ADJACENT TO RESIDENTIAL  
 35' ADJACENT TO RESIDENTIAL W/ SCREEN WALL

**OPEN SPACE:** 15,330 SQ. FT. / 0.36 AC

**IMPERVIOUS AREA:** 67,954 SQ. FT. / 1.56 ACRES

**ZONING CLASSIFICATION:** C-1



SITE LOCATION MAP  
 NOT TO SCALE

**LEGEND:**

- ⊕ = STORM MANHOLE
- ⊕ = CATCHBASIN
- STM — = STORM LINE
- ⊕ = SANITARY MANHOLE
- SAN — = SANITARY EASEMENT
- SAN — = SANITARY LINE
- ⊕ = ELECTRIC MANHOLE
- OH — = UTILITY POLE
- OH — = GUY WIRE
- OH — = OVERHEAD UTILITY LINE
- UG — = UNDERGROUND UTILITY LINE
- ⊕ = TRANSFORMER
- ⊕ = AC-UNIT
- ⊕ = TELEPHONE MANHOLE
- ⊕ = ROOF DRAIN
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = ELECTRIC PEDESTAL
- ⊕ = ELECTRIC METER
- ⊕ = LIGHT POLE
- ⊕ = SIGN
- ⊕ = MONUMENT SIGN
- ⊕ = WATER MANHOLE
- ⊕ = WELL
- ⊕ = WATER LINE
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = MONITORING WELL
- ⊕ = GAS METER
- ⊕ = GAS VALVE
- ⊕ = GAS LINE
- X — X — = FENCE LINE
- ⊕ = DECIDUOUS TREE
- ⊕ = CONIFEROUS TREE
- ⊕ = CURB AND GUTTER
- — — = TREE LINE
- ⊕ = SET IRON & CAP #31603
- ⊕ = FOUND IRON AS NOTED
- ⊕ = SECTION CORNER
- ⊕ = DISTANCE NOT TO SCALE
- ⊕ = YARDBASIN
- ⊕ = POST INDICATOR VALVE
- ⊕ = WALL HYDRANT
- ⊕ = MAIL BOX
- ⊕ = SATELLITE DISH
- ⊕ = ASPHALT
- ⊕ = CONCRETE
- ⊕ = RECORDED
- ⊕ = MEASURED

DATE	DESCRIPTION	REVISIONS
11/13/2019	SUP SITE PLAN	
7/29/2019	ADDED EASEMENTS AT HASLETT & OKEMOS ROADS, PARKING LOT LIGHT POLES AND GENERAL REVISIONS	
7/22/2019	FIELD UPDATE	
1/18/2018	ADDED DRIVEWAY EASEMENT	
1/12/2018	REVISED PARCEL LINES	

**LSG**  
 Engineers & Surveyors

DOUGLAS K. RICHARDSON  
 PROFESSIONAL SURVEYOR  
 No. 31603

3135 PINE TREE ROAD  
 SUITE D  
 LANSING, MI 48911  
 PH. (517) 393-2902  
 FAX (517) 393-2608  
 www.lsg-es.com

PREPARED FOR:  
**HASLETT GALLERY, INC.**  
 106 N 4TH AVENUE  
 ANN ARBOR, MICHIGAN 48104

**SUP SITE PLAN**  
 OF  
**MERIDIAN PLAZA**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MI

**MISS DIG**  
**811**  
 Know what's below.  
 Call before you dig.

FILE	SUP.dwg
FIELD WORK	N/A
DRAWN BY	WSF
CHECKED BY	DKR
DATE OF PARCEL SURVEY	8/11/2017
SCALE	
HOR.	1" = 30'
VERT.	N/A
PROJECT NO.	2003
SHEET NO.	1 OF 1

FILE: L:\2003 (SOUTH MERIDIAN PLAZA, HASLETT)\2019 SUP SITE PLAN\SUP.DWG - PLOT DATE: 11/15/2019 8:49 AM BY: Joseph Lev SCALE: 1:1

# Attachment B

## Attachment B – Employment and Hours of Operation

### Employment

Due to our currently operating provisioning center, HG has a comprehensive understanding of staffing needs at this location. The table below shows average daily staffing along with total staff anticipated. HG will not be working in shifts, however staffing needs will be different depending on the time of day. Finally, HG anticipates hiring full, rather than part, time employees for all positions.

Position	FTE's			Avg. Total Staff
	Avg. Daily Staffing	Morning/Afternoon Shift	Afternoon/Evening Shift	
C-Level Executives	1	0-1	0-1	2
Managers	2	1	1-2	4
Consultants	4	2	4	8
Receptionists	1.5	1	2	2
<b>Total</b>	<b>8.5</b>	<b>5</b>	<b>9</b>	<b>16</b>

### Hours of Operation

HG will operate from 8 am to 5 pm weekdays, and limited hours on weekends.

Day of Week	Hours of Operation
Monday	9:00 am to 8:00 pm
Tuesday	9:00 am to 8:00 pm
Wednesday	9:00 am to 8:00 pm
Thursday	9:00 am to 8:00 pm
Friday	9:00 am to 8:00 pm
Saturday	9:00 am to 8:00 pm
Sunday	9:00 am to 8:00 pm

# Attachment C



LEASE AGREEMENT

THIS LEASE, is made this \_\_\_1st\_ day of \_\_\_September\_\_\_ 2018, by and between **North Meridian Plaza LLC**, a Michigan Limited Liability Company (hereafter referred to as "Landlord") and **Meridian RE Ventures LLC**, a Michigan Limited Liability Company (hereafter referred to as "Tenant")

WITNESSETH:



ARTICLE 1 - LEASED PREMISES

**SECTION 1.01 LEASED PREMISES:** Landlord, in consideration of the rents to be paid and the covenants to be performed by Tenant, does hereby demise and lease unto Tenant, and Tenant hereby leases from Landlord, subject to all the terms and conditions of this Lease including the Rules and Regulations in Exhibit C and all other reasonable rules and regulations as prescribed from time to time by Landlord, those certain premises described in Section 2.01 and 2.02, and shown on the floor plan marked Exhibit "A" attached hereto and made a part hereof (the "Leased Premises") together with the right to used in common with others entitled thereto, the Common Areas (as hereinafter defined). The term "Property" as used herein refers to the development commonly known by the "Property Names" and located at the "Property Address" specified in Section 2.01 together with the land on which the development is situated and any other improvements now or hereafter located thereon. The term "Building" as used herein refers to the building containing the Leased Premises.

ARTICLE 2 - BASIC LEASE PROVISIONS

The Section in this Article 2 that furnish data to be incorporated in other Sections of this Lease shall be deemed part of the context of this Lease when considered together with the further definitions, explanations and provisions of the applicable Sections in this Lease.

- SECTION 2.01 LOCATION of LEASED PREMISES:**  
Property Address: 2119 Haslett Rd, Haslett MI 48840  
Municipality: Meridian Township  
Suite Address: A
- SECTION 2.02 LEASED AREA:** 1600 square feet (approximate measurement)
- SECTION 2.03 LEASE TERM:** 6 Years
- SECTION 2.04 COMMENCEMENT DATE:** December 1<sup>st</sup> 2018
- SECTION 2.05 EXPIRATION DATE:** November 31st 2023
- SECTION 2.06 RENEWAL OPTION:** 3 - 5 Year options. Provided the Tenant has not been in any material default at any time during the Lease' the Tenant shall have the option to renew this Lease upon written notifications to Landlord at least 180 days prior to the expiration of the preceding lease period for three (3) additional five (5) year terms upon the same terms and conditions, except for a 3% annual increase in rent.
- SECTION 2.07 MINIMUM BASE RENT:** \$ 4,000.00 per month / \$ 48,000.00 annually with 3% annual increases.
- |                    |                         |              |
|--------------------|-------------------------|--------------|
| 2 <sup>nd</sup> yr | \$ 4,120.00 per month / | \$ 49,440.00 |
| 3 <sup>rd</sup> yr | \$ 4,243.60 per month / | \$ 50,923.20 |
| 4 <sup>th</sup> yr | \$ 4,370.90 per month / | \$ 52,450.90 |
| 5 <sup>th</sup> yr | \$ 4,502.03 per month / | \$ 54,024.42 |
| 6 <sup>th</sup> yr | \$ 4,637.09 per month / | \$ 55,645.15 |
- SECTION 2.08 CONSUMER PRICE INDEX ADJUSTMENT:** N/A
- SECTION 2.09 UTILITIES:** Upon Possession of the Premises. Tenant shall pay all utilities used or consumed in the Leased Premises or furnished thereto.
- SECTION 2.10 JANITORIAL:** Tenant shall, at Tenant's sole cost and expense, self-clean the Leased Premises.

SECTION 2.11 **NET CHARGES:** Tenant shall pay Tenant's proportionate share of the "Net Charges" defined in Article 6, which include, without limitation: real estate taxes, insurance, common area utilities and common area maintenance. **Net charges are estimated at \$4.00 PSF for a total of \$ 533.33 per month in addition to the base rent.**

SECTION 2.12 **SECURITY DEPOSIT:** \$ 4,000.00

SECTION 2.13 **PERMITTED USE:** Properly licensed cannabis facility as approved by the State of Michigan and Meridian Township for a medical marihuana provisioning center and/or recreational use contemplated by Initiated Law 1 of 2018 The Michigan Regulation and Taxation of Marihuana Act (MRTMA) but not for processing, growing or storage for transport as contemplated by the MRTMA or Act 281 of 2016 (Medical Marihuana Facilities Licensing Act).

SECTION 2.14 **TENANT'S INSURANCE:** The limits of liability under the insurance required to be carried by Tenant shall not be less than One Million Dollars (\$1,000,000.00) Combined Single Limit for both bodily injury and property damage for each occurrence.

SECTION 2.15 **RENT CHECK PAYEE:** All rent and other payments required to be made by Tenant to Landlord shall be made payable to the order of: North Meridian Plaza LLC Automatic withdrawals starting on January 1, 2019

SECTION 2.16 **ADDRESS FOR PAYMENTS and NOTICES:**

A. Landlord copies to:

1. North Meridian Plaza LLC  
c/o Luigi G. & Irene L. Baldino  
1812 N. College Rd Mason, MI 48854

B. Tenant copies to:

1. Meridian RE Ventures LLC  
c/o James F. Daly  
201 S 1<sup>st</sup> St Apt 701  
Ann Arbor, MI 48104

2. Benjamin D. Joffe PLLC  
106 N. Fourth Ave. Ste. 302  
Ann Arbor, MI 48104

SECTION 3.01 **ARTICLE 3 - SPECIAL LEASE PROVISIONS**

**CANCELATION OF LEASE BY TENANT:** If the Tenant, within 18 months of the "Commencement Date" which is defined as December 1, 2018, is unable to procure the proper approvals, permits, licenses or other necessities in order to conduct a cannabis provisioning center, he shall have the option to cancel and terminate the lease at any time during the 18 months, including all covenants, obligations, and promises contained therein, with no other penalties, upon providing written notice and proof of denial to the Landlord.

**ARTICLE 4 - TERM and POSSESSION**

SECTION 4.01 **TERM:** The term of this Lease shall be the period of time specified in Section 2.03 (the "Original Term"), commencing on the date specified in Section 2.04 (the "Commencement Date") and ending on the date specified in Section 2.05 (the "Expiration Date"). As used in this Lease, "Lease Term" shall include the Original Term and any renewal or extension thereof.

SECTION 4.02 **TENANT IMPROVEMENTS:** Landlord agrees, at Tenant's cost and expense, that Tenant may perform and complete the Tenant Improvements, if any, in the Leased Premises as set generally forth in Exhibit B subject to, i) architectural plans showing all contemplated work

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which shall be subject to Landlord's approval which shall not be unreasonably be withheld; and, ii) Tenant obtaining all governmental approvals for the work. Approval of plans and obtaining of permits is not a condition precedent to the effectiveness of this Lease. Said approvals, permits and construction activity is the sole and exclusive responsibility of Tenant.

**SECTION 4.03** **TENANT'S ACCEPTANCE OF THE LEASED PREMISES:** Except for those Tenant Improvements, if any, set forth in Exhibit B of this Lease, Tenant hereby accepts the Lease Premises in the present "AS IS" condition, with all faults and defects; provided, however, if Tenant discovers a latent defect at any time during the Lease Term, then Tenant shall notify Landlord, in writing, of such defect, and Landlord shall cause same to be repaired. Should such defect be the result of action or inaction on the part of Tenant, Tenant's agents or assigns, all such costs of repair shall be borne by Tenant. Tenant's taking possession of the Leased Premises shall be conclusive evidence as against Tenant that the Leased Premises were in satisfactory condition when Tenant took possession.

**SECTION 4.04** **SURRENDER of the PREMISES:** Upon the expiration or other termination of this Lease, or upon the exercise by Landlord of its right to re-enter the Leased Premises without terminating this Lease, Tenant shall immediately surrender the Leased Premises to Landlord together with all alterations, improvements, additions, fixtures and appurtenances thereto, in broom-clean condition and in good order, condition and repair (ordinary wear and tear excepted), failing which Landlord may restore the Leased Premises to such condition at Tenant's expense. Tenant shall also surrender all keys to the Leased Premises to Landlord at the place then established for the payment of rent. Upon or prior to the expiration or other termination of this Lease or of Landlord taking possession of the Leased Premises, Tenant shall remove Tenant's equipment, furniture, trade fixtures and all other items of property on the Leased Premises (including all exterior and interior signs) not belonging to landlord. Tenant shall, at Tenant's expense, promptly repair any damage caused by any such removal, and shall restore the Leased Premises to the condition existing prior to the installation of the items so removed. If Tenant shall fail or refuse to remove any such property from the Leased Premises pursuant to this Section, Tenant shall be conclusively presumed to have abandoned the same, and title thereto shall thereupon pass to Landlord without any cost to Landlord either by set off, credit, allowance or otherwise, and Landlord may, at Landlord's option, accept title to such property, and, whether or not Landlord accepts such title, Landlord may at Tenant's expense (i) remove the same or any part in any manner that Landlord shall choose, repairing any damage caused by such removal, and (ii) store, destroy or otherwise disposed the same without incurring liability to Tenant or any other person.

**SECTION 4.05** **HOLDING OVER:** Should Tenant or any party claiming under Tenant hold over and retain possession of the Leased Premises or any part thereof after the expiration or termination of this Lease or of Tenant's right of possession, whether by lapse of time or otherwise, such holding over shall not be deemed to extend the Lease Term or renew this Lease, and such holding over shall be an unlawful detainer and such parties shall be subject to immediate eviction and removal. On the first day of each month or portion thereof for which Tenant hold over, Tenant shall pay to Landlord as liquidated damages, a sum equal to 125% of the Minimum Base Rent in effect for the last full month of the Lease term, and Tenant shall also pay all cost incurred and damages sustained by Landlord, whether direct or consequential, on account of such holding over. At the option of Landlord, expressed in written notice to Tenant and not otherwise, such holding over shall constitutes a tenancy from month to month on the terms and Tenant shall vacate and surrender the Lease Premises to Landlord upon Tenant being given effect for the last full month of Lease Term and Tenant shall vacate and surrender the Lease Premises to Landlord upon Tenant being given thirty (30) days prior written notice from Landlord to vacate. Notwithstanding the foregoing provision, no holding over by Tenant or acceptance of rent by Landlord after such expiration or termination shall operate to extend or renew this Lease. The foregoing provisions of this Section are in addition to and do not affect Landlord's right of re-entry or any other rights of Landlord hereunder or as otherwise provided by law.

#### **ARTICLE 5 - RENT**

**SECTION 5.01** **PAYMENT of RENT:** The term "rent as used in this Lease shall mean and include all Minimum Base Rent, Additional Rent and all other payments required under this Lease. Tenant shall pay to Landlord as Minimum Base Rent for the Leased Premises the total sum specified in Section 2.07, payable in consecutive monthly installments as specified in

*JD*

*JD*

Section 2.07. The monthly installments of Minimum Base Rent shall be paid, in advance, in lawful money of the United States of America, without any prior demand therefore and without any deduction or setoff whatsoever, on the Commencement Date and continuing thereafter on or before the first day of each and every calendar month during the Lease Term. All rent shall be paid by Tenant to Landlord payable to the order of the payee specified in Section 2.16 and delivered or mailed to Landlord at the address specified in Section 2.17 A, or any other address and payee Landlord may specify from time to time by written notice to Tenant. If the Commencement Date of this Lease shall be other than the first day of a calendar month or the Expiration Date of this Lease shall be a day other than the first day of a calendar month, then the monthly rent for such first or last fractional month shall be prorated on the basis of the number of days during the month this Lease is in effect in relation to the total number of days in such month.

**SECTION 5.02** ADDITIONAL RENT: "Additional Rent" includes all other sums of money or other charges of whatever nature required to be paid by Tenant under this Lease, including the Exhibits hereto, together with all interest and charges which may be added for nonpayment or late payment of rent: and shall, unless some other pattern of payment is specified in writing by Landlord, be due and payable upon demand without any deductions or setoff whatsoever, at the place where Minimum Base Rent is payable.

**SECTION 5.03** LATE CHARGES: In the event Tenant fails to pay any rent or any other sum or charge required to be paid by Tenant to Landlord under this Lease within five (5) days after the same is due, the amount unpaid shall be subject to a late payment charge in each instance equal to the greater of (i) One Hundred Dollars and 00/100 (\$100.00), or (ii) five percent (5%) of the unpaid amount. This obligation to pay late charges shall neither excuse nor cure any default and will exist in addition to and not in place of any and all other rights and remedies provided under this Lease or at law. Further, there shall be a \$25.00 charge for any check returned to Landlord unpaid for any reason and Tenant shall thereafter pay the rent only with money orders, bank cashier's checks or certified checks.

**SECTION 5.04** HABITUAL LATE PAYMENT: Habitual Late Payment of rent or other charges due hereunder shall constitute a breach of this Lease by Tenant. Such a breach shall be adequate grounds from termination of this Lease by Landlord, at Landlord's option. Landlord's right to terminate pursuant to this section shall not be construed as limiting Landlord's rights under any other Section of this Lease. "Habitual Late Payment" is hereby defined as three (3) or more instances of failure by Tenant to pay its rent or other charges due hereunder in full within five (5) days after the same is due within a 12 month period. These instances need not necessarily be consecutive. Landlord's decision to terminate pursuant to this section shall be a remedy supplementary to Landlord's remedies under Section 5.03 and not an election between the two Sections. Landlord's forbearing from exercising its rights pursuant to this Section shall not be deemed to be a waiver and Landlord may invoke its rights at any time thereafter at Landlord's sole discretion.

#### ARTICLE 6 - RECOVERY of EXPENSES

**SECTION 6.01** TENANT'S PROPORTIONATE SHARE: Whenever used in this Lease, "proportionate share" shall (unless otherwise defined) mean the fraction (expressed as a percentage) determined from time to time by dividing the number of square feet of leasable space in the Leased Premises by the total number of square feet of leasable space in the Property. Tenant's proportionate share as determined by Landlord is subject to change from time to time as the total leasable space the Property increases or decreases due to additions or subtractions thereto, reconfiguration of walls, remeasurement of otherwise provided, however, the computation of Tenant's obligation for any charge or expense shall be based on Tenant's proportionate share on the date of said computation and any fluctuations in Tenant's proportionate share prior to or after the date of said computation shall have no bearing on Tenant's obligation therefore. If any part of the Property is separately billed and the expense relating thereto is paid directly by the occupant thereof, then such part of the Property shall be excluded from computation of Tenant's proportionate share. Tenant's proportionate share is 10%.

**SECTION 6.02** PAYMENT of TENANT'S PROPORTIONATE SHARE: Tenant shall pay to Landlord as Additional Rent for the Lease Premises Tenant's proportionate share of the expenses specified in the Article 6 (the "Net Charges"), in advance, in an amount estimated by Landlord, payable in consecutive monthly installments beginning on the Commencement

*JM* *JD*

Date and continuing thereafter on or before the first day of each and every calendar month during the Lease Term (which includes all renewal and extension periods). Landlord shall notify Tenant in writing of Landlord's estimate, that shall break down all components, of Tenant's monthly installments due hereunder. After each calendar year-end and upon receipt of all applicable bills attributable to such calendar year during the Lease Term, Landlord shall furnish Tenant with a written statement of the actual amount of Tenant's Proportionate share for such year. Tenant shall have the right to request and review all bills and other components of the proportionate share payments. If the total amount paid by Tenant under this Section for any calendar year during the Lease Term is less than the actual amount due from Tenant for such year as shown on such statement, Tenant shall pay to Landlord such deficiency upon demand therefore by landlord; and, if the total amount paid by Tenant hereunder for any such calendar year shall exceed such actual amount due from Tenant for such calendar year, such excess shall be credited against payments hereunder next due, or if no payments are next due, refunded to Tenant. All amount of Additional Rent payable pursuant to this Section shall be payable in the manner set forth in Section 5.01. For the calendar years in which this Lease commences and terminates, the provisions of the Section shall apply and Tenant's proportionate share for such years shall be prorated on the basis of the number of days during the calendar year this Lease was in effect in relation to the total number of days in such year. Landlord's and Tenant's obligations under this Section shall survive the expiration or termination of this Lease.

**SECTION 6.03** TAXES: Tenant agrees to pay to Landlord as Additional Rent in the manner set forth in Section 6.02, Tenant's proportionate share of all general and special taxes and assessments, which have been or may be levied or assessed by any lawful authority, against the land and improvements that presently and/or at any time compromise the Property (as defined in Section 1.01). In the event Landlord is required under any mortgage or land contract covering the Property to escrow real estate taxes, Landlord may, but shall not be obligated to, use the required escrow amount as a basis for Landlord's estimate of the monthly installment due from Tenant hereunder. If any part of the Property is separately assessed and the real estate taxes and assessments relating thereto are paid directly by the occupant thereof, then such part of the Property shall be excluded from the computation of Tenants proportionate share. Tenant shall further pay as Additional Rent all rental or rental used taxes related to the Lease Premises assessed by any governmental authority whether measured by Tenant's gross rental payments or otherwise, and whether charged against Tenant or Landlord (but not including income or franchise taxes or any other taxes imposed upon or measured by Landlord's net income, profits or net worth unless the same shall be imposed in lieu of real estates taxes).

**SECTION 6.04** INSURANCE: Tenant agrees to pay to Landlord as Additional Rent in the manner set forth in Section 6.02, Tenant's proportionate share of all insurance premiums charged to Landlord for any and all insurance covering the Property of which the Leased Premises are a part, including the Common Areas. Such insurance may include, but not be limited to, liability, property damage, fire, extended coverage, flood, rent loss, malicious mischief, vandalism, and any other casualty and liability insurance.

**SECTION 6.05** COMMON AREA UTILITIES: Tenant agrees to pay to Landlord as Additional Rent in the manner set forth in Section 6.02, Tenant's proportionate share of all charges for gas, electricity, water, sewer and any other utility service used or consumed in the Common Areas or furnished thereto.

**SECTION 6.06** COMMON AREA MAINTENANCE: Tenant agrees to pay to Landlord as additional Rent in the manner set forth in Section 6.02, Tenants proportionate share of Common Area Maintenance including but not limited to management & administrative fees, snow removal, landscaping, grounds, parking lot repair, and trash removal.

**ARTICLE 7 - USE and OCCUPANCY**

**SECTION 7.01** PURPOSE and USE: Tenant shall use and occupy the Leased Premises, at all times during the Lease Term, solely and exclusively for the purpose set forth in Section 2.13 and shall not used the Leased Premises for any other purpose except with the prior written consent of Landlord.

**SECTION 7.02** COMMON AREAS: The term "Common Areas", as used in the Lease, refers to the areas of the Property designed and intended for used in common by all Tenants of the Property and their respective employees, agents, customers, visitors, invitees and others, and

*[Handwritten signatures and initials]*

includes, by ways of illustration and not limitation: vehicle parking areas and driveways; sidewalks; delivery areas; landscaped areas; and other areas as may be designed by Landlord as part of the Common Areas of the Property. Tenant shall have the non-exclusive right, in common with others, to the use of the Common Areas, subject to rules and regulations as may be adopted by Landlord including those set forth in this Article 7 and Exhibit "C" of this Lease.

**SECTION 7.03**

**TENANT USE COVENANTS:** In connection with Tenant's use of the Leased Premises, Tenant agrees to do the following:

A. Tenant shall not commit or permit any waste or damage to or deface the Leased Premises.

B. If any governmental license or permit shall be required for the proper and lawful conduct of Tenant's business or other activity carried on in the Leased Premises or if failure to procure such a license or permit might or would in any way affect Landlord or the Property, then Tenant at Tenant's expense shall duly procure and thereafter maintain such license or permit and make the same available to Landlord for inspection. Tenant at Tenant's expense shall at all times comply with the requirements of each such license or permit.

C. Tenant shall not use or permit the Leased Premises to be used for any unlawful, , or immoral purpose or act, under local or state laws, nor will Tenant sell or permit to be sold or stored therein any controlled substances except those customarily used in the course of Tenant's business as permitted by local or state law. Tenant shall not sell or consume or allow the sale or consumption of alcoholic beverages on the Leased Premises, unless the same is included in the Permitted Use and appropriate licenses and insurance coverage has been secured.

D. Tenant shall, at Tenant's expense, at all times comply with and obey all laws, regulations and orders of any governmental local or state authority or agency, and keep and maintain the Leased Premises in a clean, sanitary and safe condition in accordance with the laws of the State of Michigan and in accordance with all directions, rules and regulations of the health officer, fire marshal, building inspector or other proper officials of the governmental agencies having jurisdiction.

E. Tenant shall not allow any loitering or gathering in the Common Areas by any of Tenant's visitors, invitees, customers, employees, agents and any other person(s) whose presence at the Property is due to Tenant's occupancy thereof. Tenant agrees not to advertise for laborers giving an address at the Property or Leased Premises.

F. Tenant shall not inscribe, paint, affix or display any signs, advertisements or notices on the Building or Property, except for such Tenant identification information as Landlord permits by prior written approval. Landlord may remove any and all such matter or signs placed in violation hereof, without notice to Tenant and at Tenant's expense.

G. Tenant shall not overload the floors in the Leased Premises. Safes, equipment and other bulky or heavy articles shall be moved into or out of the Leased Premises only with the prior written consent of Landlord, and then only in the manner and at such time as Landlord may direct. Safes and other heavy articles shall be placed by Tenant only in such places and in a manner as shall be first specified by Landlord, and Tenant shall be liable for and save Landlord harmless from any damage to the Building or Property, or property of other Tenants, or others, or injuries sustained by any person whomsoever, caused by or resulting from the moving of such articles in or out of the Leased Premises or from the Leased Premises or from overloading a floor.

H. Tenant shall not use the Leased Premises, or allow the Leased Premises to be used, for any purpose or in any manner which would, in Landlord's opinion, invalidate any policy of insurance now or hereafter carried on the Property or increase the rate of premiums payable on any such insurance policy. Should Tenant fail to comply with this covenant, Landlord may, at its option, require Tenant to stop engaging in such activity or to reimburse Landlord, as Additional Rent, for any increase in premiums charged during the Lease Term on the insurance carried by Landlord on the Leased Premises and attributable to the used being made of the Leased Premises by Tenant, but such payment shall not constitute in any

manner a waiver by Landlord of Landlord's rights to enforce all of the covenants and provisions of this Lease.

I. Tenant shall not do or permit anything to be done in or about the Leased Premises or Common Areas which will in any way create nuisance or disturbance, or obstruct, annoy, injure or interfere with the rights of any other Tenants or occupants of the Property or surrounding buildings, or those having business with them. Tenant shall not make, or permit to be made, in the Leased Premises or in the Common Areas, any unseemly or disturbing noises, vibrations or odors emanating from the Leased Premises, or require Tenant to make such modifications as Landlord considers to be reasonably necessary; the cost of all such modifications shall be entirely borne by Tenant, and Tenant shall reimburse Landlord for the same (or any portion thereof paid by Landlord) as Additional Rent. Such modifications may include, but are not limited to, soundproofing walls and ceilings, and improving or altering the ventilation/exhaust system.

**SECTION 7.04 LANDLORD'S RIGHTS REGARDING USE:** In addition to the rights specified elsewhere in this Lease, Landlord shall have the following rights regarding the used of the Leased Premises or the Common Areas by Tenant, Tenant's employees, agents, customers, visitors and invitees, each of which may be exercised without notice or liability to Tenant:

A. Landlord may install such signs, advertisements, notice or Tenant identification as Landlord shall deem necessary or proper anywhere on the Property, including on or near Tenant access doors, but not on the storefront doors or windows of the Leased Premises.

B. Landlord shall approve or disapprove, prior to installation, all types of drapes, shades and other window coverings used in the Leased Premises, and my control all internal lighting and signs that may be visible from outside the Leased Premises.

C. Landlord is currently in litigation involving a separate unit and tenant of the Property. Upon resolution of this litigation and subject to terms that would not violate any resolution, Landlord will prepare and sign an addendum granting Tenant the exclusive right to conduct a cannabis business on or in the Property.]

D. Landlord shall have the right to control the Common Areas in such manner as Landlord deems necessary or proper, including by way of illustration and not limitation, the right to do the following: to police the Common Areas and exclude or expel any peddler, solicitor or loud and unruly person from the Property any other person who creates a disturbance or nuisance; utilize the Common Areas for carnival type shows, rides and entertainment, outdoor shows, displays, automobile and other product shows, sale of Christmas trees, the leasing of kiosks or such other uses which in Landlord's judgment tend to attract the public; change or reduce the area, level, location, size and arrangement of parking areas and other Common Areas and facilities; restrict parking by tenants, their officers, agents and employees to parking areas designated by Landlord; to closed all or any portion of the Common Areas to such extent as may, in the opinion of Landlord's counsel, be legally sufficient to prevent a dedication thereof or the accrual of any rights to any person or the public therein; to erect improvements or buildings on parking areas and other Common Areas; require all persons entering or leaving the Property to identify themselves and their business therein; close or limit access to the Property or any part thereof, including building entrances/exits, corridors, and elevators, during times of emergency or repairs; and to do and perform such other acts in and to the Common Areas as, in the used of good business judgment, Landlord shall determine to be advisable to improve the convenience and use thereof by tenants of the Property, their officers, agents, employees and customers; provided that no such changes shall deny or materially interfere with reasonable visibility of, ingress to egress from the Lease Premises.

**ARTICLE 8 - ACCESS by LANDLORD**

**SECTION 8.01 ACCESS by LANDLORD:** Landlord, Landlord's employees and agents, and any mortgagee or other secured party of the Property shall have the right to enter any part of the Leased Premises at all reasonable times within the regulations surrounding a marihuana facility, with notice, for the purposes of examining or inspecting the same, showing the same to prospective purchasers, mortgagees or Tenants and making such repairs, alterations, additions or improvements to the Leased Premises or the Building as Landlord may deem necessary or desirable, provided, however, in each instance Tenant shall be given no less than 24 hour prior notice, but notice need not be given in the event of any

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emergency while keeping within the regulations surrounding a marihuana facility. If representatives of Tenant shall not be present to open and permit such entry into the Leased Premises at any time when such entry is necessary or permitted hereunder, Landlord and Landlord's employees and agents may enter the Leased Premises by means of a master or passkey or otherwise while keeping within the regulations surrounding a marihuana facility. Landlord shall incur no liability to Tenant for such entry, nor shall such entry constitute an eviction of Tenant or a termination of this Lease, or entitle Tenant to any abatement of rent therefore unless damages arise out of Landlord neglect including a breach of the regulations surrounding a marihuana facility. Landlord shall be allowed to take all materials into and upon the Leased Premises that may be required to make said repairs, alterations, additions or improvements without in any being deemed or held guilty of an eviction of Tenant; and the rent stipulated to be paid in no way abate while good faith, necessary and timely repairs, alterations, additions or improvements are getting made: nor shall Tenants be entitled to maintain a setoff or counter claim for damages against Landlord by reason of loss or interruption to Tenant's business because of the performance of any such good faith, necessary and timely work as long as such work being done is within the regulations surrounding a marihuana facility. All such work shall be done during ordinary working hours, or if any such work is, at the request of Tenant, to be done during any other hours, Tenant shall pay for any extra cost incurred because of such request. Landlord's right to exhibit, show or advertise the Leased Premises for Lease is continuously reserved at all times during the Lease Term, and during the two (2) months prior to the expiration of the Lease Term, or earlier if the Leased Premises are vacated or abandoned, Landlord may place interior window "For Lease" signs upon the Leased Premises, which signs Tenant shall permit to remain thereon without molestation.

#### **ARTICLE 9 - UTILITIES and OTHER SERVICES**

- SECTION 9.01** **UTILITY SERVICE:** Tenant shall be solely responsible for and promptly pay when due all charges for heat, air-conditioning, gas, electricity, water, sewer and any other utility service used or consumed in the Leased Premises or furnished thereto. In the event separate bills are not obtainable for any such expense, tenant shall pay Tenant's proportionate share of such charges and expenses (subject to adjustment based on any extraordinary use or disproportionate consumption of any utility by any Tenant) to Landlord as Additional Rent. Tenant's obligation to pay for such utilities shall commence as of the date on which possession of the Leased Premises is delivered to Tenant without regard to any free rent period or formal commencement date of the Lease. In the Event such charges are not paid when due, Landlord shall have the right to pay same, which amount to paid is hereby declared to be Additional Rent due on demand. At all Tenant's used of electric current shall never exceed the capacity of the feeders to the Building or the risers or wiring installation. If Landlord determines that the electricity used by Tenant exceeds the designed load capacity of the Building's electrical system or is in any way incompatible therewith, then Landlord shall have the right to make such modifications (at Tenant's sole cost and expense) to the electrical system or other parts of the Property or Leased Premises, or to require Tenant to make such modifications to Tenant's machines and equipments, as Landlord considers to be reasonably necessary. The cost of any such modifications shall be borne by Tenant, and Tenant shall reimburse Landlord for the same (or any portion thereof paid by Landlord) as Additional Rent.
- SECTION 9.02** **TELEPHONE:** Tenant shall be solely responsible for making all arrangements for the hookup and installation of Tenant's telephone lines, telephones and telephone equipment, and for the payment of all costs and expenses related thereto.
- SECTION 9.03** **JANITORIAL:** Responsibility for janitorial service in the Leased Premises is set forth in Section 2.10. Notwithstanding the janitorial services, if any, provided by Landlord, Tenant shall, at Tenant's sole cost and expense, do whatever else is prudent and necessary to keep the Leased Premises orderly, neat, safe, clean and free from rubbish and dirt at all times. All trash and rubbish shall be disposed of only in areas so designated by Landlord. If Tenant fails to keep the Leased Premises in the aforesaid condition, Landlord may enter upon and clean the Leased Premises and have all rubbish, dirt, trash and garbage removed, in which event Tenant agrees to pay all charges incurred by Landlord as Additional Rent plus fifteen percent (15%) of the cost thereof to reimburse Landlord for all overhead and other costs or expenses arising from the involvement of Landlord or Landlord's agents with such work.



**SECTION 9.04** **INTERRUPTION of SERVICES:** Landlord shall not be liable for damages nor shall the rent be abated for failure or delay in furnishing utility or janitorial service when such failure or delay is caused by necessary repairs or casualty whatsoever or by the act or default of the Tenant or other parties; or by any caused beyond the control of Landlord; nor shall Landlord be liable for the any unauthorized acts of Landlord's employees. Such failure or delay in furnishing utility or janitorial service whether supplied by Landlord or Tenant, shall not be construed as an act of eviction against the Tenant by Landlord, nor shall such failure or delay in any way operate as a release from the prompt and punctual performance of Tenant's agreements hereunder.

**SECTION 9.05** **LIGHTING:** Tenant shall replace and maintain, at Tenant's sole cost and expense, all electric light bulbs, fluorescent tubes, ballasts, starters and all other items related to the electrical lighting in the Leased Premises and shall be liable for any damage from overloading of any of the lighting circuits leading to or in the Leased Premises.

**SECTION 9.06** **ADDITIONAL SERVICE:** If Tenant used or requests any utilities or services (including janitorial service, if applicable) in frequency, scope, quality or quantity substantially greater than those which Landlord determines are normally required by other tenants in the Property for general retail or office used, then Landlord shall used reasonable efforts to attempt to furnish Tenant with such additional utilities or services, the costs therefore shall be borne by Tenant, and Tenant shall reimburse Landlord for the same as Additional Rent.

**ARTICLE 10 - MAINTENANCE: TENANT ALTERATIONS and FIXTURES**

**SECTION 10.01** **LANDLORD'S OBLIGATION for MAINTENANCE:** Landlord shall, at Landlord's expense, make or cause to be made all necessary repairs to the exterior walls, foundation, and roof of the Property, and maintain the same in good condition and repair. Landlord shall not be required to commence any such repair until ten (10) days after written notice from Tenant that the same is necessary. If any of the aforesaid work is made necessary by the acts, omissions, negligence, misuse, or default of Tenant or Tenant's employees, agents, customers, contractors, licensees, visitors or invitees, then the cost of such repairs shall be borne by tenant; Landlord shall have no obligation to Tenant for interference with Tenant's business arising from the making of any repairs, alterations or improvements in or to any portion of the Property or the Leased Premises or in or to any fixtures, appurtenances and equipment therein or thereon. Landlord shall perform the repairs in a timely and workmanlike manner. The provisions of this Section shall not apply in the case of damage or destruction by fire or other casualty or a taking under Condemnation, in which events the obligations of Landlord shall be controlled by the Sections of this Lease dealing therewith.

**SECTION 10.02** **TENANT'S OBLIGATION for MAINTENANCE:** Tenant shall, at Tenant's sole cost and expense, keep and maintain the Leased Premises in good order, condition and repair at all times during the Lease Term, and Tenant shall promptly and adequately repair all damage to the Leased Premises and repair or replace all damaged or broken fixtures and appurtenances, including, without limitation: Interior surfaces of demising walls; non-demising walls and partitions; wall covering/paint on all walls; all doors, door glass, locks and frames, including exterior doors to the Leased Premises; window and plate glass, window moldings and frames; lighting; fire sprinkler and detection system; all plumbing and sewage facilities within the Leased Premise; water heater that exclusively serves the Leased Premises; floors, carpet and other floor covering; ceilings (except water damage caused from roof problems); appliances; equipment; heating and cooling equipment; and all other fixtures and appurtenances within the Leased Premises, subject to the approval, rules, regulations and requests of Landlord, and under Landlord's supervision if Landlord so elects, and within any reasonable period of time specified by Landlord, provided, however, Tenant shall not be responsible for damage to the Leased Premises caused by Building defects for which Landlord is obligated to repair pursuant to Section 10.01 and Section 4.03, or costs to exceed \$2,500 for any single instance involving any one of the above named items.

If said HVAC unit malfunctions or otherwise requires maintenance or repair, Tenant shall notify Landlord immediately and Landlord shall promptly arrange for the performance of the required work. Landlord shall utilize all applicable warranties in arranging for said HVAC maintenance and repair work performed on the HVAC unit. Tenant shall pay for an annual inspection and cleaning of the HVAC unit that exclusively serves the Leased Premises and for any repairs. Tenant shall pay for the repair of any roof leaks around or

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in the vicinity of any roof penetrations made to the Leased Premises because of Tenant's occupancy thereof. The outside areas immediately adjoining the Leased Premises, including, but not limited to, the sidewalk, shall be kept clean and free from snow, ice, dirt, stains and rubbish by Tenant, at Tenant's expense, to the satisfaction of Landlord. Tenant, at Tenant's expense, shall install and maintain fire extinguisher and other fire protection and detection devices as may be required from time to time by any agency having jurisdiction thereof and by the insurance underwriters insuring the Building in which the Leased Premises are located.

If Tenant does not promptly commence and thereafter diligently make the repairs, replacements and maintenance, Landlord may, upon ten (10) days prior written notice to Tenant (except that Landlord shall not be required to give Tenant notice or an opportunity to make such repairs, replacements or maintenance in the event of an emergency while keeping within the regulations surrounding a marijuana facility), but need not, make such repairs, replacements and maintenance, and Tenant shall pay to Landlord as Additional Rent the cost thereof plus fifteen percent (15%) of the cost thereof to reimburse Landlord for all overhead, general conditions, fees and other costs or expenses arising from involvement of Landlord or Landlord's agents with such work. Landlord may enter the leased Premises at all reasonable times to make such repairs while keeping within the regulations surrounding a marijuana facility, alterations, improvements and additions to the Leased Premises or to the Building or to any equipment located in the Building as Landlord shall desire or deem necessary or as Landlord may be required to do by governmental authority or court order or decree. No such entry or repairs by Landlord with reasonable notice (except in the event of an emergency, in which event no notice shall be required) shall be deemed or construed to constitute an eviction of Tenant or a termination of this Lease, or entitle Tenant to any abatement of rent therefore. Upon expiration of this Lease or upon termination as a result of other provisions in this Lease, Tenant shall yield and deliver the Leased Premises to Landlord in broom-clean condition and in good order, condition and repair (ordinary wear and tear excepted).

**SECTION 10.03**

**ALTERATIONS by TENANT:** Tenant shall not make or cause to be made any alterations, additions or improvements to the Leased Premises, or install or cause to be installed any exterior signs, floor covering, interior or exterior lighting, plumbing fixtures, shades, canopies or awnings, or make any changes to the mechanical, electrical or sprinkler systems without the prior written approval of Landlord. Such approval will not be unreasonably withheld. Tenant shall present to Landlord plans and specifications for such work at the time approval is sought. If Landlord allows Tenant to make any such alterations, additions or improvements, Tenant shall, at Tenant's sole cost and expense, make the same in accordance with all applicable laws and building codes, in a good and workmanlike manner and in quality equal to or better than the original construction of the Building and shall comply with such requirements as Landlord considers necessary or desirable, including without limitation, requirements as to the manner in which and the times at which such work shall be done, the contractor or subcontractors to be selected to perform such work and the adequacy of insurance coverage for liability and workman's compensation. Tenant shall promptly pay all costs attributable to such alterations and improvements, and promptly repair any damage to the Leased Premises, Building or Property caused by virtue of any such alterations or improvements. Tenant shall be responsible for and shall pay to Landlord as Additional Rent, the entire amount of any real estate taxes attributable to any alterations, additions or improvements made by Tenant pursuant to this Section. All alterations, additions and improvements to the Leased Premises shall become a part of the Building and the property of Landlord, and shall not be removed by Tenant. Tenant shall be solely responsible for all the repair and maintenance of, related to or made necessary by Tenant's alterations, additions or improvements.

**SECTION 10.04**

**TRADE FIXTURES:** Tenant shall not cause any equipment or trade fixtures to be affixed or attached to the Leased Premises without the prior written consent of Landlord. Any trade fixtures installed on the Leased Premises by Tenant at Tenant's expense, such as movable partitions, equipment, counters, shelving, showcases, mirrors and the like, may (provided Tenant is not then in default), and shall, at the request of Landlord, be removed on the expiration or earlier termination of this Lease. Tenant shall bear the cost of such removal, and Tenant shall repair at Tenant's own expense any and all damage to the Leased Premises, Building and Property resulting from such removal. If Tenant fails to remove any and all such trade fixtures from the Leased Premises on the expiration or earlier termination of this Lease, all such trade fixtures shall become the property of Landlord

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unless Landlord elects to require their removal, in which case, said trade fixtures shall be removed at Tenant's expense and all damage resulting from such removal shall be repaired at Tenant's expense.

**SECTION 10.05** **SIGNS:** Tenant is required, at Tenant's expense, to place a sign on the exterior of the Leased Premises, provided, however, all interior signs visible from outside the Leased Premises and all exterior signs shall be subject to the prior written approval of Landlord, and shall be in compliance with all applicable laws and ordinances. Tenant shall, at Tenant's expense, maintain in good condition and repair any such sign. Tenant agrees to hold Landlord harmless from any loss, cost, or damage, and to repair any damage to the Property, resulting from the erection, maintenance, existence, or removal of Tenant's signs. Prior to vacating the Leased Premises, Tenant agrees, at Tenant's sole cost and expense, to remove all signs and repair all damage caused by such removal.

#### ARTICLE 11 - LIENS

**SECTION 11.01** **LIENS:** If, because of any act or omission of Tenant or any person claiming by, through, or under Tenant, any mechanic's lien or other lien shall be filed against the Leased Premises or the Property or against other property of Landlord (whether or not such lien is valid or enforceable as such), Tenant shall, at Tenant's expense, cause the same to be discharged of record within ten (10) days after the date of filing thereof, and shall also indemnify Landlord and hold Landlord harmless from any and all claims, losses, damages, judgments, settlements, costs and expenses (including attorneys' fees) resulting therefrom or by reason thereof. Landlord may, but shall not be obligated to, pay the claim upon which such lien is based so as to have such lien released of record; and, if Landlord does so, then Tenant shall pay to Landlord, as Additional Rent, the amount of such claim, plus all costs and expenses incurred in connection therewith (including attorneys' fees).

#### ARTICLE 12 – TENANT'S TAXES; LOSS and DAMAGE; INDEMNIFICATION

**SECTION 12.01** **TENANT'S TAXES:** Tenant shall pay before delinquency any and all taxes, assessments, fees or charges, including any sales, gross income, rental, business occupation or other taxes, levied or imposed upon Tenant's business operations in the Leased Premises and any personal property or similar taxes levied or imposed upon Tenant's trade fixtures, leasehold improvements or personal property located within the Leased Premises. In the event any such taxes, assessments, fees or charges are charged to the account of, or are levied or imposed upon the property of Landlord, Tenant shall reimburse Landlord for the same as Additional Rent.

**SECTION 12.02** **LOSS and DAMAGE:** All property of Tenant, or others, kept upon or in the Leased Premises shall be so kept or stored at the sole risk of Tenant, and Tenant shall hold Landlord harmless from any claims arising out of damages to the same, including subrogation claims by Tenant's insurance carrier(s), unless such damage shall be caused by willful neglect on the part of Landlord. Landlord shall not be liable for any damage either to person or property sustained by Tenant or other persons, or for damage of loss suffered by the business or occupation of Tenant or arising from any acts or neglect of other Tenants or occupants of the Property or of other persons, or from bursting, stoppage, overflowing or leaking of water, sewer, gas or steam pipes, or from the heating or plumbing fixtures, or from electric wires, or from gas or odors, or caused in any other manner whatsoever except in the case of willful neglect on the part of Landlord.

#### ARTICLE 13 - INSURANCE

**SECTION 13.01** **REQUIRED TENANT INSURANCE COVERAGE:** Tenant shall carry and maintain, at all times during the Lease Term, at Tenant's sole cost and expense, comprehensive public liability insurance, including property damage or destruction, insuring Landlord and Tenant against liability for injury to persons or property occurring in or about the Leased Premises or arising out of the tenancy, use, maintenance, or occupancy of the Leased Premises. The limits of liability under such insurance shall not be less than the coverage specified in Section 2.15, and said limits shall be increased and additional risks insured from time to time as reasonably requested by Landlord or any mortgagee or other secured party of the Leased Premises. Such insurance policy or policies shall name Landlord and any other parties in interest designated by Landlord as additional insured, and shall provide that the policies may not be canceled or changed without first giving interest designated by Landlord as additional insured, and shall provide that the policies may not be canceled or

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changed without first giving Landlord at least thirty (30) days prior written notice. The insurance shall be issued by one or more insurance companies acceptable to Landlord, and Tenant shall, prior to the Commencement Date of this Lease, furnish Landlord with Certificates of Insurance evidencing such coverage, together with evidence of the payment of all premiums therefore, and Tenant shall, within thirty (30) days prior to the expiration of any such insurance, deliver Certificates of Insurance evidencing the renewal or replacement of such insurance together with evidence of the payment of all premiums therefore. Should Tenant fail to carry such insurance or fail to furnish Landlord with such Certificates of Insurance or evidence of premium payment after request to do so, then in any of said events, Landlord, at Landlord's option, but with no obligation to do so, may, procure such insurance and collect the cost thereof from Tenant as Additional Rent. Tenant indemnifies and holds harmless Landlord's agents, and the property of Landlord from any and all damage, claims, suits, demands, and actions resulting from the Leased Premises of Tenant's occupancy or use thereof, irrespective of insurance coverage.


**SECTION 13.02** WAIVER of SUBROGATION: Each party does hereby remise, release, and discharge the other party hereto, and any officer, agent, employee or representative of such party, of and from any liability whatsoever hereafter arising from, loss damage or injury caused by fire or other casualty for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by the injured party at the time of such loss, damage or injury to the extent of any recovery by the insured party under such insurance.

**ARTICLE 14 - FIRE or OTHER CASUALTY**

**SECTION 14.01** DESTRUCTION of LEASED PREMISES: If the Leased Premises are totally or partially damaged or destroyed by fire or other casualty or occurrence covered by insurance, the damage shall be repaired and the Leased Premises restored to the same condition immediately before such damage or destruction, by Landlord at Landlord's expense to the extent of insurance recovery; provided, however, in the event (i) such damage results from a cause not insured, or (ii) the cost of repair or restoration exceeds the amount of insurance proceeds received by Landlord and available for restoration of the Leased Premises, Landlord may elect to either repair/restore the Leased Premises or to terminate this Lease upon giving notice of such election in writing to Tenant within sixty (60) days after the occurrence of the event causing the damage. If Landlord terminates this lease under this section, and the Special Use is still connected to the property, Tenant shall have a right of first refusal to lease any newly constructed premises, of a comparable space to its current leased space. Tenant shall maintain this right of first refusal under this section for the earlier of 1) the remainder of the time the Special Use remains with the property or, 2) the expiration of this Lease.

If Landlord elects to rebuild, Landlord shall rebuild within 120 days after the casualty (subject to causes of the type set forth in Section 21.03 and delays in the adjustment of insurance) only that part of the Leased Premises originally provided by Landlord at Landlord's expense, and Landlord shall have no responsibility to rebuild or restore any portion of the Leased Premises constructed by Tenant at Tenant's expense. If Landlord is required or elects to repair or rebuild the Leased Premises as herein provided, Tenant shall, at Tenant's expense, repair or replace Tenant's merchandise, trade fixtures, furnishings and equipment in a manner and to at least a condition equal to that prior to the damage or destruction, provided, however, Tenant may terminate this Lease if Landlord fails to rebuild the Leased Premises within 120 days after the casualty (subject to causes of the type set forth in Section 21.03 and delays in the adjustment of insurance). The rent herein provided shall abate (i) entirely if the entire Leased Premises are untenable, or (ii) prorated for the portion rendered untenable if only a part is untenable, until the same shall be restored to a Tenable condition; provided, however, if Tenant shall fail to adjust Tenant's own insurance or to remove Tenant's damaged goods, wares, equipment or property within a reasonable time and as a result thereof the repairing and restoration is delayed, there shall be no abatement of rental during the period of such resulting delay, and provided further that there shall be no abatement of rental if such fire or other cause damaging or destroying the Leased Premises shall result from the negligence or willful act of Tenant, or Tenant's agents, employees, or invitees.

**SECTION 14.02** DESTRUCTION of PROPERTY: In the event that fifty percent (50%) or more of the leasable area of the Property is damaged or destroyed by fire or other cause, notwithstanding that the Leased Premises may be unaffected by such fire or other cause, Landlord may terminate this Lease by giving Tenant thirty (30) days prior written notice

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of Landlord's election to terminate, which notice shall be given within the first sixty (60) days following the date of said fire or other cause. If Landlord terminates this lease under this section, and the Special Use is still connected to the property, Tenant shall have a right of first refusal to lease any newly constructed premises, of a comparable space to its current leased space. Tenant shall maintain this right of first refusal under this section for the earlier of 1) the remainder of the time the Special Use remains with the property

#### ARTICLE 15 - CONDEMNATION

**SECTION 15.01** TOTAL CONDEMNATION of PREMISES: If the whole of the Leased Premises shall be taken or condemned either permanently or temporarily for any public or quasi-public use or purpose by any competent authority in appropriation proceedings or by any right of eminent domain or by agreement or conveyance in lieu thereof (each of the foregoing being hereinafter referred to as "Condemnation"), this Lease shall terminate as of the date possession shall be taken by such authority, and Tenant shall pay rent and perform all of Tenant's other obligations under this Lease up to such date with a proportionate refund by Landlord of any rent which shall have been paid in advance for periods subsequent to such date. Tenant shall receive a proportionate share of any condemnation award to the Landlord that considers the value of Tenant's ongoing business in the basis for award.

**SECTION 15.02** PARTIAL CONDEMNATION of PREMISES: If less than all but more than twenty-five percent (25%) of the leasable space in the Leased Premises is taken by Condemnation, of if (regardless of the percentage of leasable space in the Leases Premises which is taken) the Leases Premises or the remainder thereof can not be used or Tenant's continued use or occupancy for Tenant's business, then in either such event Tenant shall have the right to terminate this Lease upon notice to the Landlord within sixty (60) days after possession is taken by such Condemnation. If this Lease is so terminated, it shall terminate as of the date possession shall be so taken, and Tenant shall pay rent and perform all other of Tenant's obligations under this Lease up to such date with a proportionate refund by Landlord of any rent which shall have been paid in advance for periods subsequent to such date, and thereafter the Minimum Base Rent shall be reduced in direct proportion to the amount of leasable space of the Leased Premises taken and the computation of all other amounts due from Tenant shall likewise be adjusted, and Landlord agrees, at Landlord's cost and expense, as soon as reasonably possible to restore the remainder of the Leased Premises to a complete unit of similar quality and character's existed prior to such taking (to the extent possible); provided that Landlord shall not be required to expend more on such restoration than an amount equal to the condemnation award received by Landlord (less all expenses, costs and legal fees incurred by Landlord in connection with such award and less the portion of the award reasonably determined by Landlord to be attributable to any unimproved vacant land taken) multiplied by a fraction the numerator of which is the number of leasable space in the Leased Premises so taken and the denominator of which is the number of square feet of leasable space in the Property so taken.

#### ARTICLE 16 - ASSIGNMENT and SUBLETTING; ENCUMBRANCE

**SECTION 16.01** ASSIGNMENT and SUBLETTING: Tenant may not assign this Lease or sublet the Leased Premises or any part thereof without written consent of the Landlord which shall not be unreasonably withheld. In the event of a permitted assignment or subletting, Tenant shall nevertheless at all times remain fully responsible and liable for the payment of rent and the performance and observance of all obligations of Tenant under the terms, conditions and convenience of this Lease unless the Landlord also approves all guarantors of the assignee or sub-tenant in which event Tenant would be released from liability and obligations under the Lease. The approval of the guarantors shall be based upon guarantors having a net worth and liquidity sufficient to pay all obligations under the Lease as they come due over the entire term of the Lease in the same manner a commercial lender would require for an equivalent obligation. The consent of Landlord to any one assignment or sublease pursuant hereto shall not be deemed to be a waiver of the provision of this Section with respect to any subsequent assignment of sublease. No assignment or subletting of the Leased Premises of any part thereof shall be binding upon Landlord unless such assignee or subtenant shall deliver to Landlord an instrument (in recordable form, if requested) containing an agreement of assumption of all of Tenant's obligations under this Lease. The assignee or sub-lessee shall be required to make all payments to Landlord and Landlord shall thereafter, in a prompt manner, remit to Tenant any amounts that may be due Tenant. Tenant, shall, concurrently with the execution and delivery of any such permitted assignment or sublease, deliver a duplicate original thereof to Landlord. A change in the



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beneficial or record ownership of any class of capital stock of Tenant, a transfer of partnership interests of the beneficial interest in Tenant, and a sale of substantially all of Tenant's assets to one purchaser, shall all be treated as and deemed to be an event to assignment of this Lease within the foregoing provisions of this Section, if the effect of same shall be to result in a change of management or control of Tenant. Landlord has retained the prior right of consent to proposed assignment or sublease for several substantial business and equity reasons which were as an inducement to Landlord to lease to Tenant.

Landlord may refuse, for good and reasonable business reasons, to give its consent to any proposed assignment or sublease for any reason, including, but not limited to Landlord's determination that Landlord's interest in the Lease or the Leased Premises would be adversely affect by: (i) the financial condition, credit worthiness or business reputation of the Proposed assignee or subtenant, (ii) the proposed use of the Leased Premises by, or business of, the proposed assignee or subtenant, and (iii) the ability and likelihood of the proposed assignee or subtenant to pay all rents and other amount due hereunder.

**SECTION 16.02** **ENCUMBRANCE:** Neither this Lease nor the Lease Term shall be mortgaged, pledged or encumbered by Tenant, nor shall Tenant mortgage, pledge or encumber the interest of Tenant in and to any sublease of the Leased Premises or the rental payable hereunder, without the prior written consent of Landlord, which consent may be granted or withheld in the sole discretion of Landlord, and Tenant shall not allow or permit any transfer of this Lease or any interest hereunder by operation of law. Any such mortgage, pledge, encumbrance, sublease or assignment made in violation of this Section shall be void. The voluntary or there surrender of this Lease by Tenant, or a mutual cancellation thereof, shall not work a merger and shall at the option of Landlord terminate all other existing franchises, concessions, licenses, permits, subleases, sub-tenancies, departmental operating arrangements or the like, or may at the option of Landlord operate as an assignment to Landlord of the same.

#### **ARTICLE 17 - TRANSFERS by LANDLORD**

**SECTION 17.01** **SALE and CONVEYANCE of the PROPERTY :** Landlord shall have the right to sell and convey the Property at any time during the Lease Term, subject only to the rights of Tenant hereunder; and such sale conveyance shall operate to release Landlord from liability hereunder after the date of such conveyance as provided in Section 18.05.

**SECTION 17.02** **SUBORDINATION:** Tenant's rights under this Lease are and shall always be subordinate to the operation and effect of any mortgage, deed of trust, land contract, ground lease or master lease now or hereafter placed by Landlord upon or governing the Property (which includes the tract of land described herein, or any part or parts thereof. This clause shall be self-operative, and no further instrument of subordination shall be required. Tenant agrees that upon the request of Landlord, any mortgagee, trustee or other secured party, Tenant shall execute whatever instruments may be required to confirm the subordination of this Lease. Notwithstanding the foregoing, no default by Landlord under any such mortgage, deed of trust, land contract, ground lease or master lease shall affect Tenant's right hereunder so long as Tenant is not in default under this Lease. In exchange for such subordination all mortgages, now or hereafter placed on Landlord's interest in the Premises and on the land on which the Premises are a part or upon any buildings hereafter placed upon the land of which the leased Premises form a part, the mortgagee will agree not to disturb or otherwise terminate the Tenant's leasehold interest provided the Tenant is not in default under the Lease beyond applicable cure periods. The refusal of a mortgagee to provide a non-disturbance or non-termination agreement shall not be considered a default under this Lease. However, if mortgagee elects to declare a default of its mortgage, Landlord shall have 120 days following the declaration of default to cure said default or obtain a discharge of the mortgage.

**SECTION 17.03** **ATTORNMENT:** In the event any proceedings are brought for the foreclosure of, or in the event of the conveyance by deed in lieu of foreclosure of, or in the event of exercise of the power of sale under, any mortgage or land contract made by Landlord covering the Leased Premises, Tenant hereby attorns to and covenants and agrees to execute an instrument in writing reasonably satisfactory to the new owner whereby Tenant attorns to such successor in interest and recognizes such successor as the Landlord under this Lease.

**SECTION 17.04** **ESTOPPEL CERTIFICATE:** Tenant shall, within ten (10) days following receipt of a written request from Landlord, execute, acknowledge and deliver to Landlord or to any lender, purchaser, prospective purchaser, or other party designated by Landlord, a written statement certifying (if true), including without limitation, the following: (a) that Tenant is in full and complete possession of the Leased Premises, such possession having been delivered by Landlord and accepted by Tenant; (b) that any improvements required to be furnished by Landlord by the terms of this Lease have been completed in all respects to the satisfaction of Tenant; (c) that this Lease is in full force and effect and has not been amended, modified, supplemented or superseded except as specifically noted; (d) that there is not existing default on the part of Landlord in the performance of any covenant, agreement or condition contained in the Lease to be performed by Landlord; (e) that Tenant does not have any actual or pending claim against Landlord; (f) that no rents or other charges have been prepaid by Tenant; (g) that the addressee of said certificate may rely on the representations therein made by Tenant; and (h) certifying as to the dates of commencement and termination of the Lease Term, the date on which rents commence to accrue under this Lease, and the date through which rents and other charges hereunder have been paid. Tenant's failure to deliver such statement within such period shall be an event of default by Tenant under this Lease and shall be conclusive evidence that (i) this Lease is in full force and effect and unmodified, (ii) that there are no uncured defaults in Landlord's performance hereunder, and (iii) that not more than one month's rent has been paid in advance; and Tenant shall be estopped from asserting any defaults known to Tenant at that date.

**SECTION 17.05** **MODIFICATION of LEASE:** If any lender requires that certain modifications be made to this Lease, which modifications will not require Tenant to pay any additional amounts or otherwise change materially the rights or obligations of Tenant hereunder, Tenant shall, upon Landlord's request, execute appropriate instruments affecting such modifications.

#### **ARTICLE 18 - DEFAULTS and REMEDIES**

**SECTION 18.01** **DEFAULTS by TENANT:** The occurrence of any one or more of the following events shall be a default under and breach of this Lease by Tenant:

A. Tenant (i) fails to pay, within ten (10) days after the same is due, any monthly installment of Minimum Base Rent or any other amount due Landlord from Tenant as Additional Rent, rent or otherwise.; (ii) Tenant fails to pay its rent or other charges due hereunder in full within ten (10) days after the same is due (these instances need not necessarily be consecutive).

B. Tenant fails to perform or observe any term, condition, covenant or obligation required to be performed or observed by Tenant under this Lease for a period of thirty (30) days after notice thereof from Landlord; provided, however, that if the term, condition covenant or obligation to be performed by Tenant is of such nature that the same can not reasonably be performed within such thirty-day period, such default shall be deemed to have been cured if Tenant commences such performance within said thirty-day period and thereafter diligently undertakes to complete the same and does so complete the required action within a reasonable time not to exceed ninety (90) days after said notice.

C. Tenant abandons the Leased Premises for any period during the Lease Term; or fails to take possession of the Leased Premises when possession is tendered by landlord; or fails to submit plans or other information necessary for Landlord to complete the Tenant Improvements set forth in Exhibit "B".

D. A trustee or receiver is appointed to take possession of substantially all of Tenant's assets in, on or about the Leased Premises or of Tenant's interest in this Lease; or Tenant makes an assignment for the benefit of creditors; or substantially all of Tenant's assets in, on or about the Leased Premises or Tenant's interest in this Lease are attached or levied under execution.

E. A petition in bankruptcy, insolvency, or for reorganization or arrangement is filed by or against Tenant pursuant to any federal or state statute.

F. Any forfeiture, civil asset forfeiture or similar proceeding becomes imminent or is commenced by any governmental entity against the property of Tenant or Landlord which

is based upon or arises out of the activities of the Tenant, in which event the Landlord is entitled to immediate possession of Leased Premises.

**SECTION 18.02** **REMEDIES of LANDLORD:** Upon the occurrence of any event of default set forth in Section 18.01, Landlord shall have the following rights and remedies, in addition to those allowed by law, any one or more of which may be exercised without further notice or to demand upon Tenant:

A. Landlord may apply the Security Deposit or re-enter the Leased Premises and cure any default to Tenant, in which event Tenant shall reimburse Landlord as Additional Rent for any costs and expenses which Landlord may incur to cure such default; and Landlord shall not be liable to Tenant for any loss or damage which Tenant may sustain by reason of Landlord's action, regardless of whether caused by Landlord's negligence or otherwise.

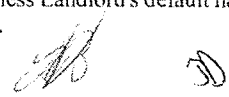
B. Landlord may sue for injunctive relief or to recover damages for any loss resulting from Tenant's default.

C. 1. Landlord may terminate this Lease as of the date of such default, in which event (i) neither Tenant nor any person claiming under or through Tenant shall thereafter be entitled to possession of the Leased Premises, and Tenant shall immediately thereafter surrender the Leased Premises to Landlord; (ii) Landlord may re-enter the Leased Premises and dispossess Tenant or any other occupants of the Leased Premises by any means permitted by law, and may remove their effects, without prejudice to any other remedy which Landlord may have for possession or arrearages in rent; and (iii) notwithstanding the termination of this Lease, Landlord may declare all rent which would have been due under this Lease for the balance of the Lease Term to be immediately due and payable, whereupon Tenant shall be obligated to pay the same to Landlord, together with all loss or damage which Landlord may sustain by reason of such termination, it being expressly understood and agreed that the liabilities and remedies specified in the Subsection C.1. of Section 18.02 shall survive the termination of this Lease; or

2. Landlord may, without terminating this Lease, re-enter the Leased Premises and re-let all or any part of the Leased Premises for a term different from that which would otherwise have constituted the balance of the Lease Term and for rent and on terms and conditions different from those contained herein, whereupon Tenant shall be obligated to pay to Landlord as liquidated damages the difference between the rent provided herein and that provided for in any lease covering a subsequent re-letting of the Leased Premises, for the period which would otherwise have constituted the balance of the Lease Term, together with all of Landlord's reasonable costs and expenses for preparing the Leased Premises for re-letting, including all repairs, tenant finish improvements, brokers' and attorneys' fees, and all loss or damage which Landlord may sustain by reason of such re-entry and re-letting. Re-entry or taking possession of the Leased Premises by Landlord pursuant to this Subsection C.2. of Section 18.02 shall not be construed as an election to terminate this Lease unless written notice of such intention is given to Tenant or decreed by a court of competent jurisdiction. Notwithstanding any re-letting without termination by Landlord because of Tenant default, Landlord may at any time after such re-letting elect to terminate this Lease for such default.

**SECTION 18.03** **CUMULATIVE REMEDIES:** All rights and remedies of Landlord shall be cumulative, and none shall be exclusive of any other rights or remedies allowed by law, in equity, by statute, or by the terms of this Lease.

**SECTION 18.04** **LANDLORD DEFAULT and TENANT'S REMEDIES:** It shall be a default under and breach of this Lease by Landlord if Landlord shall fail to perform or observe any term, condition, covenant or obligation required to be performed or observed by Landlord under this Lease for a period of thirty (30) days after notice thereof from Tenant; provided, however, that if the term, condition, covenant or obligation to be performed by Landlord is of such nature that the same cannot reasonably be performed within such thirty-day period, such default shall be deemed to have been cured if Landlord commences such performance within said thirty-day period and thereafter diligently undertakes to complete the same. Upon the occurrence of any such default, Tenant may sue for injunctive relief or to recover damages for any loss resulting from the breach, but Tenant shall not be entitled to terminate this Lease or withhold or abate any rent due hereunder, unless Landlord's default has caused an injury, interruption, or diminution of Tenants business.





- SECTION 18.05** **LIMITATION of LANDLORD'S LIABILITY:** In the event of a sale or transfer of such interest (except a mortgage or other transfer as security for a debt), the "Landlord" named herein, or, in the case of a subsequent transfer, the transferor, shall, after the date of such transfer as security for a debt), the "Landlord" named herein, or in the case of subsequent transfer, the transfer, shall, after the date of such transfer, be automatically released from all personal liability for the performance or observance of any term, condition, covenant or obligation required to be performed or observed by Landlord hereunder; and the transferee shall be deemed to have assumed all of such terms, conditions, covenants and obligations.
- SECTION 18.06** **LEGAL EXPENSES:** In the event a party defaults in the performance or observance of any of the terms, conditions, covenants or obligation contained in this Lease and the other party employs attorneys to enforce all or any part of this Lease, the prevailing party shall be entitled to recover all reasonable and necessary costs and attorney fees incurred directly or indirectly, arising out of said default. Said costs and attorney fees include but are not limited to pre or post litigation and collection efforts post litigation. The definition of "prevailing party" is the same definition used by the Michigan Court Rules when determining the obligation for paying costs.
- SECTION 18.07** **PAYMENTS AFTER TERMINATION:** No payment of money by Tenant to Landlord after the termination of this Lease, in any manner, or after the giving of any notice by Landlord to Tenant, shall reinstate, continue or extend the terms of this Lease or affect any notice given to Tenant prior to the payment of such money, it being agreed that after the service of notice or the commencement of a suit to after final judgment granting Landlord possession of the Leased Premises, Landlord may receive and collect any sums of rent due or any other sums of money due under the terms of this Lease, and the payment of such sums of money, whether as rent or otherwise, shall not waive said notice or in any manner affect any pending suite and judgment therefore obtained.

#### ARTICLE 19 -TENANT'S RIGHT TO RELOCATE

- SECTION 19.01** **TENANT'S OBLIGATION TO RELOCATE:** If the space at 2121 Haslett Rd. Haslett MI 48840 ("2121 Haslett") should become available for rental as a result of a termination of the Lease for 2121 Haslett Rd in a manner acceptable to Landlord in its sole and exclusive discretion, and available for occupancy during the period in which Tenant is leasing the space at 2119 Haslett, Rd. Haslett MI 48840 ("2119 Haslett"), Tenant is obligated to rent 2121 Haslett on the same terms and conditions as for 2119 Haslett, with rents, net charges, and proportionate share, increased in proportion to the increase in the leased area. The parties stipulate and agree 2121 Haslett is 3,200 square feet. Tenant's rent, net charges, and proportionate share for 2121 Haslett is agreed to as being twenty percent. Landlord shall give 30 days written notice of 2121 Haslett becoming available and upon the expiration of said 30 days, Tenant's obligation to pay rent and all other charges for 2121 Haslett shall commence, irrespective of whether Tenant has taken occupancy of 2121 Haslett.
- SECTION 19.02** **MONTH TO MONTH RENTAL OF 2119 HASLETT.** Should Tenant become obligated to rent 2121 Haslett pursuant to Section 19.01, Tenant may continue to rent 2119 Haslett consistent with the terms of this Lease on a month to month basis and Tenant may terminate its obligations for 2119 Haslett by giving 60 days written notice to Landlord and actually vacating during said 60 day period. Failure to vacate within said 60 days shall result in a continuation of the lease obligations for 2119 Haslett until another 60 notice is given and said property is vacated within said 60 day period.
- SECTION 19.03** **BUILD OUT OF 2121 HASLETT.** In the event Tenant rents 2121 Haslett, it shall be the obligation of Tenant to perform, at its cost, all build out of 2121 Haslett subject to the obligations and limitations contained in this Lease.
- SECTION 19.04** **INTENTION OF THE PARTIES.** It is the intention of the parties that should Tenant relocate or expand into 2121 Haslett from 2119 Haslett, except as specifically modified by this Article 19, that all terms, rights and obligations of all types and nature set forth in this Lease shall be equally applicable to both locations with the exception that rental, Net Charges and any other financial obligation will be adjusted to reflect the property actually rented by Tenant whether that be 2119 Haslett, 2121 Haslett or both locations.



## ARTICLE 20 - HAZARDOUS MATERIALS

### SECTION 20.01

**HAZARDOUS MATERIALS:** Tenant shall not use, maintain or allow the use or maintenance of the Leased Premises or any part thereof to treat, store, generate, transfer, dispose of, release, convey or recover hazardous, toxic or infectious waste on or about the Leased Premises; provided, however, any toxic material lawfully permitted and generally recognized as necessary and appropriate for the permitted use set forth in Section 2.13 may be stored and used on the Leased Premises so long as (i) such storage and use is in the ordinary course of Tenant's business permitted under this Lease; (ii) such storage and use is performed in compliance with all applicable Laws and in compliance with the highest standards prevailing in the industry for the storage and use of such materials; (iii) Tenant delivers prior written notice to Landlord of the identity of and information regarding such materials as Landlord may require; and (iv) Landlord consents thereto.

Hazardous, toxic or infectious waste shall mean any solid, liquid or infectious waste, substance or emission or any combination thereof which may (i) cause or significantly contribute to an increase in mortality or in serious illness, (ii) pose the risk of a substantial present or potential hazard to human health, to the environment or otherwise to animal or plant life, or (iii) any substances of which the manufacture, use, treatment, storage, transportation, or disposal is regulated by any Laws, and shall include without limitation hazardous substances and materials described in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Federal Water Pollution Control Act; the Clean Air Act; the Michigan Water Resources Commission Act; and any other applicable federal, state or local Laws.


Tenant shall immediately notify Landlord of the presence or suspected presence of any hazardous, toxic or infectious waste on or about the Leased Premise and shall deliver to Landlord any notice received by Tenant relating thereto. Tenant shall promptly supply to Landlord a copy of the reports of any environmental audit or investigation undertaken on the Leased Premises, all notices, demands, inquiries or claims received from any person or entity as a result of contamination from hazardous substances alleged to be on or emanating from the Leased Premises, and any reports or applications for licenses, permits, or approvals affecting the Leased Premises submitted by or on behalf of Tenant to any environmental regulatory agency. Landlord and its agents shall have the right to immediately enter upon the Leased Premises to remedy any contamination found thereon. In exercising its rights herein, Landlord shall use reasonable efforts to minimize interference with Tenant's business but such entry shall not constitute an eviction of Tenant, in whole or in part, and Landlord shall not be liable for any interference, loss, or damage to Tenant's property or business caused thereby. If any lender or governmental agency shall ever require testing to ascertain whether there has been a release of hazardous materials, then the reasonable costs thereof shall be reimbursed by Tenant to Landlord upon demand as Additional Rent if such requirement arose in whole or in part because of Tenant's use of the Leased Premises.

Tenant shall indemnify and hold Landlord harmless from any and all claims, judgments, penalties, fines, loss, liability, costs, damages, expenses, attorneys' fees and any other charges incurred by Landlord in connection with any breach by Tenant of Tenant's obligations under this Section (including, without limitation, the cost of redemption, investigation, monitoring, removal, or restoration required). The convenience and obligations of Tenant hereunder, including Tenant's indemnification of Landlord hereunder, shall survive the expiration or earlier termination of this Lease.

## ARTICLE 21 - MISCELLANEOUS GENERAL PROVISIONS

### SECTION 21.01

**NOTICES:** Any notice required or permitted to be given under this Lease or by law shall be deemed to have been given if it is written and delivered in person, or mailed by first class U. S. mail with postage prepaid, and shall be addressed (a) if to Landlord, at the address specified in Section 2.17 A or at such other address as Landlord shall designate by written notice, and (b) if to Tenant, at the address specified in Section 2.17B or at the Leased Premises (if different from the address specified in Section 2.17B) or at such other address as Tenant shall designate by written notice, and notice need be sent to only one Tenant if Tenant is more than one person. All mailed notices shall be effective when mailed.

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- SECTION 21.02 **QUIET ENJOYMENT:** Upon payment by Tenant of the rents herein provided and upon the observance and performance of all the convenience, terms and conditions on Tenant's part to be observed and performed, Tenant shall peaceably and quietly hold and enjoy the Leased Premises for the term herein stipulated without hindrance or interruption by Landlord or any other person or persons lawfully or equitably claiming by, through or under Landlord, subject nevertheless to the terms and conditions of this Lease and any mortgages or other matters to which this Lease is subordinate.
- SECTION 21.03 **EXCUSE OF PERFORMANCE:** In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, adverse weather conditions, failure of power or other utility, restrictive governmental laws or regulations, riots, civil disturbances, picketing, demonstrations, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Lease, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. The party entitled to such extension hereunder shall give written notice as soon as possible to the other party hereto of its claim of right to such extension and the reason(s) therefore. Provided however, the provisions of this Section shall not operate to excuse Tenant from prompt payment of Minimum Base Rent, Additional Rent or any other payments required by the terms of this Lease.
- SECTION 21.04 **Deleted.**
- SECTION 21.05 **LAW:** This Lease shall be governed by and construed pursuant to the laws of the State of Michigan.
- SECTION 21.06 **TIME:** Time is of the essence of this Lease, and all provisions herein relating thereto shall be strictly construed.
- SECTION 21.07 **PARTIAL INVALIDITY:** If any provision of this Lease or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.
- SECTION 21.08 **RELATIONSHIP BETWEEN LANDLORD and TENANT:** Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the computation of rent nor any other provision contained herein nor any of the acts of the parties herein shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.
- SECTION 21.09 **HEADINGS and NUMBERS:** The article, section and subsection headings and numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such Sections of this Lease nor in any way affect this Lease.
- SECTION 21.10 **MEASUREMENT of LEASED AREA:** The square footage specified in Section 2.02 is an approximate measurement and is not intended to be exact precise, and is measured from the exterior face of exterior walls and the center line of any demising walls shared in common with other tenants, and includes any interior construction or equipment and all vertical penetrations located within the Leased Premises, including, but not limited to, stairways, elevators, vertical ducts and columns.
- SECTION 21.11 **USE of PRONOUNS:** The words "Landlord" and "Tenant" as used herein shall include the plural as well as the singular, and the masculine gender shall include the feminine and neuter genders.
- SECTION 21.12 **SUCCESSORS and ASSIGNS:** All of the terms, conditions and covenants to be observed and performed by the parties hereto shall be applicable to and binding upon their several heirs, executors administrators, successors, legal representatives, and, except as otherwise provided in this Lease, their assigns.



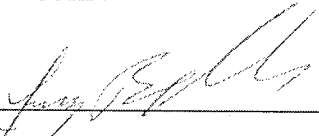
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- SECTION 21.13** **JOINT and SEVERAL LIABILITY:** If this Lease is executed on behalf of Tenant by more than one person, then the liability of the persons so signing shall be joint and several, and a judgment entered against one shall be no bar to an action against the others.
- SECTION 21.14** **SURVIVAL:** Any provision of this Lease which obligates the Landlord or Tenant to pay an amount of perform an obligation before the commencement of the Lease Term or after the expiration of the Lease Term shall be binding and enforceable notwithstanding that payment or performance is within the Lease Term, and the same shall survive.
- SECTION 21.15** **CORPORATE AUTHORITY:** If the Tenant or co-Tenant hereunder is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants the he/she is duly authorized to execute and deliver this Lease on behalf of said corporation in accordance with a duly adopted resolution of the Board of Directors of said corporation, and that this Lease is binding upon said corporation. Said corporation shall, within sixty (60) days after execution of this Lease, deliver to Landlord a certified copy of a resolution of the Board of Directors of said corporation authorizing or ratifying the execution of this Lease, and all of said directors shall be current elected directors duly authorized to authorize said corporation's entry into this Lease.
- SECTION 21.16** **RULES and REGULATIONS:** Tenant agrees to comply with and observe all of the Rules and Regulations established by Landlord attached hereto as Exhibit "C" and hereby made a part of this Lease, and as amended by Landlord from time to time. Landlord reserves the right to make such other further and reasonable rules and regulations as, in Landlord's judgment, may be necessary or desirable for the operation and management of the Leased Premises and Property, and all such rules and regulations and all amendments thereto shall become a part of this Lease at such time as they are prescribed or issued by Landlord. Tenant shall comply with all rules and regulations, except for those which contradict or abrogate any right or privilege herein expressly granted to Tenant. Tenant's failure to keep and observe said rules and regulations within thirty (30) days after written notice to Tenant specifying the nature of such failure shall constitute a breach of the terms of this Lease in the manner as if the same were contained herein as covenants.
- SECTION 21.17** **EXAMINATION of LEASE:** The submission of this Lease for examination does not constitute a reservation of or option for the Leased Premises and this Lease shall become effective as a lease only upon execution and delivery thereof by Landlord and Tenant.
- SECTION 21.18** **ENTIRE AGREEMENT:** This Lease and the Exhibits attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between Landlord and Tenant other than are herein set forth. No prior agreement, understanding or representation pertaining to any matter covered or mentioned in the Lease shall be effective for any purpose. No alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by each party.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed by their respective duly authorized representatives as of the day and year first above written.

LANDLORD:

TENANT:

  
 \_\_\_\_\_  
 By: \_\_\_\_\_  
 Its: \_\_\_\_\_

  
 \_\_\_\_\_  
 By: James D. Daly  
 Its: Member



**EXHIBIT "A"**

**FLOOR PLAN**

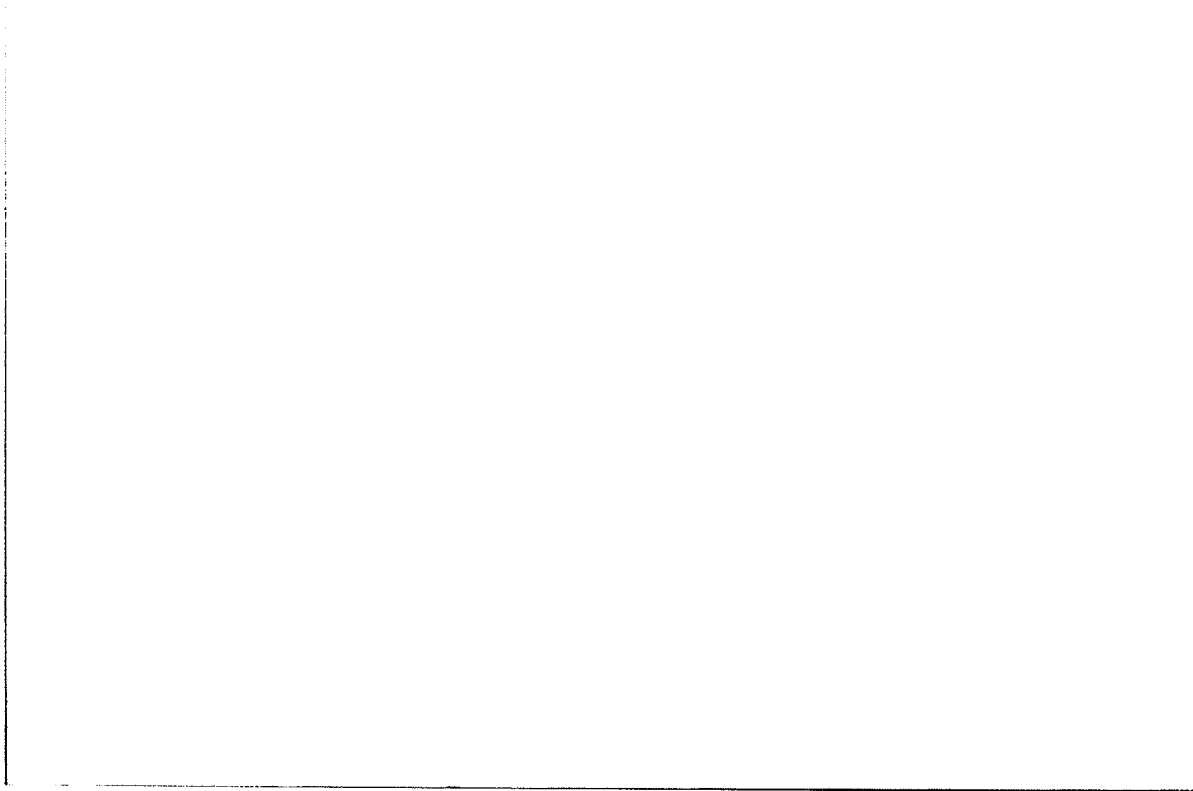




**EXHIBIT "B"**

TENANT IMPROVEMENTS

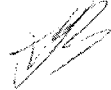




## EXHIBIT "C"

### RULES and REGULATIONS

1. The sidewalks, doorways, passages, vestibules, corridors or halls shall not be obstructed or used for any purpose other than ingress and egress. Tenant shall not go upon the roof of the Building without Landlord's prior written consent.
2. No awnings, canopy or other projections shall be attached to the outside walls of the Building. No curtains, blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the Leased Premises without Landlord's prior written approval. All electric light fixtures within the Leased Premises must be of a quality, type, design and bulb color approved by Landlord. Neither the interior nor the exterior of any windows shall be coated or otherwise sun-screened without the prior written consent of Landlord.
3. No sign, picture, advertisement, notice, "For Rent" signs, flags, barber poles, statuary or any advertising device of any kind whatever may be displayed by Tenant outside the Leased Premises, or within the Leased Premises, without Landlord's prior express written approval. All signs must comply with the regulations and ordinances of the local governmental unit having jurisdiction over such items. All necessary permits, licenses, inspection fees, or any costs whatsoever in connection therewith shall be at Tenant's sole expense. Landlord may remove any and all such matter, materials, appliances and signs placed in violation hereof with notice to Tenant and at Tenant's expense. Any newspaper, magazine or other advertising done from the Leased Premises or referring to the Leased Premises which, in the opinion of Landlord, is objectionable, shall be immediately discontinued upon notice from Landlord. Tenant shall hold Landlord harmless from any injury to person or property resulting from Tenant's erection, maintenance or removal of Tenant's sign(s).
4. No additional locks or bolts of any kind shall be placed upon any of the doors or windows of the Leased Premises or Building, nor shall any changes be made in existing locks or the mechanism thereof other than those changes that Tenant must make in order to comply with rules and regulations surrounding his business. If any such changes result in a change to the mechanism to open a lock or mechanism, Tenant will supply Landlord with the ability (in the form of a key, code, key card, etc.) to access the premises and those locked areas immediately upon making any such change. Tenant, upon termination of this Lease, shall surrender or deliver to Landlord all keys to the Leased Premises, the Building, storage rooms and restrooms, which were furnished to or are in the possession of Tenant or Tenant's agents, employees or other permitted by Tenant to occupy the Leased Premises. In the event of the loss of keys, Tenant shall pay to Landlord the cost of replacing the same or of changing the lock or locks opened by such lost key(s).
5. Sinks, toilets, urinals, water fountains and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by the tenant who caused the same.
6. Tenant shall not install any radio or television antenna, loudspeaker or other similar device on the roof, exterior walls of the Building or anywhere outside the Leased Premises without the prior written consent of Landlord. Any devices so installed without such written consent shall be subject to removal without notice at any time.
7. No animals or birds of any kind shall be brought into or kept in or about the Leased Premises or Property.
8. The Leased Premises shall not be used for manufacturing or for the storage of merchandise except as such storage and/or manufacturing may be incidental to the permitted use of the Leased Premises. Tenant shall not occupy or permit any portion of the Leased Premises to be occupied for the manufacture or sale of liquor, narcotics (other than those narcotics that Tenant maintains a proper licensing, permitting and/or certification to possess), or tobacco in any form, or as a classroom or school, or as an employment bureau without the express prior written consent of Landlord. The Leased Premises shall not be used for lodging



or sleeping or for any immoral, illegal or unsafe purpose, or for any business or activity other than the permitted use specified in this Lease.

9. Unless by express permission from Landlord, all doors to be kept closed at all times except when in actual used for entrance to or exit from the Leased Premises.
10. Tenant shall not at any time bring or keep upon the Leased Premises any inflammable, combustible or explosive fluid, chemical or substance.
11. Landlord reserves the right to exclude from the Building all safes, freight or other heavy and bulky articles.
12. Landlord shall have the right to prohibit any advertising by Tenant which, in Landlord's opinion tends to impair the reputation of the Property or its desirability as an office or retail location, and upon written notice from Landlord, Tenant shall refrain from or discontinue such advertising.
13. All equipment of any electrical or mechanical nature shall be placed by Tenant in the Leased Premises in settings which will, to the maximum extent possible, absorb or prevent any vibration, noise and annoyance.
14. Tenant shall not use or install any method of heating or air-conditioning other than that supplied by Landlord, without Landlord's prior written consent.
15. The scheduling of Tenant move-ins and move-outs shall be subject to the reasonable discretion of Landlord.
16. Landlord and Landlord's agents may retain a passkey to the Leased Premises and shall have the right to enter the Leased Premises at any and all times, while keeping within the regulations surrounding a marihuana facility, for the purpose of inspecting, serving, repairing and examining the same and for all other purposes provided in the Lease with 24 hour notice in a non-emergency situation.
17. Landlord reserves the right to select the name of the Property and the buildings therein, and to make such change or changes of name as Landlord any deem appropriate from time to time, and Tenant shall not refer to the Property by any name other than (i) the names as selected by Landlord, or (ii) the postal address approved by the United States Post Office. Tenant shall not used the name of the Property in any respect other than as an address of Tenant's business in the Property without the prior written consent of Landlord.
18. Landlord may direct the use of all pest extermination and scavenger contractors at such intervals in the Leased Premises as Landlord may require after consulting with Tenant and ensuring that such work will not lead to damage of Tenant's inventory or interruption in its business, and such work shall be at Tenant's expense if the pest problem is determined to have been caused by Tenant.
19. Tenant and Tenant's employees shall park their cars only in those portions of the parking area designated for the purpose by Landlord.
20. Tenant shall keep the Leased Premises at a temperature sufficiently high to prevent freezing of water in pipes and fixtures.
21. All loading and unloading of merchandise, rubbish, supplies and materials and delivery of same to the Leased Premises shall be made only through such entry ways and at such times as Landlord shall designate. In its use of the loading areas, Tenant shall not obstruct or permit the obstruction of said loading areas and at not time shall Tenant park vehicles therein except for loading and unloading.
22. Except with the prior consent of Landlord, Tenant shall not sell or permit the sale of merchandise or services on the Property outside the Leased Premises, including any adjacent sidewalks.

Handwritten signatures and initials, including a large signature on the left and the initials 'JD' on the right.

23. Landlord may waive any one or more of these Rules and Regulations for the benefit of any particular tenant or tenant, but no such waiver by Landlord shall be construed as a waiver of these Rules and Regulations in favor of any other tenant or tenants nor prevent Landlord from thereafter enforcing any such Rules and Regulations against any or all of the tenants in the Building.
24. Wherever the word "Tenant" occurs in these Rules and Regulations, it is understood and agreed that it shall mean Tenant's subtenants, assignees or any of Tenant's servants, employees, agents, customers, invitees, visitors or licensees.
25. These Rules and Regulations are in addition to and shall not be construed in any way to modify, alter or amend in whole or in part, the terms, covenants, agreements and conditions of the Lease.
26. Landlord reserves the right to make such other and further rules and regulations as in Landlord's judgment may from time to time be necessary and proper, and upon delivery of notice thereof to Tenant, such rules shall become binding upon the parties hereto.

In the event any violation of any of the above Rules and Regulations continues after five (5) days following notice to Tenant of such violation, beginning on such fifth day Tenant shall, in addition to any and all other remedies of Landlord provided in this Lease for default by Tenant, liquidated damages of Fifty Dollars (\$50.00) per day for each such violation for each day such violation continues.

 JV

**EXHIBIT D**

**Guaranty**

In consideration of and as an inducement for the execution of a certain Lease dated September 12<sup>th</sup>, 2019 (the "Lease"), between North Meridian Plaza, as Landlord ("Landlord"), and Meridian PE Plaza, as Tenant ("Tenant"), the undersigned, James Daly (hereinafter collectively referred to as the "Guarantor"), irrevocably guarantee; the Landlord the full and prompt payment when due and at all times thereafter of all Base Rent, Additional Rent (as defined in the Lease), Operating Costs and Taxes (as defined in the Lease), and liabilities of every nature and kind, now or hereafter owing from Tenant to Landlord, pursuant to said Lease and all interest and late charges thereon (the "Indebtedness"), Guarantor further guarantees the full and timely performance and observance of all the covenants, terms, conditions and agreements that Tenant, its successors and assigns must perform pursuant to the Lease (the "Obligations"). The term "Lease" as used in this Guaranty shall include the Lease and all renewals, extensions, addenda, amendments and modifications thereof.

Guarantor guarantees that if Tenant, its successors or assigns shall for any reason default under the Lease, including in the payment of Base Rent, Additional Rent, Operating Costs and Taxes, late charges, or the performance of Obligations, Guarantor shall forthwith, without further action by Landlord against Tenant, pay such Base Rent, Additional Rent, late charges or indebtedness and arrears thereof to Landlord, and faithfully perform and fulfill all Obligations of Tenant. Guarantor further guarantees to pay Landlord all damages, including, without limitation, all attorneys' fees and expenses that may arise in consequence of any default by Tenant, its successors or assigns under the Lease, and/or by the enforcement of this Guaranty.

Without affecting Guarantor's obligations to Landlord hereunder, Guarantor consents that Landlord may, in its sole discretion and without notice to Guarantor, renew, extend or modify the Lease at any time. Guarantor waives: (a) notice of acceptance of this Guaranty by Landlord; and (b) notice of presentment, demand for payment, protest, or of action of any nature on any default under the Lease, including the right to require Landlord to sue or otherwise to enforce payment of Base Rent, Additional Rent, Operating Costs and Taxes, late charges or Indebtedness or the performance of Obligations under the Lease.

All of the Landlord's rights and remedies under the Lease and/or under this Guaranty are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein mentioned, whether exercised by Landlord or not, is intended to be in exclusion or a waiver of any of the others. This Guaranty represents the entire agreement between Guarantor and Landlord with respect to the subject matter hereof and can only be modified, waived or terminated by a writing signed by Landlord. This Guaranty shall be construed according to the laws of the State of Michigan that are applied to guarantees made and to be performed in that State.


If the Guarantor is more than one person, the liability of the undersigned hereunder is joint and several. This Guaranty shall be binding upon the Guarantor, the Guarantor's heirs, executors, administrators, legal representatives, successors and assigns, and shall inure to the benefit of Landlord, its successors and assigns.

**THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL OF THE PROVISIONS OF THIS GUARANTY.**

WITNESS

GUARANTOR(S):

\_\_\_\_\_

 \_\_\_\_\_ James Daly

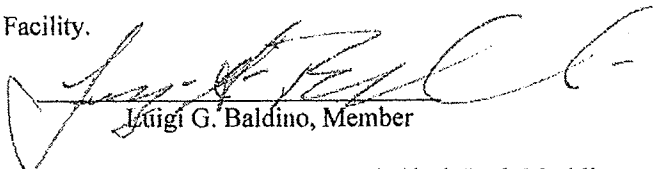
\_\_\_\_\_

**AFFIDAVIT OF LUIGI G. BALDINO**

STATE OF Florida )  
 )  
COUNTY OF Hillsborough ) :SS

The undersigned, Luigi G. Baldino, an individual residing at 1812 N. College Road in Mason, Michigan 48854, and makes this his statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts, and assertions set forth are true and correct to the best of his knowledge:

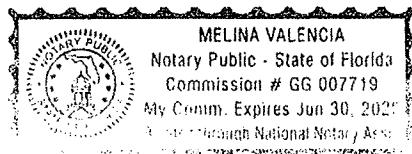
I, **Luigi G. Baldino**, Member of **North Meridian Plaza, LLC**, a Michigan Limited Liability Company registered at 1812 N. College Road in Mason, Michigan 48854 (**the "Company"**) who is the owner of the real property located on the south east corner of Haslett Road and Okemos Road, ("Property") and referenced in Meridian Township's Overlay Area #2 updated 5-16-19 and hereby authorize, **James Daly**, individually in his capacity as a Member of **Meridian RE Ventures, LLC**, a Michigan Limited Liability Company registered at 106 N. Fourth Avenue, Suite 302, in Ann Arbor, Michigan 48104, and in his capacity as President of **CannArbor, Inc.**, a Michigan Corporation registered at 106 N. Fourth Avenue, Suite 302, in Ann Arbor, Michigan 48104 (**collectively, the "Lessee"**), or one of the Lessee's assigns, affiliates, or subsidiaries, to use the Property, as a Commercial Medical Marihuana Facility.

Date: 8-2-2017  
  
Luigi G. Baldino, Member

Subscribed and sworn to me, a notary public, by Luigi G. Baldino, for and on behalf of North Meridian Plaza, LLC.

Melina Valencia, Notary Public  
Hillsborough County, State of Florida

My commission expires \_\_\_\_\_



## OPTION TO SUBLEASE

This option agreement (Agreement) is made on August 7, 2019, by Haslett Gallery Inc., located at 106 N. Fourth Ave. Ste. 302 Ann Arbor, MI 48104 (Sublessee), and Meridian RE Ventures LLC located at 106 N. Fourth Ave. Ste. 302 Ann Arbor, MI 48104 (Sublessor), for the purpose of providing an option to Sublessee to lease the real property located at 2119 Haslett Rd., Haslett MI 48840 (the Premises), from Sublessor, on the terms and conditions set forth below.

1. **Term of the option.** The option created by this Agreement shall stay in effect for one year from the date of execution upon which it shall automatically terminate unless it has been exercised by Sublessee as required by this Agreement.
2. **Exercise of the option.** At any time during the term of this Agreement, Sublessee may exercise this option by delivering to Sublessor, personally or by certified mail (return receipt requested), written notice of the exercise of the option. The exercise of the option shall be effective when Sublessor receives the written notice.
3. **Consideration.** Concurrently with the signing of this Agreement, Sublessee has paid Sublessor One Dollars (\$1.00) as consideration for the option. If Sublessee exercises the option, this amount shall be applied to the first rental payment (or payments) to come due under the lease.
4. **Lease terms.** Five (5) Years
5. **Title.** Sublessor warrants that it has a Lease to the Premises and is able to sublease the Premises to Sublessee and provide Sublessee with quiet enjoyment of the Premises during the term of the lease.
6. **Condition of Premises.** Sublessor makes no warranties regarding the condition of the Premises. The Sublessee shall be solely responsible for doing any investigation and due diligence it wishes of the Premises before entering into a lease. If the Sublessee exercises its option to lease the Premises it shall be in "as is" condition without warranty or representation from the Sublessor.
7. **Form of Lease.** Lease shall be prepared using the Sublessor's form of lease.



**8. Possession Date.** Upon written notice from Sublessee that Sublessor has received approval from Meridian Township for use as a medical marijuana provisioning center.

**9. Security Deposit.** Sublessee shall pay to Sublessor, upon execution of the Lease Agreement a security deposit equal to the combined amount of the last and first months' rental amounts.

**10. Taxes and assessments.** Sublessor shall pay all taxes and assessments on the Premises that are billed or become a lien before or as of the closing date. Sublessee shall pay all real property taxes and assessments that arise after the closing date.

**11. Tenant Improvements.** The Tenant shall not make any alterations, additions or improvements to said Premises without the Landlord's written consent, and all alterations, additions or improvements made by the Tenant upon the Premises, except moveable office furniture and trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord, and shall remain upon and be surrendered with the Premises at the termination of this lease, without molestation or injury.

**12. Default.** Any breach in the timely performance of any obligation in this Agreement shall constitute a default, entitling the party not in default to rescind this Agreement and to pursue any other legal and equitable remedies that are available under Michigan law. Time is of the essence in the performance of the provisions of this Agreement. If Sublessor fails to meet its obligations under this Agreement, Sublessee may demand the return of the consideration and pursue any legal and equitable remedies that are available to Sublessee, including, but not limited to, the recovery of damages and specific performance of this Agreement. If the transaction contemplated by this Agreement does not close because a condition of this Agreement is not met, without the fault of Sublessor or Sublessee, Sublessor shall return the consideration to Sublessee and neither party shall have any further obligations under this Agreement.

**13. Eminent domain.** Sublessor shall notify Sublessee within two days after receiving notice that the Premises or any portion of the Premises are to be taken or are threatened to be taken through the exercise of eminent domain. On receiving notice from Sublessor, Sublessee shall have the right to terminate this Agreement and have any payments made under this Agreement returned to Sublessee. If Sublessee elects to terminate this Agreement, all proceeds of the taking shall become Sublessor's property. If Sublessee elects to exercise the option, the proceeds of the taking shall be paid to the Sublessor and Sublessee in accordance with their respective interests in the Premises.

**14. Entire agreement.** This Agreement contains the entire agreement of the parties regarding its subject matter. All prior and contemporaneous negotiations are merged into the terms of this Agreement. This Agreement may be modified only by a written document signed by the parties to this Agreement.

**15. Successors and assigns.** This Agreement binds and benefits the parties and their successors and assigns. Either party may assign its rights under this Agreement.

16. **Legal fees.** If either party brings an action against the other to enforce this Agreement, the party in whose favor a final judgment is entered shall be entitled to recover court costs and reasonable attorney fees from the other party.

17. **Notices.** All notices required under this Agreement shall be in writing. A notice shall be complete when it is delivered personally to the other party or two business days after it is mailed to the other party by certified mail, with a return receipt requested, at the address shown above or at a subsequent address given by the party under this notice provision.

18. **Jurisdiction and venue.** This Agreement shall be governed by and interpreted and construed in accordance with the laws of the state of Michigan and venue for any disputes shall lie in Washtenaw County, Michigan.

19. **Time of the essence.** Time is of the essence in this Agreement.

20. **Effective date.** The parties have caused this Agreement to be signed, and it shall be effective as of the day and year first above written.

21. **Recording.** Either party may record this document.

SUBLESSEE  
Haslett Gallery Inc.

By: \_\_\_\_\_  
James F. Daly  
Its: President

SUBLESSOR  
Meridian RE Ventures LLC

By: \_\_\_\_\_  
James F. Daly  
Its: Member/Manager

Drafted by: Benjamin D. Joffe  
106 N. Fourth Ave. Ste.302  
Ann Arbor, MI 48104

Return to: Haslett Gallery Inc.  
c/o Benjamin D. Joffe PLLC  
106 N. Fourth Ave. Ste.302  
Ann Arbor, MI 48104

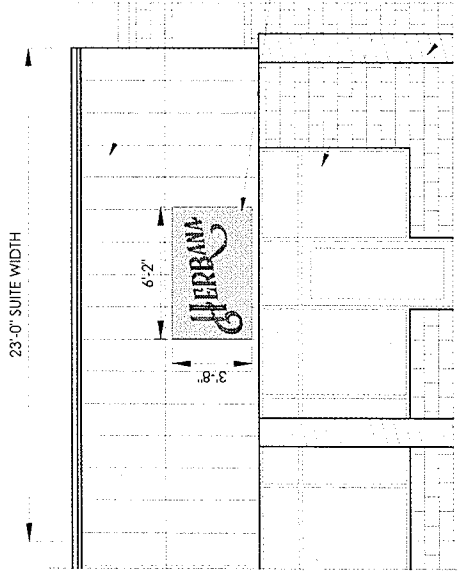
# Attachment D

**Haslett Gallery, Inc.**  
 2119 Haslett Road., Suite 'A' - Signage



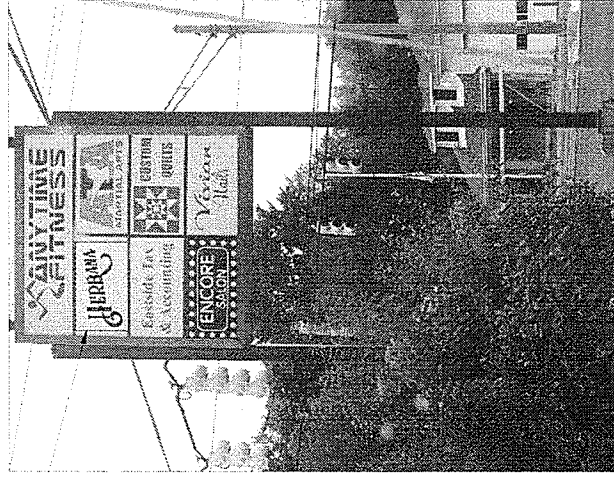
4740 Marsh Road  
 Okemos, Michigan 48864  
 Phone: (517) 349-0902  
 Cell: (588) 243-5945

www.ipgarch.com  
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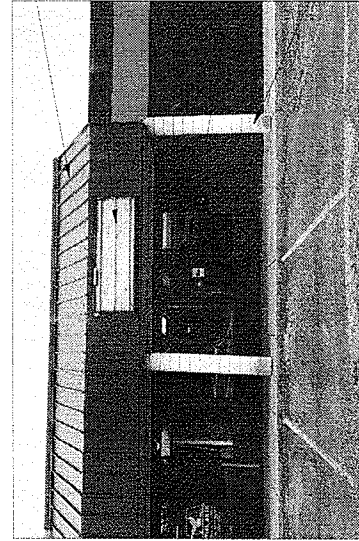


**Building Elevation**

- EXISTING METAL FACADE TO REMAIN.
- ILLUMINATED SIGN TO REPLACE EXISTING AT BUILDING FACADE. SIGN NOT TO EXCEED 23 SO FT.
- NEW INSERT WITHIN EXISTING STREET STREET POLE SIGN.
- EXISTING STOREFRONT TO REMAIN.
- EXISTING COLUMNS TO REMAIN.
- EXISTING METAL FACADE TO REMAIN.
- ILLUMINATED SIGN TO REPLACE EXISTING.
- EXISTING STOREFRONT TO REMAIN.
- EXISTING COLUMNS TO REMAIN.



**Street Pole Sign**



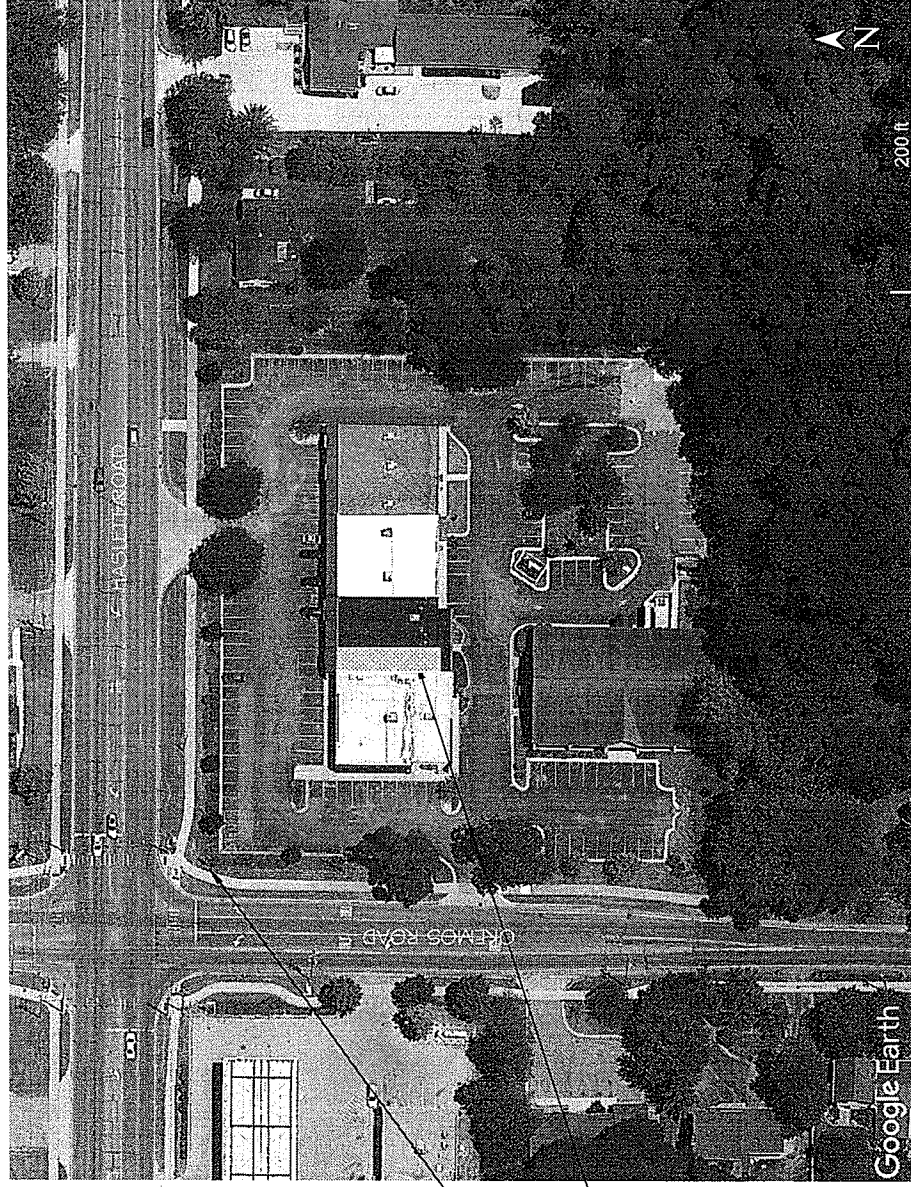
**Partial Building Facade**

**Haslett Gallery, Inc.**  
2119 Haslett Road., Suite 'A'



4740 Marsh Road  
Okemos, Michigan 48864  
Phone: (517) 349-0902  
Cell: (586) 243-5945

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LOCATION OF EXISTING POLE SIGN

LOCATION OF LEASE SPACE WITHIN EXISTING  
RETAIL CENTER.

## **SITE OVERVIEW**

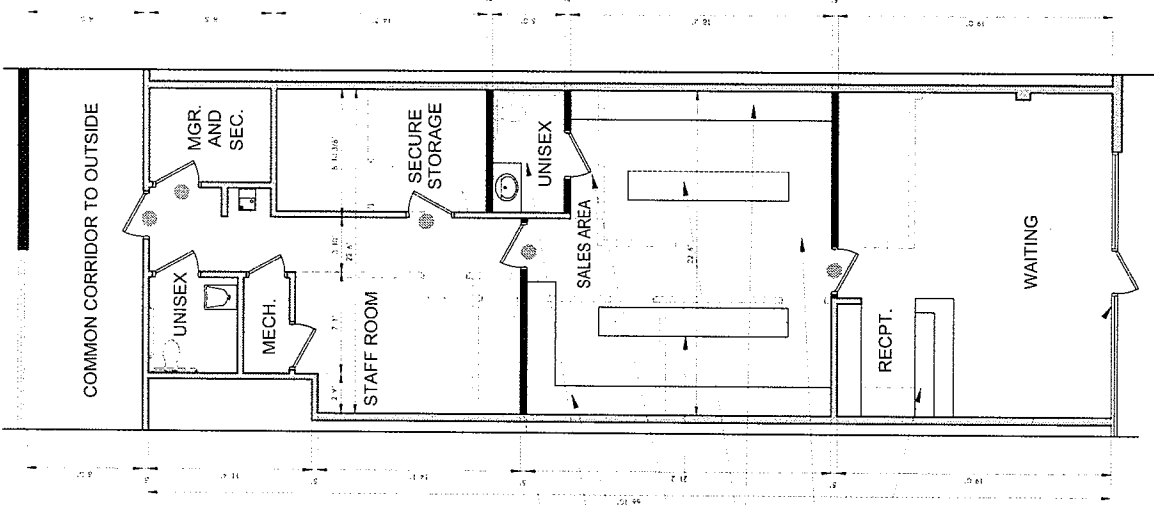
# Haslett Gallery, Inc.

2119 Haslett Road., Suite 'A'



4740 Marsh Road  
 Okemos, Michigan 48864  
 Phone: (517) 349-0902  
 Cell: (686) 243-5945

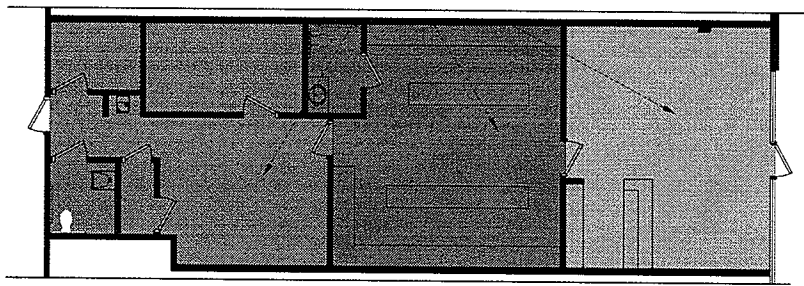
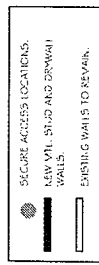
www.lpgarch.com  
 Copyright 2019 the peabody group



RESTRICTED ACCESS AREAS  
 HEATED ACCESS AREAS  
 PATENT ACCESS AREAS

ASBESTOS REMEDIATION, WITH DRYWALL AT ALL REMEDIATION LOCATIONS, 100%  
 ASBESTOS REMEDIATION, INCLUDING REQUIRED PILING TO LOCATIONS  
 LEAD CAPABILITY FOR DISPLAY AND TRANSACTION PURPOSES  
 LEAD CAPABILITY FOR DISPLAY AND TRANSACTION PURPOSES  
 LEAD CAPABILITY FOR DISPLAY AND TRANSACTION PURPOSES

GLASS PARTITION WALLS AND OTHER ITEMS TO BE REMOVED OR MODIFIED  
 EXISTING RECEPTION COUNTER TO REMAIN, YOGURT AS DISPLAY, OPACITY FINISH



GENERAL PROJECT DATA  
 BUILDING DESCRIPTION: ASSISTING CLASS NEIGHBORHOOD COMMERCIAL BUILDING TO BE REDEVELOPED TO AUTOMATIC FIRE SUPPRESSION SYSTEM  
 ZONING: C-2  
 OCCUPANCY TYPE: B-8  
 OCCUPANCY TYPE: V (APPLICABLE)  
 BUILDING AREA:  
 PROVISIONING CENTER (NET GROUP V)  
 TOTAL BASE SPACE AREA: INSIDE FINISH WALLS PER CODE: 1,510 SQ. FT.  
 TOTAL NET BUILDABLE: 1,510 X .907 = 1,359 SQ. FT.  
 BUILDING HEIGHT: ONE STORY AND 16'-0" +/-  
 OCCUPANT LOAD: 65/100 = 1.5 PERSONS/100 SQ. FT.  
 OTHER AREAS: 350/300 = 1.17 PERSONS/100 SQ. FT.  
 TOTAL OCCUPANT LOAD = 16 PERSONS

# Attachment E

# Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100  
Saranac, Michigan 48881

Mr. James Daly  
Haslett Gallery INC  
106 N 4th Ave Suite 302  
Ann Arbor, MI 48104

November 21, 2019

Dear Mr. Daly:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation comparison for the proposed Marijuana Dispensary which will be located at 2119 Haslett Road, Unit A, Meridian Charter Township, Ingham County, Michigan.

## PROJECT DESCRIPTION

The proposed Marijuana Dispensary will be using an existing 1,510 square foot building that was previously occupied by a State Farm Insurance agent.

## TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for Marijuana Dispensary (Land Use Code 882) were selected as representing the proposed 1,510 square foot building. The ITE description of Marijuana Dispensary is as follows:

*A marijuana dispensary is a standalone facility where cannabis is sold to patients or consumers in a legal manner.*

It is projected that the proposed land use would generate 16 vehicle trips during the AM peak hour, 33 vehicle trips during the PM peak hour, and a weekday (24-hour) total of 382 vehicle trips.

**Proposed Vehicle Trips**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	1,510 Sq. ft.	9	7	16	16	17	33	382





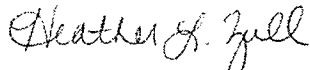
## FINDINGS

In accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, if a proposed site is expected to generate at least 100 directional trips during the peak hour or at least 750 trips during an average day, a traffic impact statement is required. If the traffic generated by the site is expected to be between 50 and 99 directional trips during a peak hour, a traffic impact assessment shall be required.

Using the "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities" guideline, neither a traffic assessment nor a traffic impact statement would be required for this development based on projected volumes.

If you have any questions, please write or call.

Sincerely,



Heather L. Zull, PE



# Attachment F

## Attachment F – Natural Features Assessment

7a. There will be no changes to the natural features on the parcel. Due to this circumstance this question is not applicable to this application. Natural features are also included on the site plan

7b. There will be no changes to the natural features on the parcel and therefore there will be no impacts on the natural features.

7c. There will be no changes to the natural features on the parcel and no mitigation will need to take place to shield the natural features

# Attachment G

## Attachment G – SUP Request Standards

1. A provisioning center at the proposed location aligns with the intent and purposes of Meridian Township Code of Ordinances Chapter 86. Among the Chapter 86 listed and applicable purposes to this project are fostering "harmonious relationships among land uses" , and promote stability of the townships commercial areas; this project does both. The project is a consumer facing business which anticipates interactions with customers can take around 10 minutes, similar to those interaction times that are taking place at other nearby businesses including salons, professional services, and targeted retail establishments. This project is the exact same type of land use as the current retailers in this area and its addition will promote stability in the area by adding an anchor type consumer serving business to the corner mall. Finally, the planning commission and township board have endorsed the location by including this parcel as part of the medical marihuana overlay district.
2. The project is consistent with the Meridian Master Plan. The project is in a commercially zoned parcel of a Mixed-Use Core Area with multiple types of available transportation. It promotes pedestrian use a it is situated on the Haslett Road bike lane (road diets) portion with an existing pedestrian pathway. There is also public transit located on the adjacent roadway. This project, along with the surrounding businesses, is accessible by foot and vehicular traffic, which will help create a small community of consumer facing businesses for the nearby residents of the municipality.
3. This will have no change on the existing or intended character of the general vicinity because the project contains minimal changes to the parcel's currently constructed building. It is appropriate to conclude that the area's essential character will remain unchanged.
4. The project will compliment existing neighboring uses. The project includes a small consumer facing business consistent with those types of organizations in the immediate vicinity. The project also includes a robust surveillance system addressing the interior and exterior of the project. The addition of exterior surveillance cameras results in additional security for surrounding organizations and a potential resource for local authorities. Finally, the project also includes odor mitigation elements to make sure there is no potential nuisance to the surrounding neighbors. *See Legalizing Marijuana Could Give Michigan Home Values A Boost, available at <https://www.forbes.com/sites/aiyyale/2018/12/06/legalizing-marijuana-could-give-michigan-home-values-a-boost/#17ac9d5140e4> and Contact High: The External Effects of Retail Marijuna Establishments on House Prices, available at: [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=2885017](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=2885017)*
5. This project will likely increase the economic welfare of the surrounding properties and community. They type of project contemplated for this parcel has been shown to

increase property prices of neighboring and closely situated parcels. Additionally, the existence of a type of business that has never been in the current property will increase adjacent business opportunities for new customers that would not ordinarily visit the area.

6. The public facilities adequately serve the current buildings on the parcel as there is little to no change in the intensity of the use. There is little to no-change in the building presented in the project and therefore the building will continue to be adequately served by the public facilities.
7. The public sanitation facilities adequately serve the current buildings on the parcel. There is little to no-change in the parcel presented in the project and therefore the parcel will continue to be adequately served by the public sanitation facilities.
8. This project will not affect the general welfare of those individuals and entities close to, or adjacent, to the proposed facility. There is currently no, and due to the lack of changes there will not be, any uses, activities, processes, materials, and equipment or conditions of the operation. Specifically, there will be no packaging on site, this activity is the number 1 cause of odor and by not doing such on site, we can anticipate no odor. However, the organization will continue to put other odor mitigating procedures in place, including placing carbon air filters and maintaining negative air pressure in the facility.
9. This project will have limited to zero impact on the surrounding areas due to the minimal changes to the premises as espoused in this application.



**SIGN PERMIT APPLICATION**  
**CHARTER TOWNSHIP OF MERIDIAN**  
**5151 MARSH ROAD, OKEMOS, MI 48864-1198**  
**BUILDING DIVISION PHONE: (517) 853-4500 FAX: (517)853-4095**  
**meridian.mi.us**

**PLEASE PRINT**

Site Address/Location		Zoning District
Applicant (If different than Contractor)		
Address of Applicant		
Telephone	Fax	Email
Contractor		Contractor License #
Address of Contractor		
Telephone	Fax	Email

Type of Sign	Number of Signs	New	or	Replacement of Existing
<input type="checkbox"/> Freestanding	_____	___		___
<input type="checkbox"/> Wall	_____	___		___
<input type="checkbox"/> Other (describe)	_____	___		___

**The following materials must be submitted with the application:**

- A drawing of the sign to scale showing dimensions and total square footage.
- A drawing of the support structure (base) and footing to scale showing dimensions & total height including the sign.
- A site plan to scale showing location of freestanding sign and setbacks.
- Building elevation to scale showing location of wall sign and lineal dimension of the building or tenant space
- Permit fee \$ \_\_\_\_\_ **FEE RECEIVED \$** \_\_\_\_\_ **RECEIPT #** \_\_\_\_\_ **DATE** \_\_\_\_\_

I agree this application is only for the work described and does not grant permission for additional or related work which requires separate permits. I understand the permit may become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to comply to all applicable laws of the State of Michigan and the local jurisdiction. All information provided on the permit application and accompanying documentation is to the best of my knowledge true and accurate.

Applicant/Contractor Signature \_\_\_\_\_ Date 3/20/23

Federal I.D Number \_\_\_\_\_ Insurance Name/Policy Number \_\_\_\_\_

**FOR OFFICE USE ONLY**

<input type="checkbox"/> Existing Sign <input type="checkbox"/> Conforming <input type="checkbox"/> Non Conforming If Non Conforming Assessed Value of Sign \$ _____	<input type="checkbox"/> Proposed Sign <input type="checkbox"/> Conforming <input type="checkbox"/> Non Conforming Variance Granted/Date _____
Application <input type="checkbox"/> Approved <input type="checkbox"/> Denied Building Official _____	Date Approved: _____ <b>Permit Number</b> _____

**NOTE: Separate application must be completed for Electrical permit.**

**This is not a permit and does not authorize any sign(s) to be installed or any other work or construction associated with this application until a permit has been issued.**

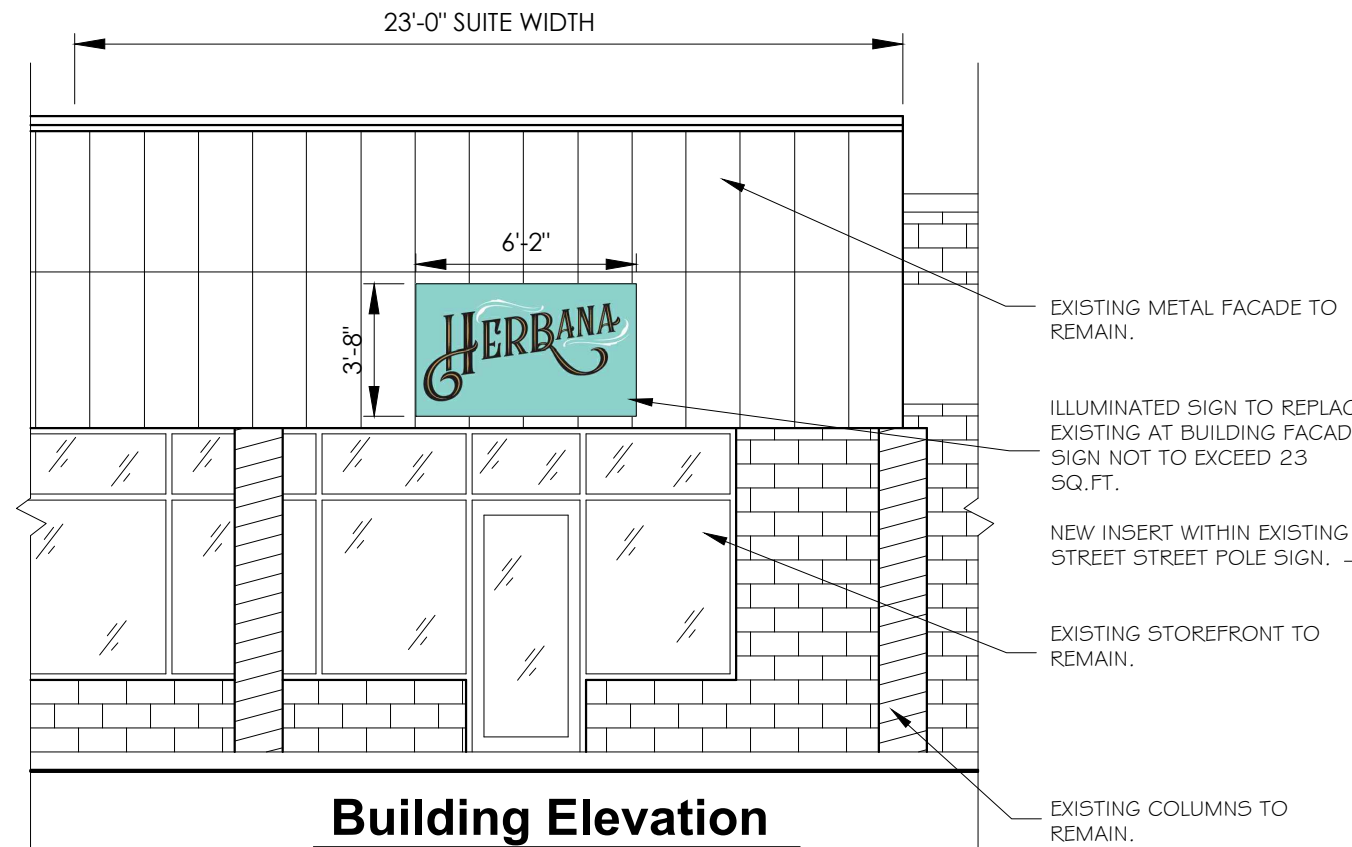
# Meridian RE Ventures

2119 Haslett Road., Suite 'A' - Signage

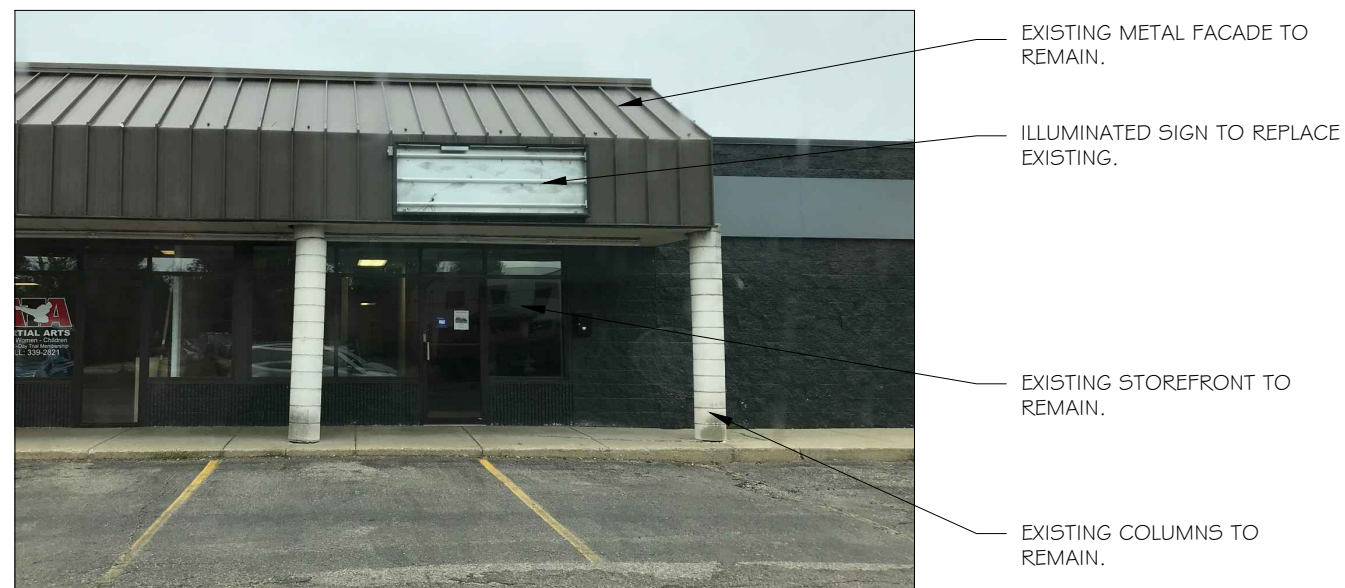


4740 Marsh Road  
Okemos, Michigan 48864  
Phone: (517) 349-0902  
Cell: (586) 243-5945

www.tpgarch.com  
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**Building Elevation**



**Partial Building Facade**



**Street Pole Sign**





**To:** Planning Commission  
**From:** Brian Shorkey, Senior Planner  
**Date:** April 21, 2023  
**Re:** Special Use Permit #23011 (Herbana), to construct a medical marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840.

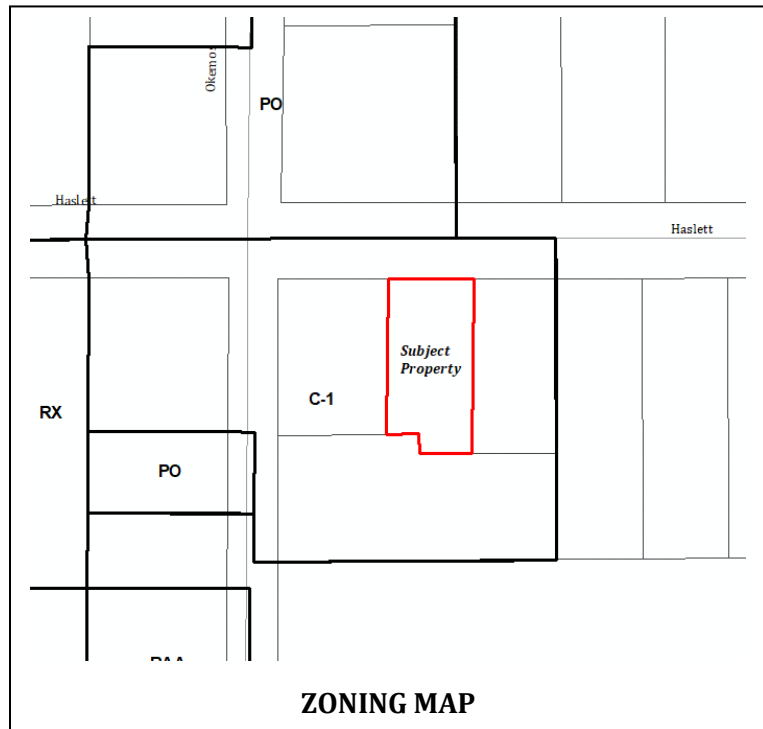
Haslett Holdings Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot medical marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840 (Subject Property). The Subject Property is approximately 1.92 acres in size and is zoned C-1 – Commercial.

Sec. 40-30 (e)(3) of the Township Code of Ordinances requires a successful medical marijuana applicant to apply for a special use permit, as provided in Sec. 86-124, within 60 days or issuance of a conditional approval for a medical marijuana facility permit. This SUP application fulfills that requirement and is identical to the SUP application that the Planning Commission reviewed and recommended for approval in 2019 (SUP #19131). Construction started and stopped after SUP #19131 was approved and the approval expired before Covid19 affected the community.

The Applicant is planning on finishing the remodel to the existing suite on the commercial strip on the southeast corner of Haslett and Okemos Roads.

#### **Zoning and Future Land Use**

The Subject Property is located in the C-1 – Commercial zoning district. The same zoning designation applies to the adjacent properties and the west, east, and south. The property to the north is zoned PO – Professional Office. The property to the east of the commercial strip center is zoned RR – Rural Residential.



**Special Use Permit #23011 (Herbana)  
Planning Commission (April 24, 2023)  
Page 2**

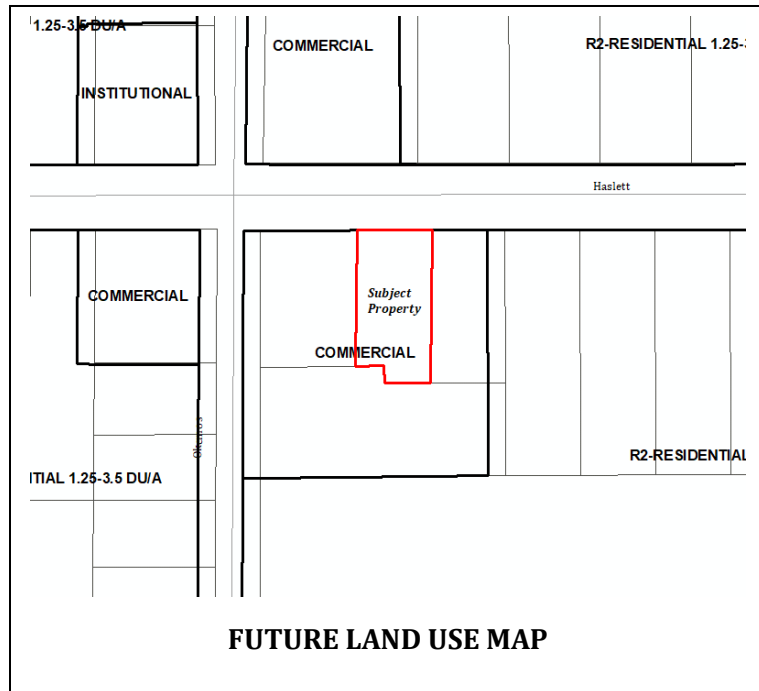
The 2017 Master Plan designates the subject site as Commercial. This designation applies to the properties adjacent to the north, west, and south. The remainder of the strip center is designated as Commercial as well, but the property adjacent to the strip center to the east is designated as R2 - Residential.

**Staff Analysis**

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

1. The Subject Property lies within Medical Marijuana Overlay Area 2. This has been approved of one of only seven areas in the Township where medical marijuana facilities are allowed. The proposed use conforms with this.
2. The proposed medical marijuana dispensary conforms with the Subject Property's zoning and Future Land Use designations.
3. The material attached to the medical marijuana application, approved on January 23, 2023, detailed the safety and odor control that was being proposed by the Applicant. The safety and odor control systems meet the Township's requirements.
4. The Subject Property is adequately served by water and sewer. An attached traffic assessment verifies that the existing roads are capable of handling the traffic and no traffic study is required.
5. A sign plan was submitted as required by Sec. 40-30. The proposed signage meets the requirements of the Township sign ordinance.

Based on the information provided by the Applicant, Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department.



**Planning Commission Options**

The Planning Commission has the option to recommend approval, approval with conditions, or denial of Special Use Permit #23011. A resolution will be provided at a future meeting.

**Attachments**

1. SUP permit application with attachments, dated March 20, 2023 and received by the Township on March 20, 2023.
2. Sign permit and attached sign plan, dated March 20, 2023 and received by the Township on March 20, 2023.



**To: Planning Commission**

**From: Brian Shorkey, Senior Planner**

**Date: May 4, 2023**

**Re: Special Use Permit #23011 (Haslett Gallery, Inc.), to construct a medical marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840.**

---

Haslett Holdings Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot medical marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840 (Subject Property). The Subject Property is approximately 1.92 acres in size and is zoned C-1 – Commercial. A public hearing for this application was held at the Planning Commission’s regular meeting on Monday, April 24, 2023. The Planning Commission discussed the application with the Applicant’s attorney and agreed to consider a resolution to approve the special use permit at its next meeting.

The Planning Commission raised the question about potential odor concerns and suggested that odor would be mitigated if the marijuana was prepackaged. The Applicant has confirmed that the marijuana is prepackaged and has agreed to this as a condition of approval. In addition, Staff has provided the details of the Applicants odor mitigation system from their marijuana application.

**Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of Special Use Permit #23011 for the construction of a medical marijuana provisioning center at 2119A Haslett Road, with the conditions listed in the resolution.

**Attachments**

1. Resolution to approve SUP #23011.
2. April 24, 2023 meeting packet.

**RESOLUTION TO APPROVE**

**Special Use Permit #23011  
(Haslett Gallery, Inc.)**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of May, 2023 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_.

WHEREAS, Haslett Gallery, Inc. has submitted a request to establish a 1,510 square foot commercial medical marihuana provisioning center in an existing shopping center located at 2119 Haslett Road; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 2 and is appropriately zoned C-1 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

**Resolution to Approve  
SUP #23011 (Haslett Gallery, Inc.)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #23011, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by LSG Engineers & Surveyors dated January 3, 2018 (revision date July 29, 2019) and received by the Township on January 10 2023.
2. Approval is in accordance with the floor plan prepared by The Peabody Group Architects & Designers dated April 30, 2020 and received by the Township on January 10 2023.
3. Approval is in accordance with the sign program prepared by the Peabody Group Architects & Designers dated April 30, 2020 and received by the Township on January 10 2023.
4. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
5. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
6. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
7. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #23011.
8. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
9. A sign permit shall be required to install the proposed tenant wall sign.
10. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
11. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Approve  
SUP #23011 (Haslett Gallery, Inc.)  
Page 3**

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of May, 2023.

---

Mark Blumer  
Planning Commission Chairperson

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**April 24, 2023**

**5151 Marsh Road, Okemos, MI 48864-1198**

**517.853.4000, Town Hall Room, 6:30 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Brooks, McConnell, McCurtis, Scales, Shrewsbury, Richards, Snyder (arrived at 6:32pm)**

**ABSENT:**

**STAFF: Director of Community Planning and Development Tim Schmitt, Senior Planner Shorkey**

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 6:30 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission. Commissioner Snyder was absent, all others present.

**3. PUBLIC REMARKS**

Chair Blumer opened public remarks at 6:30 pm.

Lynne Page, 3912 Raleigh Drive, Okemos commented on SUP #23011 – Haslett Gallery. Page noted that she believes that marijuana commerce will negatively impact children & has significant public health and safety implications. She believes that the medical marijuana leases are place holders for recreational marijuana.

Chair Blumer closed public remarks at 6:36 pm.

**4. APPROVAL OF AGENDA**

**Commissioner Scales moved to approve the agenda. Seconded by Commissioner McCurtis.**

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. March 27, 2023 Regular Meeting

**Vice-Chair Trezise moved to approve the minutes of April 10<sup>th</sup>, 2023 as amended. Seconded by Commissioner McCurtis.**

**Commissioner Shrewsbury noted a minor typo with staff prior to the meeting.**



**VOICE VOTE: Motion approved unanimously with friendly amendments**

**6. COMMUNICATIONS**

A. NONE

**7. PUBLIC HEARINGS**

A. SUP#23010

Senior Planner Shorkey outlined SUP#23010 – MSU to Lake Lansing Pathway Phase 2

Senior Planner Shorkey noted that this is from the Meridian Township Engineering Department, continuing from Phase 1 brought before the Planning Commission in 2022.

The Meridian Township Engineering Department has applied for a Letter of Floodplain Amendment from FEMA & applied to the Michigan Environment Great Lakes Energy (EGLE) Department for the state permit. Any approval the Planning Commission could give would have to be on the condition of the EGLE state permit. Based on calculations provided by the Meridian Township Engineering Department, there is no expected increase in flood level.

Commissioner McCurtis inquired about materials and setup in this project.

Senior Planner Shorkey noted that these material amounts may fluctuate based on need, but they are leaning towards the 10ft of HMA pavement as their primary building material.

Chair Blumer inquired under whose authority is this being built, and why is it coming before the Planning Commission.

Senior Planner Shorkey noted that it is a SUP because of the floodplain crossing, and it is under the township's authority but they require a state permit for the floodplain crossing.

Vice-Chair Trezise inquired about construction timelines.

Senior Planner Shorkey noted that the hope is to start it this year, but they have to wait on proper permits for a definite answer.

Commissioner Brooks inquired about safety concerns around the rail.

Chair Blumer opened the floor to public comments on SUP #23010 at 6:44pm.

Bruce Peffers, 4932 Sioux Way, Okemos raised concern on maintaining the vernal pools along the proposed pathway.

**Chair Blumer called for a straw vote on the approval of this special use permit #23010. By unanimous consent, the Planning Commission indicated support for SUP #23010.**

**B. SUP #23011**

Senior Planner Shorkey outlined SUP#23011 – Haslett Gallery (Herbana) 2119A Haslett Road

Senior Planner Shorkey noted that this application is identical to SUP #19131, which was one recommended for approval by the Planning Commission in 2019.

Commissioner McCurtis inquired about the odor control of the business.

Senior Planner Shorkey noted that the applicant's system for odor control was outlined in their marijuana application.

Applicant Benjamin Joffe, 334 E Washington St, Ann Arbor stated that there would be no processing or cultivation of marijuana at this site, thus eliminating the main cause for odor that is typically experienced at similar sites.

Commissioner Snyder inquired on the specific date that SUP #19131 was approved.

Director of Community Planning and Development Tim Schmitt noted that all SUP applications involving marijuana licenses were approved by the Township Board in March, April and May of 2020.

Commissioner Richards made note of the hearing process for previous SUP applications, and made a friendly request to follow the process as it has been done previously.

Commissioner Scales requested that the applicant educate him on the process of medical marijuana.

Applicant Joffe outlined the overall marijuana licensing process as requested, highlighting the safety and security of using a medical marijuana facility as opposed to "grey/black market" sellers.

Vice-Chair Trezise inquired on how the applicant would control who is looking to purchase product at this store.

Applicant Joffe stated that all customers are ID'd before being granted access to the purchase floor.

Commissioner McConnell noted the question of volatility in general, but specifically in industrial zones, and asked the applicant on how he sees this topic in terms of the business maturing and its own volatility.

Applicant Joffe responded that there have been noted instances of the volatility that the Planning Commission raised concerns about, and further outlined the topic. He did make note that his client was not a leveraged cannabis organization.

Commissioner Richards inquired about different levels of approvals, from local to state.

Applicant Joffe responded that this is different in each municipality, and further outlined on this.

Commissioner Richards inquired on the curbside pick-up status of this location, as there have been concerns about having an armed guard in the parking lot.

Director Schmitt stated that the medical marijuana ordinance was written before the state allowed curbside service, therefore Meridian Township would not allow curbside pickup for any applicants at this time.

Commissioner McCurtis inquired about the difference between adult-use marijuana and recreational marijuana.

Applicant Joffe explained the terms, that they are both the same thing, and then restated that this would be a medical-use only facility.

Commissioner Richards stated he would like to hear from staff on this topic in a more detailed approach.

Director Schmitt stated that, with this being a medical-use only facility, it would have no interaction with recreation-use ordinances. He further stated when the Board makes a decision on recreation-use, they will be able to outline any interaction between the licenses that further.

Commissioner Richards inquired on litigation in the state that ties medical-use and recreational-use marijuana together.

Director Schmitt stated that yes, there is litigation for that purpose.

Commissioner Scales inquired about the lottery process previously utilized by the Commission.

Director Schmitt stated that the lottery system was not needed, as in the 2023 application window there was one application per overlay district.

Chair Blumer opened the floor to public comments on SUP #23011 at 7:16pm.

Lynne Page, 3912 Raleigh Drive, Okemos commented on SUP #23011. Ms. Page noted that the traffic study was from 2019, and inquired whether that was acceptable for this current SUP. She also made comment on the applicant's statement that the packaging would not be done in facility. She reminded the Commission that this was not a binding statement.

Chair Blumer requested that verbiage be added mentioning the packaging of the marijuana product, so it's not done on-site.

Commissioner Shrewsbury noted that the ordinance already enforces the odor requirement, and she raised concern that putting that level of detail on a legally permitted business would need a valid reason, and also make sure it was setting precedent for any future applicant.

Commissioner Snyder showed support for Commissioner Shrewsbury's comments, while also requesting the discussion happen at this meeting instead of waiting two weeks.

Commissioner Brooks questioned if, as a Planning Commission, it is within their scope to set stipulations such as the one mentioned above.

Director Schmitt responded that it was, and further outlined that process.

Commissioner Richards inquired if applicants have the ability to transfer licenses.

Director Schmitt stated that no, the ordinance doesn't have a transfer provision.

Commissioner Richards continued and asked if there would be a review of any building within the odor ordinance. He also recommended that the township has a 3<sup>rd</sup> party expert inspect the airflow of the building.

Director Schmitt stated that the Mechanical Inspector would review those topics if it got to building permit.

Commissioner Snyder encouraged those who have an opposition to dispensaries to visit one, as there are concerns that are typically raised in opposition that can be quelled by visiting one first hand.

Chair Blumer supported Commissioner Snyder's comments.

Commissioner Scales noted that this SUP will set the groundwork for any future SUP of this nature, so the Planning Commission should take careful time and consideration in its review process.

Vice-Chair Trezise inquired how many facilities this company is currently running, and if they have had any licensing or compliance problems.

Applicant Joffe stated that they are running at least four, and that there have been no such problems.

Commissioner Scales requested the addresses of the applicant's clients other businesses, so the Planning Commission could visit if they wished to.

Commissioner Snyder inquired about the medicinal uses of medical marijuana.

Applicant Joffe outlined his knowledge on the topic.

**Chair Blumer called for a straw vote on the approval of this special use permit #23011.**

STRAW VOTE: YEAS: Commissioners Snyder, Brooks, McCurtis, Shrewsbury; Vice-Chair Trezise; Chair Blumer

NAYS:

Abstain: Commissioner Richards, Scales, McCurtis

Results: 6-0-3

Commissioner McConnell inquired about projects with financial issues, specifically in Meridian Township.

Director Schmitt stated that he hasn't heard of it happening recently in the township, but it happens in the industry and went on to discuss the question further.

Applicant Nathan Kark, 11787 Kayden Ln SE, Lowell discussed their receivership status.

Commissioner Richards inquired on the Board's decision on medical marijuana facilities morphing to recreational marijuana facilities.

Director Schmitt stated that the Board is working on this still.

**Chair Blumer called for a straw vote on the approval of this special use permit #23013. By unanimous consent, the Planning Commission indicated support for SUP #23013.**

## **8. UNFINISHED BUSINESS**

### **A. SUP #23010 – MSU to Lake Lansing Pathway – Phase II**

Director Schmitt outlined SUP 23010 to the Commission. He stated that there was concern at the previous meeting about the vernal pools in the area, however, the engineers were already aware of these and are taking extra precaution to not disturb them.

**Commissioner Snyder moved to approve SUP #23010. Seconded by Commissioner Brooks.**

ROLL CALL VOTE: YEAS: Commissioners Richards, Snyder, Brooks, Scales, McCurtis, McConnell, Shrewsbury, Vice-Chair Trezise, Chair Blumer

NAYS: None

Results: 9-0

### **B. SUP #23011 – Haslett Gallery (Herbana) 2119A Haslett Road**

Director Schmitt outlined SUP 23011 to the Commission. He noted that out of the 12 approval conditions, 11 are consistent with the previous approval for this site. The 12<sup>th</sup> is specific to the packaging of the products, as there was concern over odor raised at the last meeting.

Commissioner Scales inquired why condition 12 was needed.

Director Schmitt reiterated that this was solely for odor control and responding to the Planning Commission's discussion at their previous meeting.

Commissioner Scales inquired about the quantities available at the facility.

Applicant Benjamin Joffe, 334 E Washington St, Ann Arbor stated they use standard packaging sizes, typically selling in "eighths", which is an eighth of an ounce.

Commissioner Scales stated that he believes that condition 12 was not needed due to the small quantities that these items are packaged in.

Chair Blumer stated that since there was already an odor control stipulation for the approval, that he too believed condition 12 was not needed.

Commissioner Snyder inquired about the similarities on the two medical marijuana applications before them. She made note that there was a marked difference in how the Commission questioned the applicant and procedure for SUP #23013 verses this SUP, #23011.

**Commissioner McConnell moved for the approval of SUP #23011 as presented with clause 12 being eliminated. Seconded by Commissioner Scales.**

Commissioner McConnell noted that it is improper to impose a condition on one application and not another, and he believes that if the Commission wanted to be more stringent with their conditions, it should be in the ordinance and not case-by-case.

Commissioner Scales noted while he did abstain last session, he has reviewed the material and has signaled support for this SUP.

Commissioner Richards inquired about ongoing litigation relating to the actual location of the building. He stated that he will be voting no due to the location, as it is different than the one initially discussed.

ROLL CALL VOTE: YEAS: Commissioners Snyder, Brooks, Scales, McCurtis, McConnell, Shrewsbury, Vice-Chair Trezise, Chair Blumer

NAYS: Commissioner Richards

Results: 8-1

## **9. OTHER BUSINESS**

NONE

## **10. MASTER PLAN UPDATE**

### **A. Build Out Analysis**

Director Schmitt outlined the newest addition to the Master Plan. The Community Planning and Development team have taken all of the vacant properties in the township and placed multiple filters on them to determine the potential long term build out level for the community. All of the properties in this analysis are vacant privately owned lots. They are doing this to understand the long term potential for the community.

Commissioner McCurtis inquired how many vacant spots are available.



**To: Board Members**  
**From: Michael Hamel, Fire Chief**  
**Date: August 8, 2023**  
**Re: 2022 Tri-County Hazard Mitigation Plan Update**

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Every five years the Tri-County Hazard Mitigation Plan is required to be updated under Michigan's Emergency Management Act 390. The Hazard Mitigation Plan is a 250-page document that provides a framework to enhance the general welfare and safety of residents across Ingham, Clinton, and Eaton counties in the event of natural disaster.

In 2022, the three counties hired a consultant to update the plan. The updated plan has been issued, and Ingham County has officially adopted it as part of the final phase to receive full FEMA approval. As part of the final process under FEMA, participating local government entities are required to adopt it as well.

The following motion is prepared for Board consideration:

**MOVE TO APPROVE THE UPDATED TRI-COUNTY REGIONAL HAZARD MITIGATION PLAN, AUTHORIZE THE CLERK TO SIGN THE RESOLUTION, AND DIRECT THE FIRE DEPARTMENT TO FORWARD A COPY OF THE RESOLUTION TO MICHIGAN STATE POLICE EMERGENCY MANAGEMENT AND HOMELAND SECURITY DIVISION.**

**Attachments:**

1. Resolution to Authorize the Acceptance and Adoption of the 2022 Tri-County Hazard Mitigation Plan Update
2. Tri-County Hazard Mitigation Plan

**RESOLUTION TO AUTHORIZE THE ACCEPTANCE AND ADOPTION OF THE 2022 TRI-COUNTY  
HAZARD MITIGATION PLAN UPDATE**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 15th day of August 2023, at 6:00 p.m. local time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_

**WHEREAS**, The counties and communities in the Tri-County Region of Clinton, Eaton and Ingham counties have gathered information and prepared an update to the 2015 Tri-County Hazard Mitigation Plan; and

**WHEREAS**, The 2022 Tri-County Hazard Mitigation Plan has been prepared in accordance with the Disaster Mitigation Act of 2000 and Title 44 Code of Federal Regulations (CFR), Part 201; and

**WHEREAS**, Title 44 CFR, Chapter 1, Part 201.6(c)(5) requires each local government participating in the preparation of a Multi-Jurisdictional Mitigation Plan or Plan Update to accept and adopt such plan; and

**WHEREAS**, The Charter Township of Meridian, has reviewed the 2022 Tri-County Hazard Mitigation Plan Update, has found the document to be acceptable, and as a local unit of government, has afforded its citizens an opportunity to comment and provide input regarding the Plan Update and the actions included in the Plan; and

**WHEREAS**, The Charter Township of Meridian, will consider the 2022 Tri-County Hazard Mitigation Plan Update during the implementation and updating of local planning mechanisms, and will incorporate the hazard assessment data, hazard vulnerabilities, and mitigation actions in these mechanisms, where applicable; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN**, that Meridian Township, as a participating jurisdiction, adopts the 2022 Tri-County Hazard Mitigation Plan Update.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN            )  
                                          ) ss  
COUNTY OF INGHAM         )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 15th day of August 2023.

\_\_\_\_\_  
Deborah Guthrie  
Meridian Township Clerk





# Tri-County Hazard Mitigation Plan

Clinton, Eaton, and Ingham Counties  
2023 Update

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This hazard mitigation plan was developed with planning assistance from Tidal Basin Group.



# 1 INTRODUCTION

## 1.1 Introduction

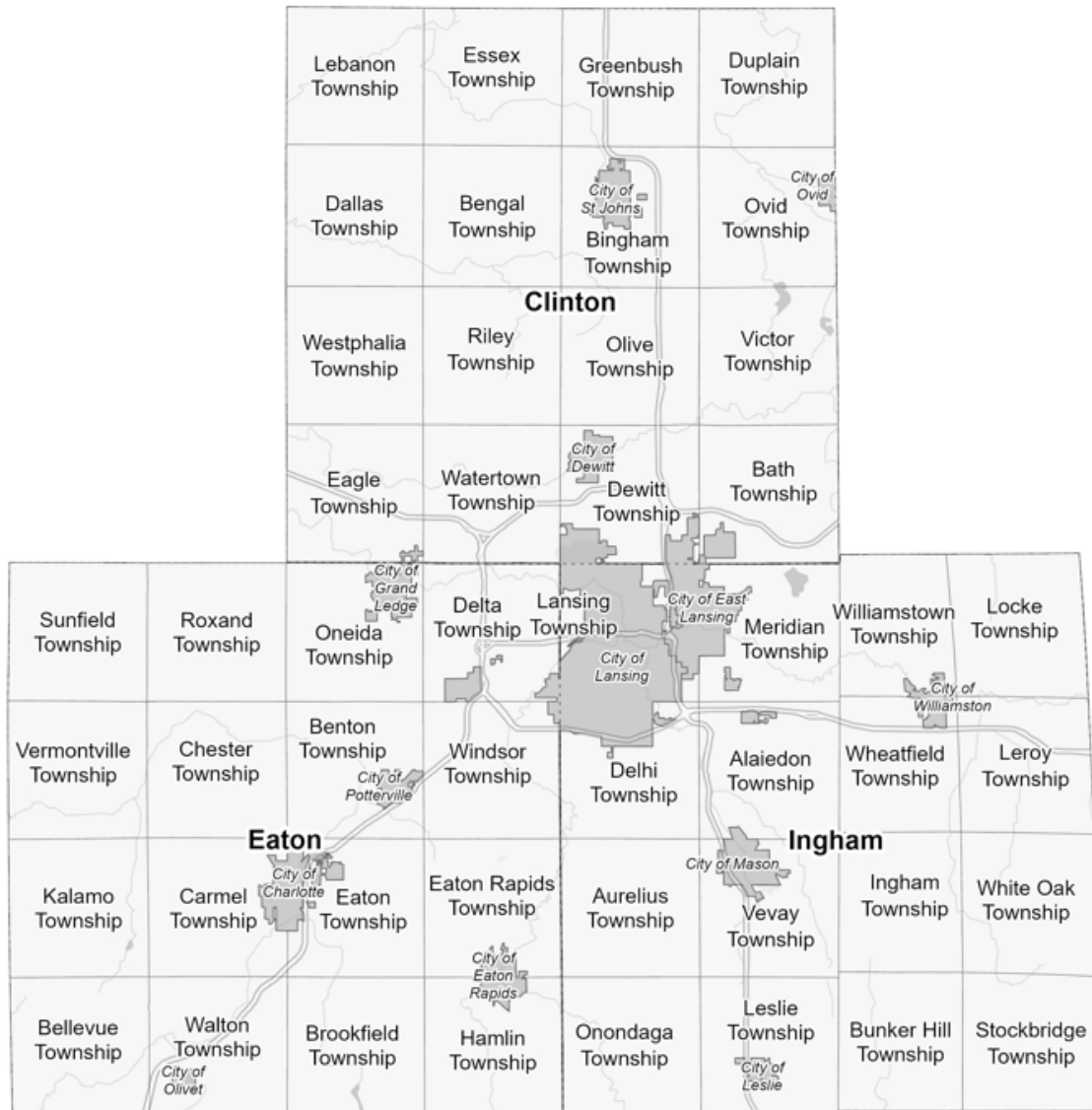
Hazard mitigation is defined as any action taken before, during, or after a disaster to permanently eliminate or reduce the long-term risk to human life and property. Hazard mitigation is a key component of a comprehensive emergency management program, occurring before and after disaster events. When implemented in tandem with preparedness, response, and recovery efforts, this hazard mitigation plan will help participating jurisdictions reduce their risk of natural hazards while improving their resiliency. The goal of a mitigation plan is to identify policies and actions that can be implemented at the local level to reduce risk and future losses.

Figure 1: Emergency Management Cycle



The 2022 Tri-County Hazard Mitigation Plan provides a framework to enhance the general welfare and safety of residents across Ingham, Clinton, and Eaton counties in Michigan. This plan considers the impact of natural hazards across the region, reviews current levels of capability relevant to hazard mitigation, and identifies a comprehensive hazard mitigation strategy.

Figure 2: Tri-County Region



## 1.2 Planning Process

To accomplish the update of the Tri-County Hazard Mitigation Plan, the participating jurisdictions followed a planning process designed to engage communities and stakeholders, identify current levels of capability, assess hazards and risks, and develop a realistic and achievable hazard mitigation strategy that buys down risk and builds resiliency. This process is outlined in this section.

### 1.2.1 Defining the Planning Area and Resources

To begin the process, participating jurisdictions were identified for the hazard mitigation plan update. The following jurisdictions have met all requirements and are considered continuing participants in this plan,

having participated in the 2015 plan. The community highlighted with an asterisk is considered a new participant and did not participate in the 2015 plan.

- Clinton County
- Victor Township\*
- Eaton County
- Delta Township
- Ingham County
- Delhi Township
- City of East Lansing
- Locke Township
- Meridian Township
- Williamstown Township

For a jurisdiction to be considered a participant in the plan, the following requirements had to be met:

- At least one (1) planning team participant from a jurisdiction attended each meeting.
- The jurisdiction completed a capability assessment survey.
- The jurisdiction provided input on the hazard analysis and risk assessment.
- The jurisdiction provided at least one (1) hazard mitigation action, whether new or continuing.

Per Michigan Emergency Management and Homeland Security, any additional jurisdiction that participated in some form in the planning process as defined in this section but did not submit a hazard mitigation action may adopt the plan if they contribute a new hazard mitigation action or agree to complete at least one mitigation action within their adoption documentation.

## **1.2.2 Build the Planning Team**

During the initial stages of the planning process, the planning team was anticipated to include the following participating jurisdictions:

- Clinton County
- Eaton County
- Ingham County
- Delta Township
- Delhi Township

Representatives from the five (5) participating jurisdictions made up the core regional steering team. This team met bi-weekly and helped guide the management aspects of the process from beginning to end.

A larger planning team was developed to implement the planning aspects of the process. Jurisdictions in Clinton, Eaton, and Ingham counties were invited to participate in the planning team, which met on a county by county basis. Table 1, Table 2, and Table 3 reflect those jurisdictions invited to participate as part of the planning process. Those jurisdictions that did not opt to become full participants in the plan were considered stakeholders to the process.

**Table 1: Clinton County Communities**

Clinton County		
Clinton County	Dallas Township	DeWitt Charter Township
Olive Township	Riley Township	Victor Township
Watertown Charter Township		

**Table 2: Eaton County Communities**

Eaton County		
Eaton County	Bellevue Township	Village of Bellevue
Brookfield Township	City of Charlotte	Chester Township
Delta Township	City of Dimondale	Eaton Township
Eaton Rapids Township	City of Eaton Rapids	City of Grand Ledge
Hamlin Township	Kalamo Township	Village of Mulliken
Nolan Township	City of Olivet	Oneida Township
Roxand Township	Sunfield Township	Village of Sunfield
Vermontville Township	Village of Vermontville	Watertown Township
Windsor Township		

**Table 3: Ingham County Communities**

Ingham County		
Ingham County	Alaeidon Township	Aurelius Township
Bunkerhill Township	Delhi Township	City of East Lansing
Ingham Township	Lansing Township	Leroy Township
City of Leslie	Locke Township	City of Mason
Meridian Township	Onondaga Township	Stockbridge Township
Vevay Township	White Oak Township	Williamston Township

Three (3) meetings were held for Eaton and Ingham counties.

- Meeting 1 – Process introduction and overview, purpose of mitigation planning, capabilities assessment
- Meeting 2 – Hazard Identification and Risk Assessment (HIRA) overview and discussion, development of planning goals
- Meeting 3 – HIRA finalization, review of potential hazard mitigation actions and strategy, discussion of plan implementation and maintenance

Due to scheduling conflicts, two (2) meetings were held for Clinton County.

- Meeting 1 – Process introduction and overview, purpose of mitigation planning, capabilities assessment, HIRA overview and discussion, development of planning goals
- Meeting 2 – HIRA finalization, review of potential hazard mitigation actions and strategy, discussion of plan implementation and maintenance

Meeting summaries and attendance rosters for these meetings can be found in the Planning Process Appendix to this plan.

Additionally, key stakeholders were invited to provide insight and expertise as the plan was being developed. Table 4 lists stakeholders that were invited to provide input into the planning process.

**Table 4: Stakeholders**

Stakeholders
Michigan State University
Tri-County Regional Planning Commission
Michigan Emergency Management and Homeland Security Division
Barry-Eaton District Health Department
General Motors
Sparrow-Eaton Hospital
Olivet College
Lansing Community College
Nutrien Ag Solutions
Meijer
Jackson National Life
Dart Manufacturing
East Lansing Planning Commission
Gratiot County Emergency Management
Ionia County Emergency Management
Shiawassee County Emergency Management / Homeland Security
Montcalm County Emergency Services
Barry County Emergency Management Department
Calhoun County Office of Emergency Management
Kalamazoo County Office of Emergency Management
Jackson County Emergency Management
Washtenaw County Emergency Services
Saginaw County Office of Emergency Management
Livingston County Emergency Management

### **1.2.3 Create an Outreach Strategy**

Outreach to and involvement of the public in the hazard mitigation planning process is a key component of the effectiveness of the final plan. Public outreach was accomplished both at the beginning and the end of the process. An electronic survey was released on January 18, 2022, utilizing the web-based Smartsheet survey tool. The plan was advertised by the counties and jurisdictions within. A full accounting of advertising for the public survey is included in the Planning Process Appendix to this plan.

Once the initial draft of the plan was completed, it was released for public review. The review period ran from June 7, 2022 through June 17, 2022, following all applicable county and community requirements for public input. The plan was posted for online access, and a survey was developed to collect comments. Proofs of publication are located in the Planning Process Appendix. Received comments were reviewed and incorporated into the document as appropriate.



### **1.2.4 Review Community Capabilities**

Jurisdictions were provided the opportunity to report on community capabilities; these capabilities were used as a baseline to identify areas upon which to build for the hazard mitigation strategy. Communities reported on capabilities in the following target areas:

- Plans
- Building codes, permitting, and inspections
- Land use planning and ordinances
- Administration
- Staff
- Technical capabilities
- Funding resources
- Programmatic and organizational capabilities

All cities, townships, and charter townships within the Tri-County region were given the opportunity to complete a capability assessment survey. In accordance with a requirement of the planning process, a community must submit a capability assessment to be considered a “participating jurisdiction.” The outcome of the capability assessment surveys can be found in Chapter 2 of this document.

### **1.2.5 Conduct a Risk Assessment**

A risk assessment is a calculation of the threat, vulnerability, and consequence of natural hazards that impact the participating jurisdictions in the planning area. The following hazards were identified and assessed during the plan update process:

- Dam failure
- Drought
- Extreme temperatures
- Flood
- Severe weather (including fog, hail and lightning)
- Severe wind
- Severe winter weather
- Tornado
- Wildfire

Following an initial evaluation of hazard risk, each county’s planning team discussed the results during the second planning meeting and added comment and context to the final assessment. Further information on the risk assessment process can be found in Chapter 3 of this document.

### **1.2.6 Develop a Hazard Mitigation Strategy**

Throughout the planning process, participants worked to identify and analyze potential hazard mitigation actions and projects to reduce risks identified during the process. To focus this process, the planning committee for each county agreed on the following goals for the 2022 plan update.

**Goal 1.** Reduce the risk of hazards to life and property.

**Goal 2.** Protect critical infrastructure and essential facilities.

**Goal 3.** Build community and public resiliency.

Mitigation alternatives were presented to each county planning committee at the final planning meeting. The groups discussed potential mitigation actions that would support each goal and mitigate the risks presented by each hazard in the risk assessment. Jurisdictions then finalized specific hazard mitigation actions they would implement.

### **1.2.7 Keep the Plan Current**

To ensure the plan remains a living document, the group discussed and confirmed plan maintenance procedures, which are located in Chapter 5. The plan maintenance process includes:

- Plan monitoring – tracking the implementation of the plan over time.
- Plan evaluation – assessing the effectiveness of the plan at achieving its stated purpose and goals.
- Plan updating – reviewing and revising the plan over its five (5)-year life cycle.
- Plan implementation in conjunction with other planning mechanisms.
- Continued public involvement.

### **1.2.8 Review and Adoption**

Following the development of the complete plan draft, the plan was released for review and comment.

- Planning Committee Review Period (June 6, 2022 – June 17, 2022)
- Public Review Period (June 6, 2022 – June 17, 2022)

Once the plan receives the Federal Emergency Management Agency’s (FEMA) “Approved Pending Adoption” designation, the Tri-County region and participating jurisdictions will be able to formally adopt the plan. The plan will remain in effect for five (5) years once approved. Adoptions are included as appendices to this document.

### **1.2.9 Build a Safe and Resilient Community**

Once the plan is approved, participating jurisdictions will follow the processes outlined in Chapter 5 of this document to track and update the plan and begin the implementation of identified mitigation actions to build a more resilient community.

# 2 REGIONAL BACKGROUND AND CAPABILITIES ASSESSMENT

## 2.1 Regional Overview

### 2.1.1 Background

The Tri-County region is comprised of Clinton, Eaton, and Ingham counties with a land area of 1,697.71 square miles and an estimated population of more than 473,000. Michigan lies in the Midwest and Great Lakes regions of the United States. The latitude, altitude, and proximity to the Great Lakes influence the climate of Michigan to a large extent.

The Southern Lower Peninsula area in Michigan contains many medium-sized urban areas and most of the state's traditional farming and livestock grazing lands. This part of the state is extremely well-served by the Interstate Highway System, and many colleges and state universities are found throughout the area. Many features of historic and scenic interest draw tourists from other parts of the state and country. University sports venues, the Michigan International Speedway, minor league baseball, many different museums, zoos, professional theaters, historic sites, and well-known manufacturing facilities are numbered among the area's many cultural attractions. The Tri-County region topography is essentially flat with an average elevation between 800 to 1,000 feet above sea level. The region is comprised of both urban and rural areas that experience large seasonal changes in temperature, with warm, humid summers and cold winters.

Over the course of the year, the temperature can vary from 17°F to 82°F. The temperature is rarely below 0°F or above 90°F. The warmest season is between late May and mid-September with the coldest period occurring from late November through early March. Temperatures in Michigan have risen almost 3°F since the beginning of the 20<sup>th</sup> century. Warming has been concentrated in winter and spring, while summers have not warmed substantially, a feature characteristic of much of the Midwest. The winter warming trend is reflected in a below-average number of very cold nights since 1990.

There is a significant seasonal variation of cloud cover over the course of the year with the clearer part of the year occurring between late May and early November. The chance of precipitation varies throughout the year as either rain or snow. The wetter season is from late March to mid-October with the greatest number of wet days occurring in July, while the drier season lasts the remainder of the year with the fewest wet days occurring in February. Statewide annual precipitation has ranged from a low of 22.7 inches in 1930 to a high of 41.8 inches in 2019. The frequency and intensity of extreme precipitation are also projected to rise, potentially increasing the occurrence of floods. Springtime flooding could pose a threat to Michigan's important agricultural industry by delaying planting and threatening yield losses.

Community services and facilities play an important role in maintaining and improving the quality of life for residents and visitors to the Tri-County region. The location and level of services, such as public water, public wastewater, and fiber optic lines, determine the types and intensities of development within a community. There are select areas within the region that have a high population density; however, some communities have relatively low population density, which can present challenges in providing services and mitigating hazard impacts.

## 2.1.2 Population and Demographics

The 2020 Census counted every person living in the United States and the five (5) U.S. territories. It marked the 24th census in U.S. history and the first time that households were invited to respond to the census online. Additionally, the U.S. Census Bureau released new statistics from the 2016-2020 American Community Survey (ACS) 5-year estimates in spring 2022. These statistics enhance understanding of the social and economic characteristics of the U.S. population. The methodology improves the survey responses, making ACS the nation’s leading source for large- and small-area socioeconomic and demographic statistics for every community in the United States.

The Tri-County region has an estimated population of over 473,000, according to the 2020 Census. A summary of population and demographic findings by county has been compiled and sourced. Since 2010, the Tri-County region’s population has increased by more than 9,000 people. Between 2010 and 2020, most of the jurisdictions that participated in the plan update experienced an increase in population except for East Lansing, which had a slight population decline of 1.7%. Of the 78 local jurisdictions within the Tri-County region, the jurisdictions shown in Table 1 actively participated in the update.

**Table 1: Population Changes**

Jurisdiction	2010 Population	2020 Population	Percent Change	Numeric Change
Clinton County	75,382	79,128	5.0%	3,746
Victor Township	3,460	3,463	0.1%	3
Eaton County	107,759	109,175	1.3%	1,416
Delta Township	32,408	33,119	2.2%	711
Ingham County	280,895	284,900	1.4%	4,005
Delhi Township	25,877	27,710	7.1%	1,833
East Lansing (City)	48,579	47,741	-1.7%	-838
Locke Township	1,791	1,809	1.0%	18
Meridian Township	39,688	43,916	10.7%	4,228
Williamstown Township	4,978	5,286	6.2%	308

*Source: U.S. Census*

The median age in the study area is 38.2 years compared to the average age in Michigan of 39.8 years. Each person in the Tri-County region is exposed to at least one (1) of the hazards identified in this plan. Understanding who is being affected by a disaster is important when preparing for future events. Social and economic characteristics may limit an individual’s ability to understand their risk, respond to, and recover from disasters.

Figure 1. Tri-County Population Density

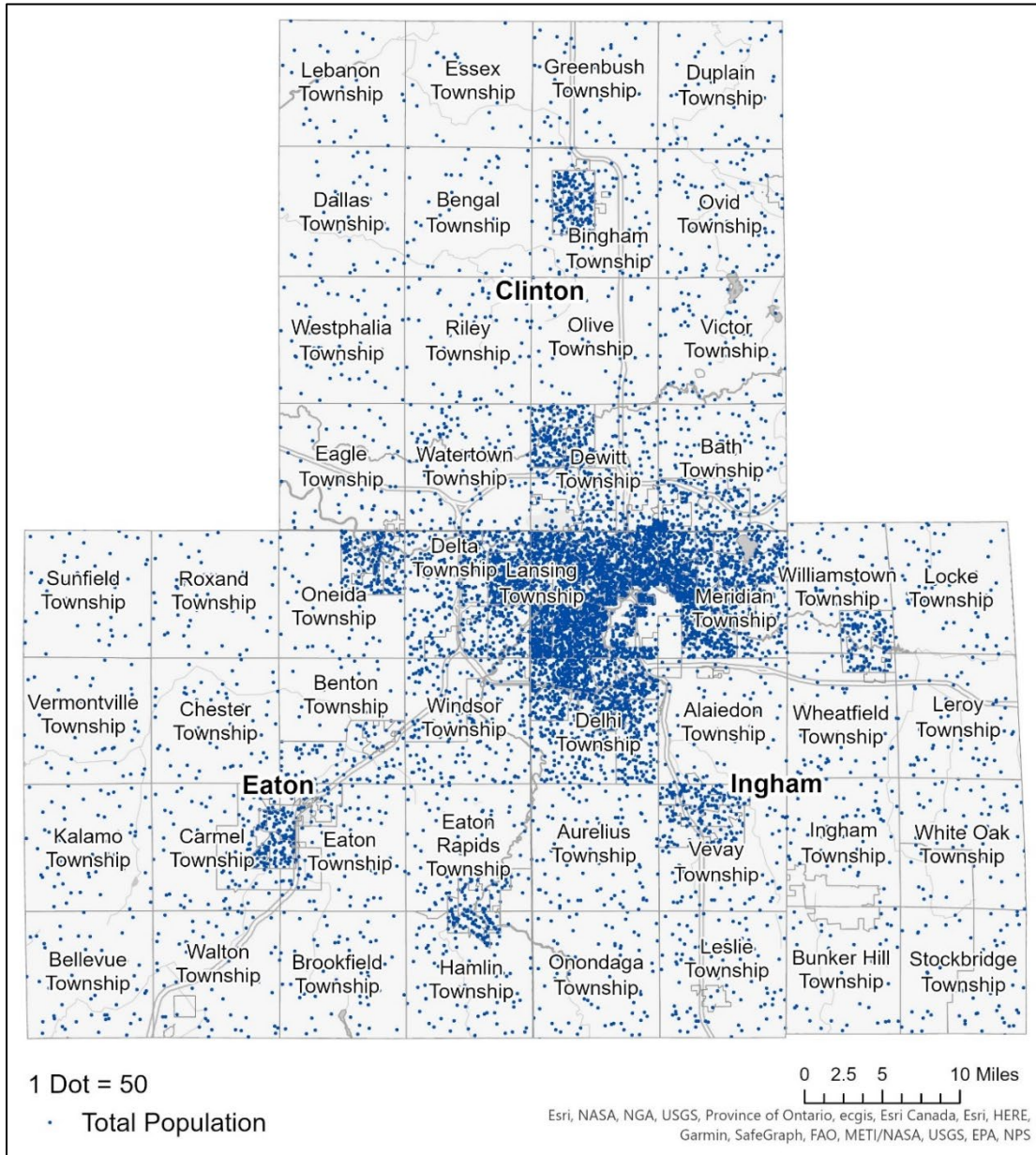


Table 2. Race and Hispanic Origin

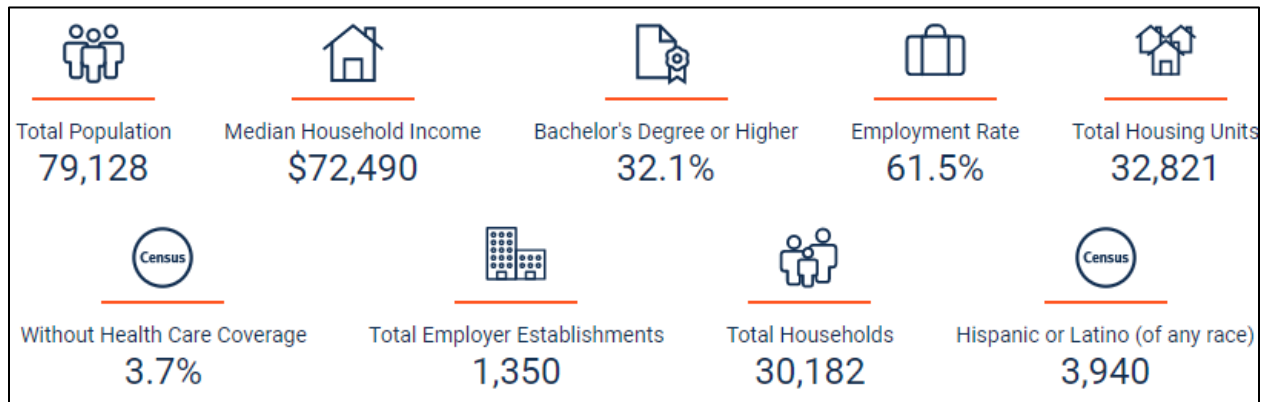
Category	Clinton County		Eaton County		Ingham County	
	Population	Percentage	Population	Percentage	Population	Percentage
Population of one race	74,333	93.9%	101,806	93.3%	260,678	91.5%
<i>White alone</i>	69,204	87.5%	89,292	81.8%	198,552	69.7%
<i>Black or African American alone</i>	1,715	2.2%	7,688	7.0%	35,580	12.5%
<i>American Indian and Alaska Native alone</i>	313	0.4%	451	0.4%	1,535	0.5%
<i>Asian alone</i>	1,877	2.4%	2,478	2.3%	16,522	5.8%
<i>Native Hawaiian and Other Pacific Islander alone</i>	25	0.0%	18	0.0%	124	0.0%
<i>Some other race alone</i>	1,199	1.5%	1,879	1.7%	8,365	2.9%
Population of two or more races	4,795	6.1%	7,369	6.7%	24,222	8.5%
Population of two races	4,598	5.8%	6,914	6.3%	22,597	7.9%
Population of three races	182	0.2%	416	0.4%	1,506	0.5%
Population of four races	13	0.0%	32	0.0%	110	0.0%
Population of five races	2	0.0%	7	0.0%	8	0.0%
<b>Total</b>	<b>79,128</b>		<b>109,175</b>		<b>284,900</b>	

Source: U.S. Census

### Clinton County Findings

The U.S. Census Bureau reported that Clinton County, MI had a population of more than 79,000 people with a median age of 41.1 and a median household income of \$72,490, which was more than the median annual income of \$67,521 (2020) across the entire United States. The County's population growth is expected to rise, according to estimates in Table 3 provided by the Michigan Department of Technology, Management, and Budget (DTMB) in 2019. Figure 2 statistics are attributed to the 2020 Decennial Census from the U.S. Census Bureau.

Figure 2. Clinton County Demographics



Source: U.S. Census

Table 3. Clinton County Population Projections

CLINTON COUNTY PROJECTION OF TOTAL POPULATION						
AGE	2020	2025	2030	2035	2040	2045
0-4	4,372	4,434	4,404	4,396	4,396	4,429
5-9	4,940	4,970	5,077	5,042	5,027	4,985
10-14	4,951	5,243	5,314	5,418	5,378	5,322
15-19	5,013	4,622	4,948	5,015	5,117	5,042
20-24	4,713	4,594	4,260	4,555	4,618	4,670
25-29	4,777	4,586	4,599	4,245	4,533	4,483
30-34	4,899	5,124	5,029	5,032	4,672	4,882
35-39	5,195	5,596	5,883	5,775	5,761	5,360
40-44	5,017	5,550	5,983	6,267	6,153	6,102
45-49	4,783	5,170	5,719	6,146	6,426	6,289
50-54	5,515	4,938	5,353	5,891	6,310	6,553
55-59	5,903	5,520	4,997	5,400	5,920	6,288
60-64	5,646	5,787	5,461	4,949	5,344	5,810
65-69	4,841	5,339	5,497	5,185	4,694	5,055
70-74	3,749	4,506	5,002	5,140	4,845	4,353
75-79	2,584	3,297	3,991	4,423	4,543	4,252
80-84	1,624	2,069	2,649	3,194	3,529	3,619
85+	1,524	1,736	2,092	2,598	3,135	3,542
<b>Total</b>	<b>80,045</b>	<b>83,080</b>	<b>86,258</b>	<b>88,673</b>	<b>90,401</b>	<b>91,036</b>

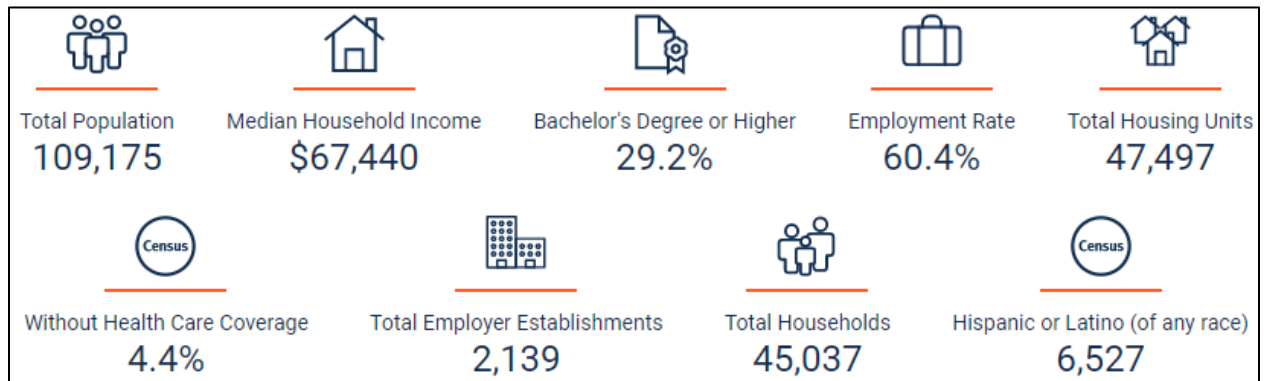
Source: Michigan DTMB

### Eaton County Findings

The U.S. Census Bureau reported that Eaton County’s population surpassed 109,000 people with a median age of 41.1 and a median household income of \$67,440, which was less than the median annual income of \$67,521 (2020) across the entire United States. The County’s population growth is expected to rise, according to estimates in Table 4 provided by the Michigan DTMB from 2019. Figure 3 statistics are attributed to the 2020 Decennial Census from the U.S. Census Bureau.



Figure 3. Eaton County Demographics



Source: U.S. Census

Table 4. Eaton County Population Projections

EATON COUNTY PROJECTION OF TOTAL POPULATION						
AGE	2020	2025	2030	2035	2040	2045
0-4	5,947	6,160	6,095	5,948	5,887	5,913
5-9	6,329	6,322	6,660	6,585	6,427	6,255
10-14	6,214	6,521	6,600	6,929	6,844	6,605
15-19	6,566	6,123	6,508	6,574	6,893	6,732
20-24	6,453	5,938	5,635	5,977	6,032	6,217
25-29	7,525	7,066	6,711	6,388	6,724	6,616
30-34	6,963	7,705	7,389	7,019	6,682	6,888
35-39	6,894	7,213	8,035	7,717	7,345	6,941
40-44	6,472	7,077	7,434	8,240	7,917	7,505
45-49	6,166	6,520	7,180	7,523	8,310	7,932
50-54	6,946	6,251	6,668	7,313	7,640	8,352
55-59	7,749	6,812	6,183	6,590	7,212	7,480
60-64	7,930	7,317	6,459	5,845	6,239	6,791
65-69	7,103	7,511	6,961	6,147	5,561	5,907
70-74	5,814	6,426	6,825	6,312	5,558	4,998
75-79	4,044	5,088	5,640	5,985	5,536	4,862
80-84	2,408	3,273	4,100	4,528	4,795	4,425
85+	2,238	2,452	3,100	3,888	4,493	4,910
<b>Total</b>	<b>109,760</b>	<b>111,773</b>	<b>114,184</b>	<b>115,507</b>	<b>116,096</b>	<b>115,329</b>

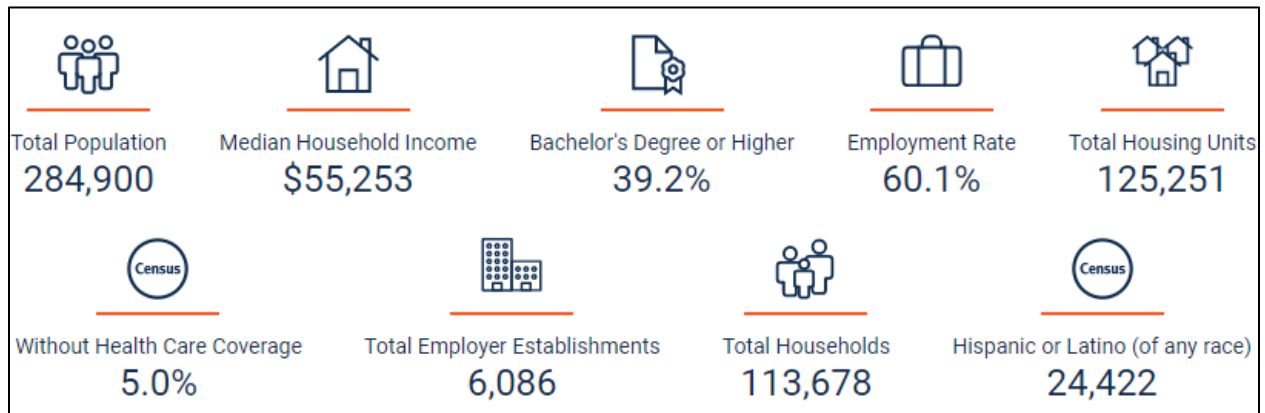
Source: Michigan DTMB

### Ingham County Findings

The U.S. Census Bureau reported that Ingham County had a population of more than 284,000 people with a median age of 32.4 and a median household income of \$55,253, which was less than the median annual income of \$67,521 (2020) across the entire United States. The County's population growth is expected to rise according to estimates in Table 5 provided by the Michigan DTMB from 2019. Figure 4 statistics are attributed to the 2020 Decennial Census from the U.S. Census Bureau.



Figure 4. Ingham County Demographics



Source: U.S. Census

Table 5. Ingham County Population Projections

INGHAM COUNTY PROJECTION OF TOTAL POPULATION						
AGE	2020	2025	2030	2035	2040	2045
0-4	16,532	17,588	18,408	18,716	18,903	19,169
5-9	16,090	16,631	17,927	18,727	19,016	18,983
10-14	15,800	16,359	17,064	18,343	19,126	19,264
15-19	26,268	26,407	27,137	27,806	29,095	29,840
20-24	39,897	39,144	39,133	39,979	40,462	42,038
25-29	23,859	24,160	23,857	23,968	24,672	25,081
30-34	18,732	21,646	22,183	21,904	22,013	22,483
35-39	17,485	18,023	21,100	21,602	21,295	21,192
40-44	16,344	17,708	18,481	21,515	22,005	21,485
45-49	15,115	16,532	18,029	18,771	21,747	22,081
50-54	15,412	15,542	17,106	18,558	19,250	22,033
55-59	16,270	15,233	15,510	17,034	18,418	18,954
60-64	16,455	15,496	14,619	14,891	16,360	17,583
65-69	14,408	14,933	14,115	13,277	13,522	14,833
70-74	11,277	12,739	13,275	12,515	11,742	11,895
75-79	7,256	9,727	11,041	11,493	10,817	10,107
80-84	4,322	5,817	7,788	8,817	9,153	8,582
85+	4,537	4,703	5,734	7,427	8,810	9,583
<b>Total</b>	<b>296,059</b>	<b>308,389</b>	<b>322,507</b>	<b>335,341</b>	<b>346,405</b>	<b>355,185</b>

Source: Michigan DTMB

### 2.1.3 Economy

After a disaster, economic resiliency drives recovery. The Tri-County region has specific economic drivers that are important to understand when planning to reduce the impacts of hazards and disasters to the local economy.

According to the 2020 ACS 5-Year Estimates product, the three largest industry sectors in the region are Health Care and Social Assistance (13.1%), Manufacturing (12.8%), and Educational Services (12.4%). Together, these three industries comprise approximately 38.3 percent of all wage and salary employment for the study area. Other important sectors are Retail Trade (9.9%), Public Administration (8.8%), and Accommodation and Food Services (6.5%). The least prominent industries include Agriculture, Forestry, Fishing and Hunting, and Mining, Wholesale Trade, and Information.

Table 6. Employment by Industry

Industry	Clinton County		Eaton County		Ingham County		State of Michigan	
	Employees	% of Workforce	Employees	% of Workforce	Employees	% of Workforce	Employees	% of Workforce
Agriculture, forestry, fishing and hunting, and mining:	841	2.2%	526	1.0%	905	0.6%	52798	1.1%
<i>Agriculture, forestry, fishing and hunting</i>	825	2.1%	478	0.9%	866	0.6%	46902	1.0%
<i>Mining, quarrying, and oil and gas extraction</i>	16	0.0%	48	0.1%	39	0.0%	5896	0.1%
Construction	2457	6.3%	2763	5.1%	5345	3.7%	257038	5.5%
Manufacturing	4633	11.9%	9516	17.6%	13114	9.1%	865163	18.6%
Wholesale trade	1161	3.0%	910	1.7%	2890	2.0%	110651	2.4%
Retail trade	3588	9.2%	5691	10.5%	14478	10.0%	499752	10.7%
Transportation and warehousing, and utilities:	1383	3.5%	2735	5.1%	5889	4.1%	207259	4.4%
<i>Transportation and warehousing</i>	1121	2.9%	2079	3.8%	5085	3.5%	171194	3.7%
<i>Utilities</i>	262	0.7%	656	1.2%	804	0.6%	36065	0.8%
Information	412	1.1%	677	1.3%	1895	1.3%	62541	1.3%
Finance and insurance, and real estate and rental and leasing:	3373	8.6%	4009	7.4%	10598	7.3%	260053	5.6%
<i>Finance and insurance</i>	2591	6.6%	3287	6.1%	7736	5.4%	187456	4.0%
<i>Real estate and rental and leasing</i>	782	2.0%	722	1.3%	2862	2.0%	72597	1.6%
Professional, scientific, and management, and administrative and waste management services:	3250	8.3%	4273	7.9%	14777	10.2%	451320	9.7%
<i>Professional, scientific, and technical services</i>	2015	5.2%	2264	4.2%	8887	6.1%	268821	5.8%
<i>Management of companies and enterprises</i>	0	0.0%	8	0.0%	63	0.0%	6267	0.1%
<i>Administrative and support and waste management services</i>	1235	3.2%	2001	3.7%	5827	4.0%	176232	3.8%
Educational services, and health care and social assistance:	10045	25.7%	11704	21.6%	42225	29.2%	1089747	23.4%

Industry	Clinton County		Eaton County		Ingham County		State of Michigan	
	Employees	% of Workforce	Employees	% of Workforce	Employees	% of Workforce	Employees	% of Workforce
<i>Educational services</i>	4581	11.7%	4732	8.7%	24259	16.8%	395593	8.5%
<i>Health care and social assistance</i>	5464	14.0%	6972	12.9%	17966	12.4%	694154	14.9%
Arts, entertainment, and recreation, and accommodation and food services:	2581	6.6%	3215	5.9%	15585	10.8%	427660	9.2%
<i>Arts, entertainment, and recreation</i>	397	1.0%	347	0.6%	3339	2.3%	86268	1.9%
<i>Accommodation and food services</i>	2184	5.6%	2868	5.3%	12246	8.5%	341392	7.3%
Other services, except public administration	1773	4.5%	2613	4.8%	6748	4.7%	213577	4.6%
Public administration	3589	9.2%	5453	10.1%	10124	7.0%	160798	3.5%
<b>Total Workforce</b>	<b>39,086</b>		<b>54,085</b>		<b>144,573</b>		<b>4,658,357</b>	

Source: U.S. Census

The economy of Clinton County employs over 39,000 people. The largest industries in Clinton County are Health Care and Social Assistance, Educational Services, and Manufacturing, and the highest paying industries are Mining, Quarrying, Oil and Gas Extraction (\$250,001), Utilities (\$86,620), and Public Administration (\$61,966). The most common job groups for people living in Clinton County are Office and Administrative Support Occupations, Management Occupations, and Sales and Related Occupations.

The economy of Eaton County employs more than 54,000 people. The largest industries in Eaton County are Manufacturing, Health Care and Social Assistance, and Retail Trade, and the highest paying industries are Utilities (\$76,845), Public Administration (\$62,415), and Finance and Insurance (\$53,481). The most common job groups for people living in Eaton County are Office and Administrative Support Occupations, Production Occupations, and Management Occupations.

The economy of Ingham County employs over 144,000 people. The largest industries in Ingham County are Educational Services, Health Care and Social Assistance, and Retail Trade, and the highest paying industries are Management of Companies and Enterprises (\$104,440), Utilities (\$61,462), and Public Administration (\$61,392). The most common job groups for people living in Ingham County are Office and Administrative Support Occupations, Sales and Related, Education Instruction, and Library Occupations.

### 2.1.4 Infrastructure

Infrastructure is comprised of the basic facilities and services needed for a community. The region’s public infrastructure, excluding transportation features, is limited to population centers where sewer and water services are provided by the local municipality. The most comprehensive systems (sewer/water) are in place to serve residents in urbanized areas in East Lansing and all charter townships, including St. Johns, Grand Ledge, DeWitt, Charlotte, Eaton Rapids, Leslie, Mason, and Williamston. This region still maintains a significant number of residents and businesses outside of public water and sewer service

areas. There are rural individual structures and small residential and commercial developments throughout the region still only served by groundwater wells and individual or small shared septic systems.

Municipal level public works services of sewer and water exist at some level in incorporated cities region-wide. Municipalities with services include the larger communities of each county, such as the cities of Charlotte, Eaton Rapids, and Grand Ledge, and Delta Charter Township in Eaton County; the cities of East Lansing, Mason, and Williamston, and Meridian Township, Lansing Township, and Delhi Township in Ingham County; and the cities of St. Johns and DeWitt and Watertown Townships in Clinton County. A variety of communities in the urbanized core area of the region have water and/or sewer services provided through contracts and joint services agreements with the Lansing Board of Water and Light. Partial services of water or sewer are common in the study area’s smaller villages and towns such as Sunfield, Olivet, and Vermontville in Eaton County; Webberville, Stockbridge, and Dansville in Ingham County; and Ovid, Fowlerville, and Bath in Clinton County.

### 2.1.5 Critical Facilities

A critical facility provides services and functions essential to a community, especially during and after a disaster. Typical critical facilities include hospitals, fire stations, police stations, storage of critical records, and similar facilities. These facilities should be given special consideration when formulating regulatory alternatives and floodplain management plans.

#### Public Safety and Health

FEMA defines critical facilities as facilities and infrastructure that are critical to the health and welfare of the population and that are especially important following hazards. Within this plan, public health and safety critical facilities include emergency medical services (EMS), fire and police departments, hospitals, and municipal buildings.

Ingham County has the greatest number of public safety and health facilities with 49, followed by Eaton County with 33, and Clinton County with 30 as summarized in Table 7. Since the region is vulnerable to a wide variety of natural hazards, it is imperative that these critical facilities remain viable and available to support their communities in the event of an emergency or disaster.

**Table 7. Public Health and Safety Facilities**

Category	Clinton County	Eaton County	Ingham County
EMS	1	0	2
Fire Department	15	17	25
Police Department	8	8	12
Hospital	1	2	4
Municipal Office	6	6	6
<b>TOTAL</b>	<b>30</b>	<b>33</b>	<b>49</b>

Source: U.S. Census

Figure 5. Clinton County Critical Facilities

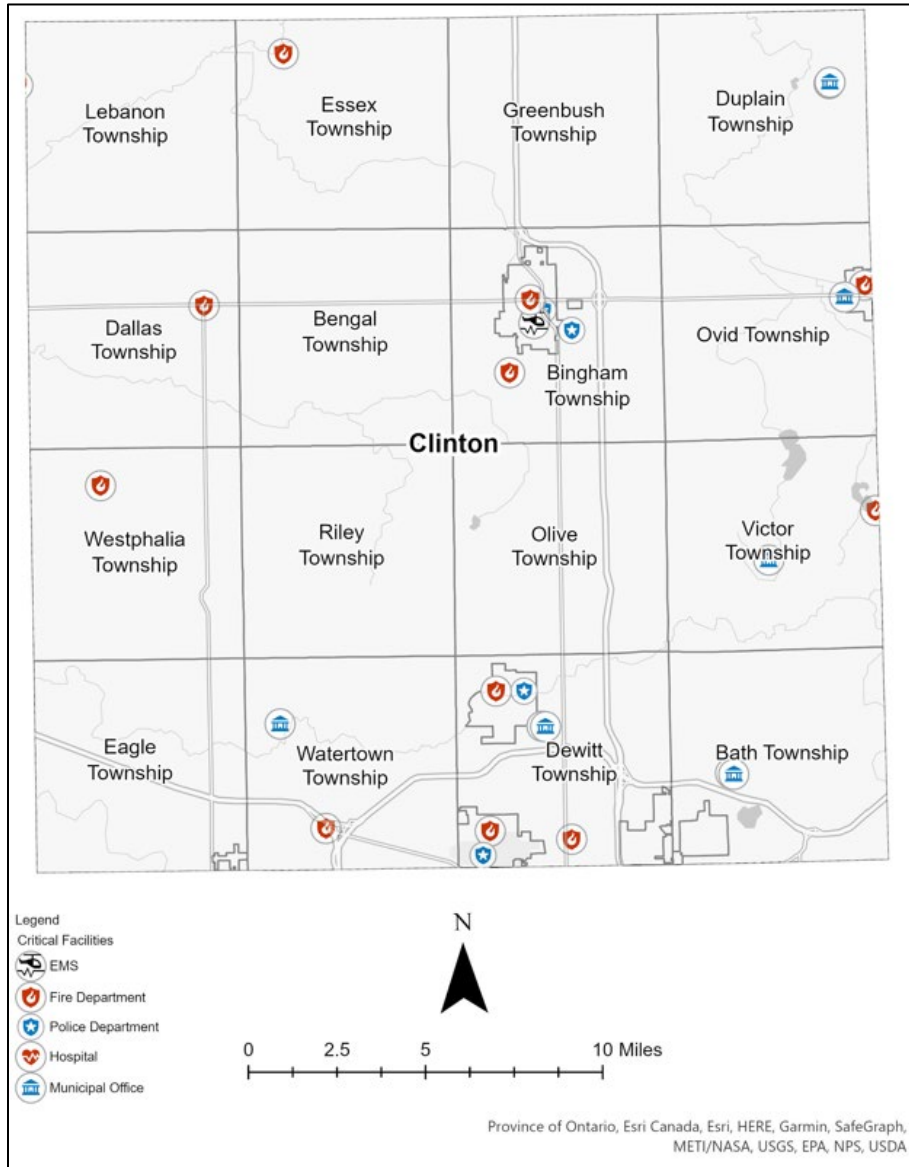


Figure 6. Eaton County Critical Facilities

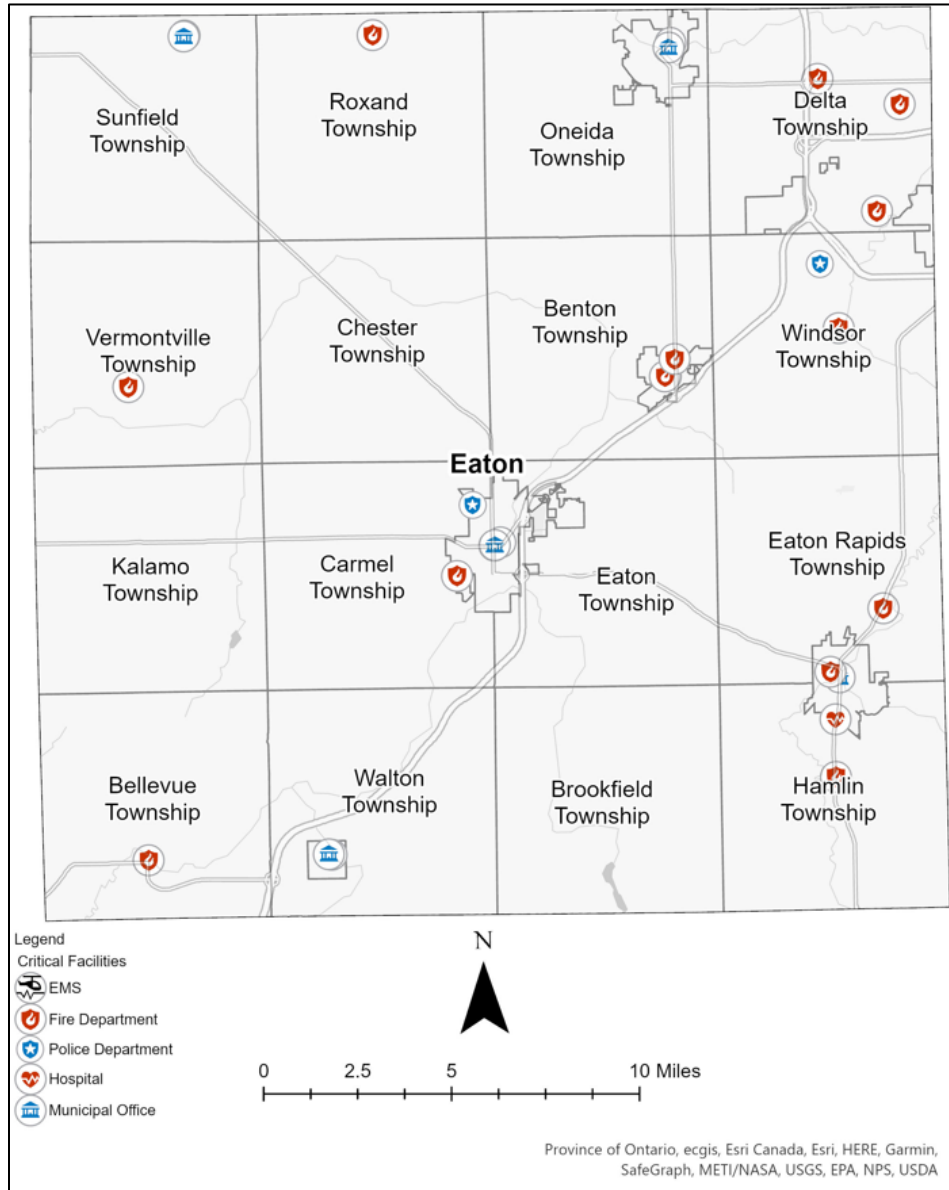
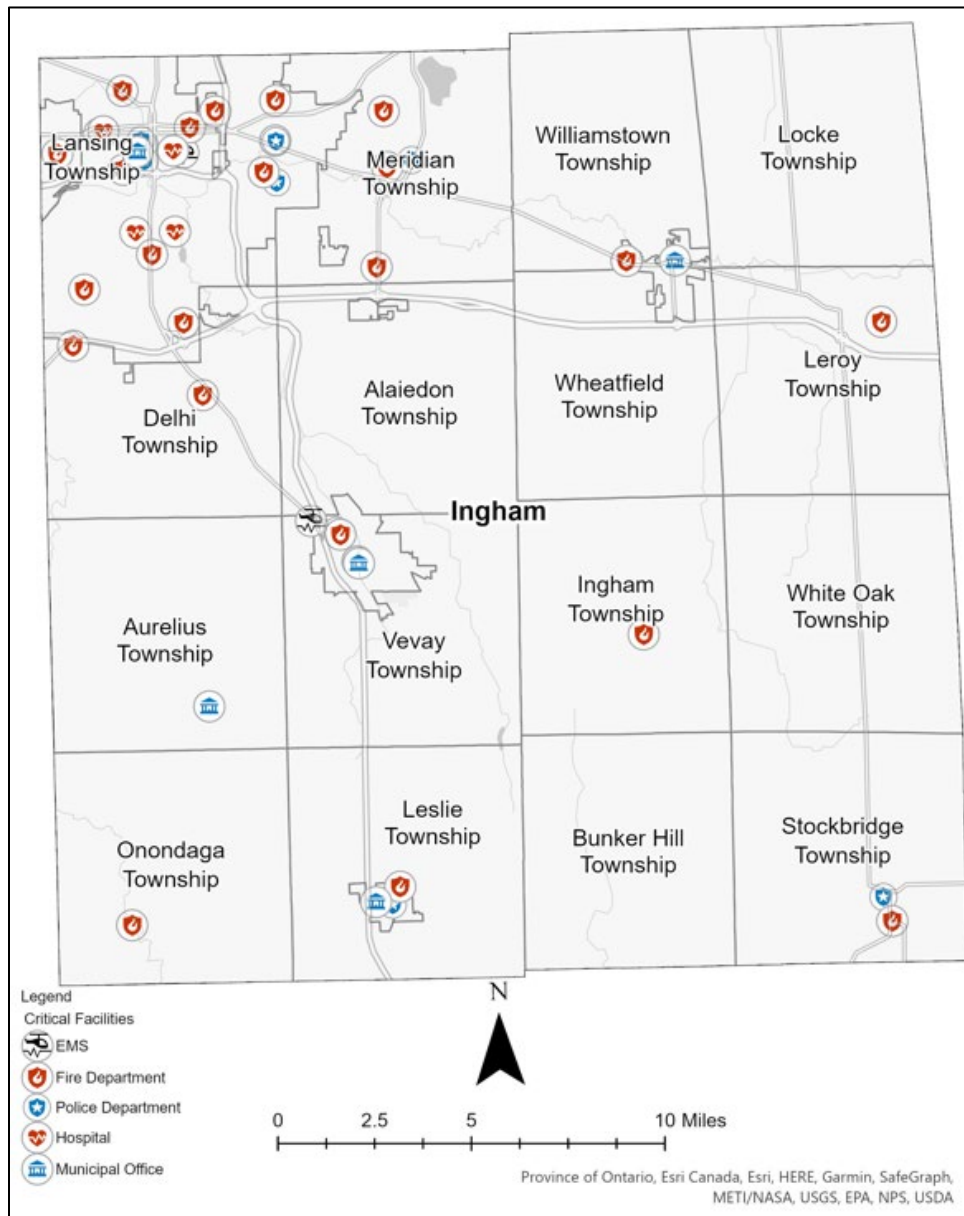


Figure 7. Ingham County Critical Facilities



## Utilities

Consumers Energy Company, the Lansing Board of Water and Light, and Detroit Edison provide electrical power and natural gas to residents and businesses in this region. The City of Eaton Rapids also has an electric generating utility. Natural gas is the most common form of heating fuel type for households, and the communities in the urbanized central area of our region are mostly served by traditional gas utility lines. Bottled, tank or LP gas provides a large portion of the heat fuel to homes and businesses in the region's more rural areas. Some older areas still rely on oil fuel. There has been a growing trend to use wood-burning furnaces located outside the home. Fuel cost increases over the past few years caused a spike in the number of fuel-efficient burners that use corn or wood pellets.

### 2.1.6 Cultural and Historic Resources

Historic resources and structures provide an irreplaceable link to the cultural history of the region. Historic properties may also be valuable economic assets that attract business and tourism. Historic structures may be more vulnerable to certain hazards since they have fewer safety measures installed. According to the National Register of Historic Places, there are 65 properties and 11 districts that have received designation as a National Historic Landmark.

**Table 8. National Register of Historic Places**

Category	Clinton County	Eaton County	Ingham County
Building/Structure	5	14	46
District	1	3	7
<b>TOTAL</b>	<b>6</b>	<b>17</b>	<b>53</b>

Source: National Register of Historic Places

### 2.1.7 Natural Environment

Environmental assets and natural resources are important to the identity and quality of life of the Tri-County region and support the economy through agriculture, tourism and recreation, and a variety of other ecosystem services, such as clean air and water. The natural environment also provides protective functions that reduce hazard impacts and increase resiliency. For instance, wetlands and riparian areas help absorb floodwaters; soils and landscaping contribute to stormwater management, and vegetation provides erosion control and reduces runoff. Conservation of environmental assets may present opportunities to meet mitigation and other community objectives, such as protecting sensitive habitats, developing parks and trails, or contributing to the economy.

Within Clinton County, significant water features include Lake Ovid, Park Lake, Round Lake, Looking Glass River, Maple River, and Muskrat Lake. Flood-prone areas include the Maple River area along the northern border of the county and the Lake Ovid area on the eastern edge of the county. The Looking Glass River, which runs along the southern tier of the county, is also an area of flood concern.

Eaton County is part of three separate watersheds. The Upper Grand River watershed covers approximately 34% (or 128,000 acres) of the county. The Thornapple River watershed is a sub-watershed of the Lower Grand River watershed and covers approximately 44% (or 163,000 acres) of the county. The Battle Creek watershed, a sub-watershed of the Kalamazoo River watershed, covers approximately 21% (or 79,000 acres) of the county.

In Ingham County, both the Grand River and Red Cedar River have the potential to significantly impact the residents and visitors. The Grand River flows to the north along the west side of the county. The Red Cedar River flows westward along the northern portion of the county. Both meet in Lansing and flow out toward the northwest corner. Ingham County is within the Grand River drainage basin.

### 2.1.8 Development Patterns

An effective way that the region can reduce future losses is to avoid development in areas with known Even though there is the potential for additional development across the region, growth should only occur when municipal or county services have the capacity to absorb the growth and there is a fiscal ability and community agreement to the expanded infrastructure required for growth.

The area’s vulnerability to natural hazards is not expected to change dramatically over the next five (5) years due to increased development as many portions of the county are built out. Enforcement and



strengthening of current building codes will ensure that development will be stronger and more resilient than some of the older structures across the three (3) counties. Table 9 represents the change in housing units between the decennial censuses. Since the 2010 census, Clinton County has had the 5<sup>th</sup> highest percent change in housing units across the state of Michigan. In the future, all jurisdictions should attempt to provide an assortment of housing options for all segments of the population in order to supply adequate housing for the growing population.

**Table 9. Housing Growth**

Category	Housing Units (2010)	Housing Units (2020)	Percent Change
Clinton County	30,695	32,821	6.9%
Eaton County	47,050	47,497	1.0%
Ingham County	121,281	125,251	3.3%

Source: U.S. Census

In addition to each county’s planning capabilities, the Tri-County Regional Planning Commission is designated as the area’s Metropolitan Planning Organization (MPO) responsible for coordinating federally funded transportation projects. The Commission is also certified by the U.S. Department of Commerce as the Economic Development Districts (EDD) to facilitate federally funded economic development programs and initiatives. The Commission is focused on developing a sustainable future for the region’s economic, natural resources, infrastructure, and transportation system.

## 2.2 Capabilities Assessment

This capability assessment examines the existing studies, plans, programs, and policies that have incorporated hazard mitigation and other proactive measures into processes at the local and county levels. The purpose of the capability assessment is to highlight successes, identify shortcomings, and lay the groundwork for possible improvement. The adopting jurisdictions recognize that the inclusion of mitigation initiatives not only benefits the community by reducing human suffering, damages, and the costs of recovery but also helps build and maintain sustainability and economic health across the region.

In order to understand what capabilities are in place in each of the participating jurisdictions, a capabilities assessment was conducted with each jurisdiction. The assessment focused on those capabilities that can be used in tandem with the Plan update to build resilience within and across each participating jurisdiction. The capabilities assessment focused on the following key areas:

- Planning and Regulatory
- Administrative and Technical
- Financial
- Education and Outreach

### 2.2.1 Planning and Regulatory Capabilities

Planning and regulatory capabilities are based on the implementation of ordinances, policies, local laws, and plans and programs that relate to guiding and managing growth and development. Table 10 provides a summary of the relevant plans, ordinances, and programs already in place across the Tri-County region based on capability assessment responses.

Table 10. Planning and Regulatory Capabilities Summary

Jurisdiction	Capital Improvements Plan	Comprehensive/Master Plan	Community Wildfire Protection Plan	Continuity of Operations Plan	Continuity of Government Plan	Economic Development Plan	Local Emergency Operations Plan	Stormwater Management Plan	Transportation Plan	Acquisition of Land for Open Space and Public Recreation	Flood Insurance Rate Maps	Floodplain Ordinance	Natural Hazard Specific Ordinance	Subdivision Ordinance	Zoning Ordinance
Clinton County	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Victor Township	✓	✓													
Eaton County	✓	✓		✓	✓		✓	✓	✓						✓
Ingham County	✓						✓		✓						
Delhi Township	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
East Lansing (city)	✓	✓				✓	✓	✓	✓		✓	✓	✓	✓	✓
Locke Township		✓									✓	✓			✓
Meridian Township	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Williamstown Township		✓									✓	✓		✓	✓

Source: Capability Assessment Survey Responses

## 2.2.2 Administrative and Technical Capabilities

Administrative and technical capabilities refer to the jurisdiction’s staff and their skills and tools that can be used for mitigation planning and to implement specific mitigation actions. It also refers to the ability to access and coordinate these resources effectively. Table 11 provides a summary of the types of personnel employed by the jurisdiction, the resources available to implement mitigation actions, and the level of knowledge and/or technical expertise.

Table 11. Administrative and Technical Capabilities Summary

Jurisdiction	Planning Commission	Mitigation Planning Committee	Maintenance Programs to Reduce Risk	Mutual Aid Agreements	Chief Building Official	Floodplain Administrator	Emergency Manager	Community Planner	Civil Engineer	GIS Coordinator	Building Code	Building Code Effectiveness Grading Schedule (BCEGS)	Fire Department ISO Rating	Site Plan Review Requirement	Warning Systems/Services	Hazard Data and Information	Grant Writing	HAZUS Analysis
Clinton County	✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Victor Township	✓			✓									✓					
Eaton County	✓	✓		✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓	
Ingham County	✓	✓	✓		✓		✓	✓			✓				✓	✓	✓	
Delhi Township	✓		✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	
East Lansing (city)	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	
Locke Township	✓				✓						✓		✓	✓				
Meridian Township	✓			✓	✓		✓	✓	✓	✓	✓		✓	✓	✓		✓	
Williamstown Township	✓				✓			✓			✓			✓	✓			

Source: Capability Assessment Survey Responses

### 2.2.3 Financial Capabilities

Financial capabilities are the resources that a jurisdiction has access to or is eligible to use to fund mitigation actions. Table 12 provides a summary of what funding sources a community may have access to. It is understood that some governments have access to recurring sources of revenue beyond property, sales, and incomes taxes, such a stormwater utility or development impact fees.

Table 12. Financial Capabilities Summary

Jurisdiction	Capital Improvements Project Funding	Authority to Levy Taxes for Specific Purposes	Fees for Water, Sewer, Gas, or Electric Services	Impact Fees for New Development	Storm Water Utility Fee	Incur Debt through Private Entities	Incur Debt through General Obligation Bonds	Incur Debt through Special Tax Bonds	Community Development Block Grant	Other Federal Funding Programs	State Funding Programs
Clinton County	✓	✓		✓			✓		✓	✓	✓
Victor Township	✓										
Eaton County	✓	✓				✓	✓	✓	✓	✓	✓
Ingham County	✓	✓							✓	✓	✓
Delhi Township	✓	✓	✓						✓	✓	
East Lansing (city)	✓	✓	✓		✓		✓	✓	✓		✓
Locke Township											
Meridian Township	✓	✓	✓				✓	✓	✓	✓	✓
Williamstown Township	✓										

Source: Capability Assessment Survey Responses

The primary funding mechanisms used to implement hazard mitigation projects are FEMA’s three Hazard Mitigation Assistance (HMA) programs. The grant program includes Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA). These competitive grant programs are intended to provide funding for eligible mitigation measures that reduce loss. Adoption of this plan will increase participants’ eligibility for federal grants to develop hazard mitigation plans

and execute hazard mitigation projects, reducing the risks from disasters and natural hazards. According to the National Institute of Building Sciences findings (2019), every \$1 spent on mitigation funding can save \$6 in future disaster costs.

In addition to the federal opportunities, Michigan does have a Disaster and Emergency Contingency Fund (DECF) as a result of amendments to Public Act 390, which requires the legislature to annually appropriate sufficient funds to maintain the fund at a level between \$2.5 million and \$10 million. These funds are authorized by the governor to provide to state assistance to counties and municipalities when federal assistance is not available.

### 2.2.4 Education and Outreach Capabilities

This type of capability refers to education and outreach programs and methods already in place that could be used to aid a jurisdiction in implementing mitigation activities and communicating hazard-related information. Table 13 provides a summary of what types of activities or communications are available to improve a jurisdiction’s awareness of hazards and risks.

**Table 13. Education and Outreach Capabilities Summary**

Jurisdiction	Local Citizen Groups or Non-Profit Organizations	Ongoing Public Education or Information Program	School Programs related to Natural Disasters or Safety	StormReady Certification	Firewise Communities Certification	Public/Private Partnership initiatives addressing disaster-related issues
Clinton County		✓				
Victor Township						
Eaton County	✓	✓	✓			✓
Ingham County	✓	✓				
Delhi Township		✓	✓			
East Lansing (city)	✓	✓				
Locke Township						
Meridian Township	✓	✓	✓			

Jurisdiction	Local Citizen Groups or Non-Profit Organizations	Ongoing Public Education or Information Program	School Programs related to Natural Disasters or Safety	StormReady Certification	Firewise Communities Certification	Public/Private Partnership initiatives addressing disaster-related issues
Williamstown Township						

Source: *Capability Assessment Survey Responses*

# 3. HAZARD IDENTIFICATION AND RISK ASSESSMENT

## 3.1. Introduction

“When you can remove risk, do it. When you can’t, reduce it.” ~ Unknown

The Federal Emergency Management Agency (FEMA) defines risk as a combination of hazard, vulnerability, and exposure. “It is the impact that a hazard would have on people, services, facilities, and structures in a community and refers to the likelihood of a hazard event resulting in an adverse condition that causes injury or damage.”

Assessing risk is the first step in the hazard mitigation planning process. It is impossible to identify and prioritize the appropriate mitigation actions to reduce losses from hazards without first knowing what those hazards are and how vulnerable a community is to them.

The risk assessment process helps identify and communicate a community’s hazards and vulnerabilities. It guides the development of mitigation goals and implementation of actions and policies that reduce impacts of disasters on people and property. It provides decision-makers with a better understanding of their potential risk to natural hazards and offers a framework for developing strategies to prepare for and reduce risk from future hazard events.

The 2022 Hazard Identification and Risk Assessment (HIRA) for the Tri-County Hazard Mitigation Plan update builds on the methodology described in the 2013 FEMA Local Mitigation Planning Handbook. The Handbook recommends a four-step process for conducting a risk assessment:

- 1) Describe Hazards
- 2) Identify Community Assets
- 3) Analyze Risks
- 4) Summarize Vulnerability

Data collected through this process has been incorporated into the following sections of this chapter:

- Major Incidents Since Last Update
- Hazard Summary
- Hazard Profiles

## 3.2. Major Incidents Since Last Update

The previous version of the Tri-County Hazard Mitigation Plan was approved in 2015. Table 1 summarizes major incidents that have occurred in the region since the approval of the previous plan, according to the National Centers for Environmental Information (NCEI) and other hazard sources used during this assessment. Each hazard section contains a further extrapolation of the region’s experiences with each hazard.

Table 1. Major Incidents in the Tri-County Region 2015–2021

Major Incidents 2015–2021					
Incident Type	Number of Incidents	Property Damage	Crop Damage	Injuries	Fatalities
Dam Failure	0	\$0	\$0	0	0
Drought	0	\$0	\$0	0	0
Extreme Temperatures	1	\$0	\$0	0	0
Flood	2	\$125,000	\$0	0	0
Severe Weather	9	\$187,000	\$0	0	0
Severe Wind	31	\$39.474M	\$0	0	0
Severe Winter Weather	15	\$350,000	\$0	0	0
Tornado	1	\$200,000	\$0	0	0
Wildfire	0	\$0	\$0	0	0
<b>Total</b>	<b>59</b>	<b>\$40.336M</b>	<b>\$0</b>	<b>0</b>	<b>0</b>

Source: NCEI

### 3.3. Federal Disaster Declarations

There are two (2) types of disaster declarations provided for in the Stafford Act – emergency declarations and major disaster declarations. Both declaration types authorize the president of the United States to provide supplemental federal disaster assistance; however, the event related to the disaster declaration and type and amount of assistance may differ.

An emergency declaration can be declared for any occasion or instance when the president determines federal assistance is needed. Emergency declarations supplement state and local efforts in providing emergency services, such as the protection of lives, property, public health and safety, or to lessen or avert the threat of a catastrophe in any part of the United States.

A major disaster declaration can be declared for any natural event, or regardless of cause, that the president believes has caused damage of such severity that it is beyond the combined capabilities of state and local governments to respond. A major disaster declaration provides a wide range of federal assistance programs for individuals and public infrastructure, including funds for both emergency and permanent work.

Between 1965 and 2021, the counties in the Tri-County region have received 10 separate disaster declarations and six (6) emergency declarations. The causes for these declarations included tornadoes, severe summer storms, severe winter storms and freezing, flooding, and power outages. Additionally, all three (3) counties received a declaration for the national activities to support evacuation from Hurricane Katrina in 2005 and the national response to COVID-19 in 2020.



Table 2. Federal Disaster Declarations in the Tri-County Region 1965–2021

Federal Disaster Declarations 1965–2021				
Declaration Number	Declaration Type	Year	Declaration Title	Designated Area
DR-190-MI	DR	1965	Tornadoes and Severe Storms	Clinton (County)
DR-190-MI	DR	1965	Tornadoes and Severe Storms	Eaton (County)
DR-330-MI	DR	1972	Severe Storms and Freezing	Clinton (County)
DR-330-MI	DR	1972	Severe Storms and Freezing	Eaton (County)
DR-330-MI	DR	1972	Severe Storms and Freezing	Ingham (County)
DR-465-MI	DR	1975	Severe Storms, High Winds, and Flooding	Eaton (County)
DR-465-MI	DR	1975	Severe Storms, High Winds, and Flooding	Ingham (County)
DR-486-MI	DR	1975	Severe Storms, High Winds, and Flooding	Ingham (County)
DR-495-MI	DR	1976	Severe Storms, Tornadoes, Icing, and Flooding	Clinton (County)
EM-3030-MI	EM	1977	Snowstorms	Eaton (County)
EM-3057-MI	EM	1978	Blizzards and Snowstorms	Clinton (County)
EM-3057-MI	EM	1978	Blizzards and Snowstorms	Eaton (County)
EM-3057-MI	EM	1978	Blizzards and Snowstorms	Ingham (County)
DR-774-MI	DR	1986	Severe Storms and Flooding	Clinton (County)
DR-1226-MI	DR	1998	Severe Storms	Clinton (County)
EM-3160-MI	EM	2001	Snow	Clinton (County)
EM-3160-MI	EM	2001	Snow	Eaton (County)
EM-3160-MI	EM	2001	Snow	Ingham (County)
EM-3189-MI	EM	2003	Power Outage	Eaton (County)
EM-3189-MI	EM	2003	Power Outage	Ingham (County)
DR-1527-MI	DR	2004	Severe Storms, Tornadoes, and Flooding	Eaton (County)
DR-1527-MI	DR	2004	Severe Storms, Tornadoes, and Flooding	Ingham (County)
EM-3225-MI	EM	2005	Hurricane Katrina Evacuation	Clinton (County)
EM-3225-MI	EM	2005	Hurricane Katrina Evacuation	Eaton (County)
EM-3225-MI	EM	2005	Hurricane Katrina Evacuation	Ingham (County)
DR-1777-MI	DR	2008	Severe Storms, Tornadoes, and Flooding	Eaton (County)
DR-1777-MI	DR	2008	Severe Storms, Tornadoes, and Flooding	Ingham (County)
EM-3455-MI	EM	2020	COVID-19	Clinton (County)
DR-4494-MI	DR	2020	COVID-19 Pandemic	Clinton (County)
EM-3455-MI	EM	2020	COVID-19	Eaton (County)
DR-4494-MI	DR	2020	COVID-19 Pandemic	Eaton (County)
EM-3455-MI	EM	2020	COVID-19	Ingham (County)
DR-4494-MI	DR	2020	COVID-19 Pandemic	Ingham (County)

Source: FEMA

### 3.4. Hazard Summary

To identify the list of hazards for the 2022 HIRA update, the planning team began by reviewing the hazards that garnered some level of analysis in the development of the 2015 plan. These hazards were:

- Drought
- Extreme cold
- Extreme heat
- Flooding
- Fog
- Hail
- Ice/Sleet storms
- Lightning
- Severe winds
- Snowstorms
- Tornadoes
- Wildfire

Based on a review of these hazards, the team updated the list to reflect conditions in 2022. The following changes were made to the hazards list for this iteration of the plan update:

- Extreme heat and extreme cold were combined into the Extreme Temperatures chapter.
- Fog, hail, and lightning were combined into the Severe Weather chapter.
- Ice/sleet storms and snowstorms were combined into the Winter Weather chapter.
- Dam failure was added to the hazard list due to high-hazard dams in the area.

Upon further assessment, the planning team reviewed the level of wildfire risk across the region. While areas of risk exist (exemplified by the prevalence of Wildland-Urban Interface in specific areas), wildfire is not considered a major hazard, though mitigation of fire danger may still occur.

The 2022 HIRA assesses the following hazards:

- Dam failure
- Drought
- Extreme temperatures
- Flood
- Severe weather
- Severe wind
- Tornado
- Wildfire
- Winter weather

### 3.5. Assessment Methodology

Once the list of hazards for the 2022 plan update was set, the planning committee participated in an assessment of each hazard. Each hazard was assessed for the following criteria:

- Hazard Profile – provides general background information on each hazard
- Area of Impact – identifies locations within the planning area where hazards can occur

- Extent – identifies the maximum levels of impact a hazard could have
- Previous Occurrences – lists previous occurrences of hazards in the planning area
- Probability – extrapolates future probability of a hazard incident occurring

Following the hazard profiles, the planning committee assessed each hazard for specific vulnerabilities. These vulnerabilities included:

- Impacts to people
- Impacts to infrastructure
- Impacts to the economy
- Impacts to the environment

Hazards were ranked on three metrics to determine an overall significance – Probability of Occurrence, Severity of Impact, and Extent. Finally, the planning committee assessed the overall significance of each hazard, based on the findings of each assessment.

### 3.5.1. Probability of Occurrence Score

Table 3. Probability of Occurrence

Probability Indicator	Probability of Future Events	Numerical Hazard Score
Highly Likely	An event probable in the next year	4
Likely	An event probable in the next 2–3 years	3
Possible	An event possible in the next 4–5 years	2
Unlikely	An event is unlikely in the next 10 years	1

### 3.5.2. Severity of Impact Score

Table 4. Severity of Impact

Severity Indicator	Deaths/Injuries	Shutdown of Facilities	Percentage of Property Destroyed	Numerical Hazard Score
Catastrophic	High number of deaths and/or injuries	Complete shutdown for 30 days or more	More than 50% damaged or destroyed	4
Critical	Multiple deaths and/or injuries	Complete shutdown for a week to 30 days	25% to 50% of property damaged or destroyed	3
Limited	Minor injuries only	Complete shutdown of facilities for one day to one week	10% to 25% of property damaged or destroyed	2
Minor	Few, if any, injuries	Shutdown of facilities only temporary	Less than 10% of property damaged or destroyed	1

### 3.5.3. Extent Score

Table 5. Extent

Extent Indicator	Spatial Extent	Numerical Hazard Score
Large	Expected to affect more than 50% of people and/or property	4
Moderate	Expected to affect 25–50% of people and/or property	3
Limited	Expected to affect 10–25% of people and/or property	2
Minimal	Expected to affect less than 10% of people and/or property	1

### 3.5.4. Public Perception Score

Table 6. Public Perception

Extent Indicator	Public Survey Result	Numerical Hazard Score
High	Most survey respondents marked high level of concern	3
Moderate	Most survey respondents marked moderate level of concern	2
Low	Most survey respondents marked low level of concern	1

### 3.5.5. Hazard Rankings

Following the specific scoring for probability, severity and extent, hazards were given a total ranking based on each individual score.

1–6 Low

7–13 Medium

14–19 High

Table 7 notes the scoring for each hazard assessed in this plan, by county. Community-based rankings are included in each hazard section.

Table 7. Tri-County Hazard Rankings

Tri-County Hazard Rankings - Clinton					
Hazard	Probability	Severity of Impact	Extent	Public	Total Ranking
Dam Failure	Unlikely	Critical	Limited	Low	Low
Drought	Possible	Minor	High	Low	Medium
Extreme Temperatures	Unlikely	Minor	High	Low	Low
Flood	Likely	Minor	Limited	Medium	Medium
Severe Weather	Highly Likely	Limited	High	Medium	High
Severe Wind	Highly Likely	Limited	Moderate	Medium	High
Tornado	Highly Likely	Limited	Limited	Medium	Medium
Wildfire	Unlikely	Limited	Minimal	Low	Low
Severe Winter Weather	Highly Likely	Limited	Moderate	Medium	High

Tri-County Hazard Rankings - Eaton					
Hazard	Probability	Severity of Impact	Extent	Public	Total Ranking
Dam Failure	Unlikely	Critical	Limited	Low	Low
Drought	Possible	Minor	High	Low	Medium
Extreme Temperatures	Unlikely	Minor	High	Low	Low
Flood	Likely	Minor	Limited	Medium	Medium
Severe Weather	Highly Likely	Limited	High	Medium	High
Severe Wind	Highly Likely	Limited	Moderate	Medium	High
Tornado	Highly Likely	Limited	Limited	Medium	Medium
Wildfire	Unlikely	Limited	Minimal	Low	Low
Severe Winter Weather	Highly Likely	Limited	Moderate	Medium	High

Tri-County Hazard Rankings - Ingham					
Hazard	Probability	Severity of Impact	Extent	Public	Total Ranking
Dam Failure	Unlikely	Critical	Limited	Low	Low
Drought	Possible	Minor	High	Low	Medium
Extreme Temperatures	Unlikely	Minor	High	Low	Low
Flood	Possible	Minor	Limited	Medium	Medium
Severe Weather	Highly Likely	Limited	High	Medium	High
Severe Wind	Highly Likely	Limited	Moderate	Medium	High
Tornado	Highly Likely	Limited	Limited	Medium	Medium
Wildfire	Unlikely	Limited	Minimal	Low	Low
Severe Winter Weather	Highly Likely	Limited	Moderate	Medium	High

### 3.6. Geographic Information Systems (GIS) Analysis Methodology

Leveraging Geographic Information Systems (GIS) in hazard mitigation planning allows readers and decision makers to visualize hazard risks within the study area. Risk mapping and analysis through GIS can benefit decision-making throughout the emergency management lifecycle.

Advances in the geospatial field have resulted in numerous open-source datasets being made available to general users. Due to the limited availability of locally supplied data, there was a heavy reliance on federal and state resources. A variety of data sources were integrated into sections of this plan including, but not limited to, the National Flood Hazard Layer, Wildland-Urban Interface Changes from University of Wisconsin-Madison, and critical infrastructure from Homeland Infrastructure Foundation-Level Data (HIFLD) Platform. The project team assembled multiple datasets and conducted analyses that have been integrated into the hazard profiles throughout this plan.

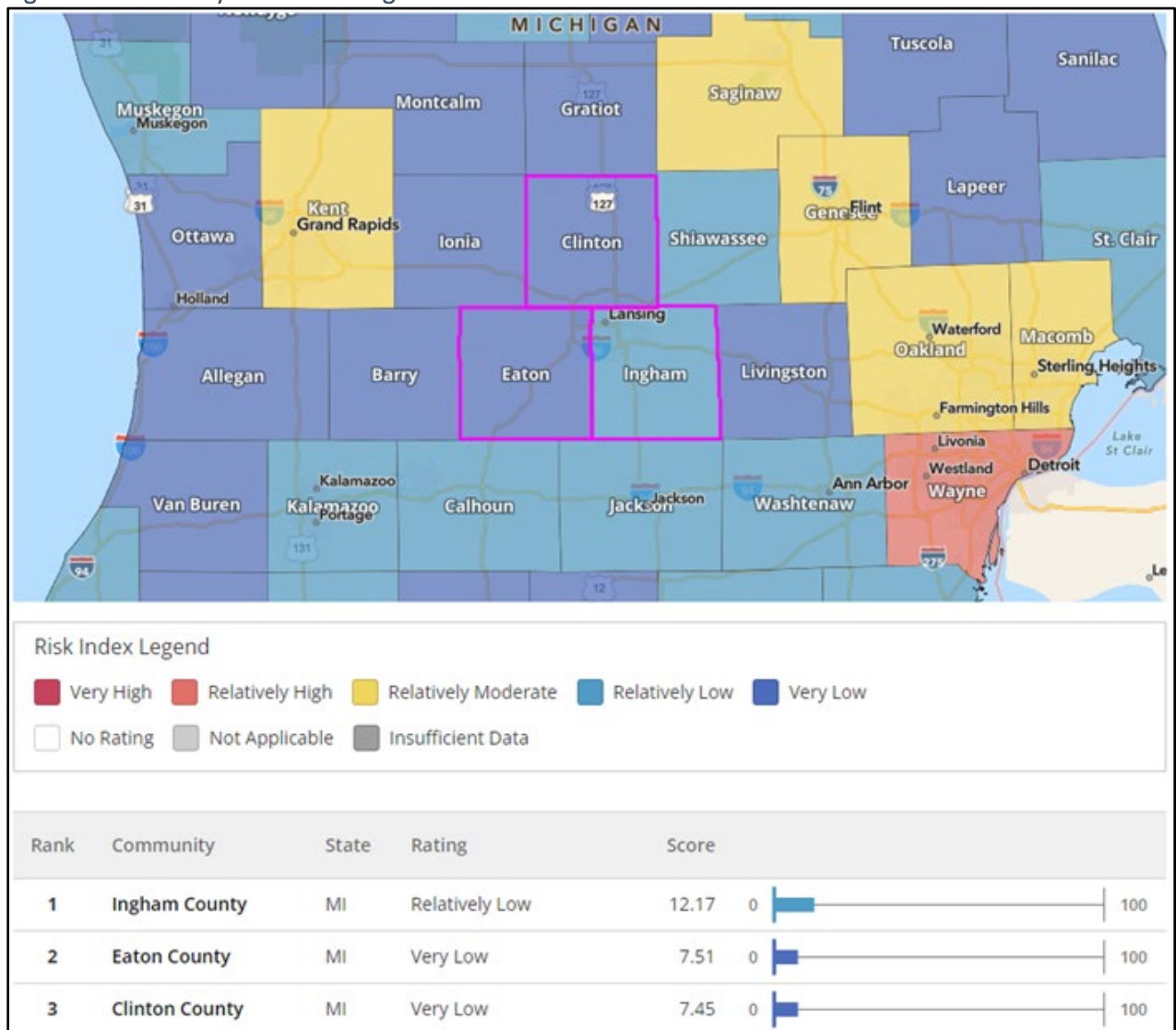
### 3.7. Risk Overview of the Tri-County Region

During the preliminary analysis phase of the 2022 update, the recently restructured National Risk Index (NRI) was assessed. The NRI is a dataset and application that can help identify natural hazards most likely

to impact a community. FEMA collaborated with partners in academia, government, and private industry to produce the most current NRI. The NRI intends to provide a community with a composite Risk Index score and hazard type Risk Index scores based on three (3) components: expected annual loss, social vulnerability, and community resilience. These calculations were determined using average past conditions but cannot predict future outcomes for communities in Clinton, Eaton, and Ingham counties. This data is intended for planning purposes only and provides decision-makers with information that is relative to their region for developing risk mitigation or reduction strategies.

The system was used to provide a composite Risk Index score that measures their relative risk based on 18 natural hazards included in the index. The Risk Index scores for communities in Clinton and Eaton counties are classified as Very Low while those in Ingham County received a Relatively Low rating compared to the rest of the United States as shown in Figure 1.

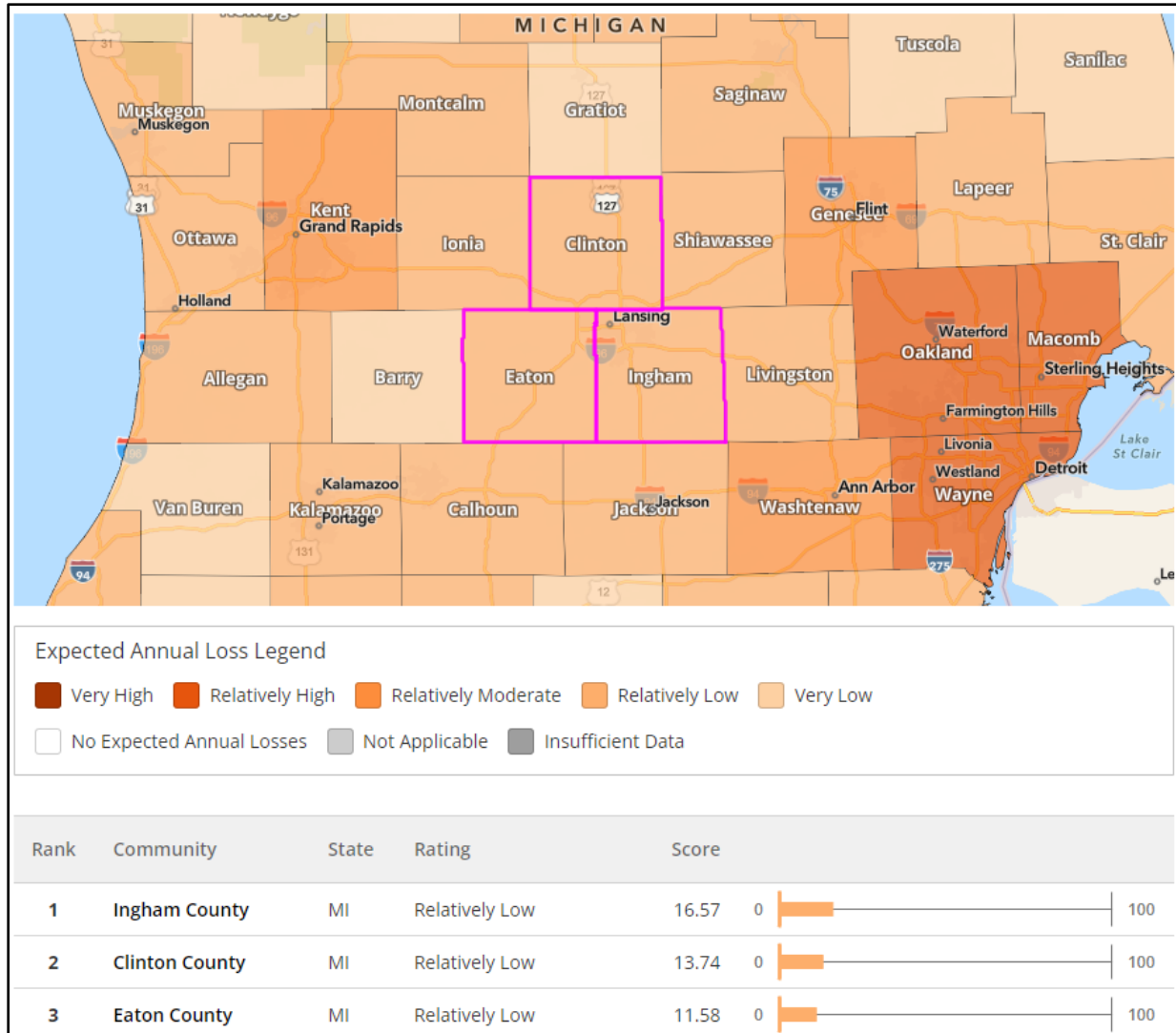
Figure 1: Tri-County NRI Risk Ratings



Source: National Risk Index

Based on the likelihood of natural hazards affecting the region, the expected annual losses for communities in Clinton, Eaton, and Ingham counties are Relatively Low compared to the rest of the country. The assessment calculates a county's building value, population, population equivalence, and agricultural value to return an expected annual loss value as shown in Figure 2.

Figure 2: Tri-County Expected Annual Loss Index

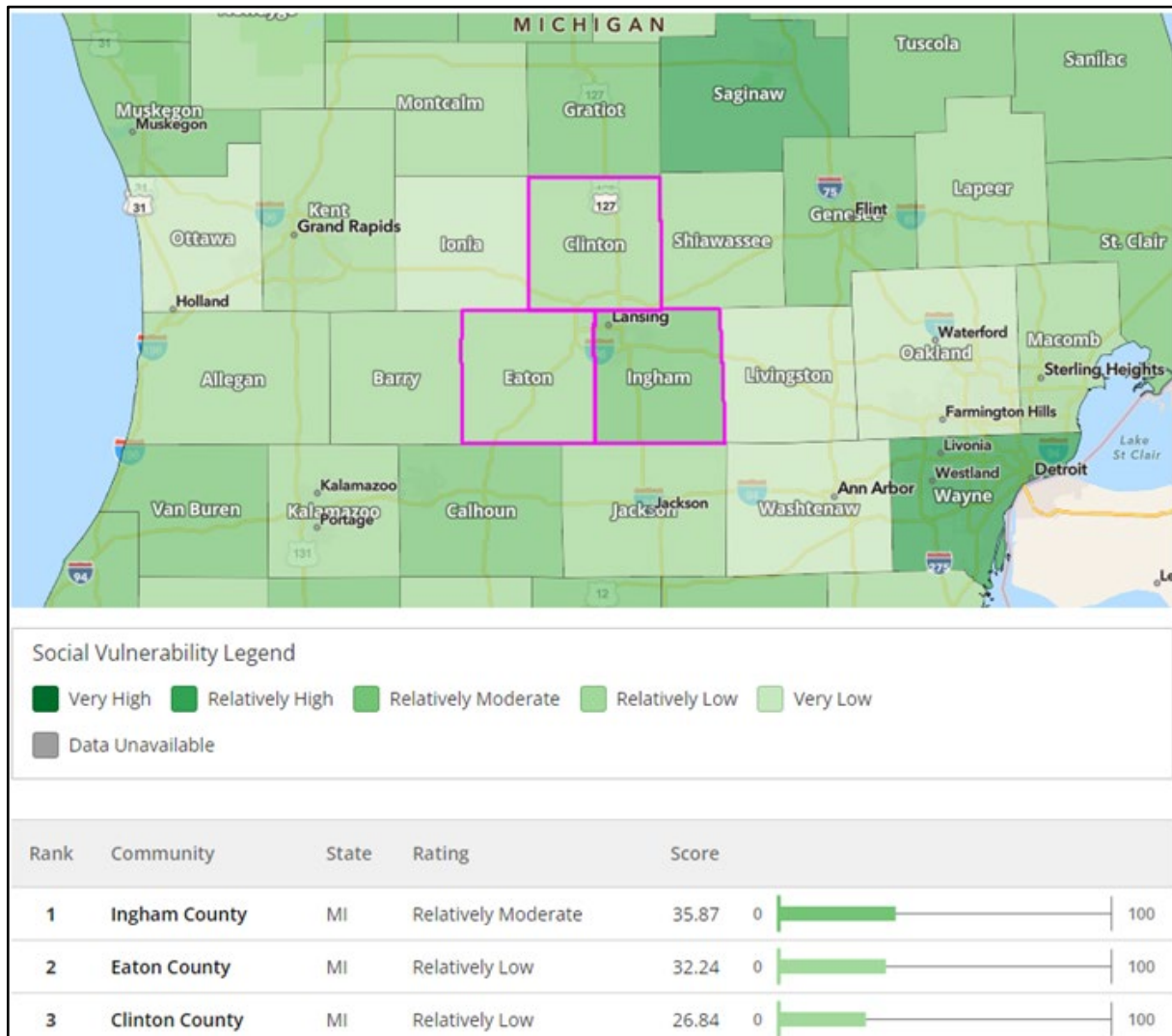


Source: National Risk Index

Additionally, communities are also provided with a Social Vulnerability score that measures how susceptible social groups are to adverse impacts of natural hazards including disproportionate death, injury, loss, or disruption of livelihood. The Social Vulnerability scores for Clinton and Eaton counties are Relatively Low while Ingham County is Relatively Moderate compared to the rest of the United States as shown in Figure 3.



Figure 3: Tri-County Social Vulnerability Index

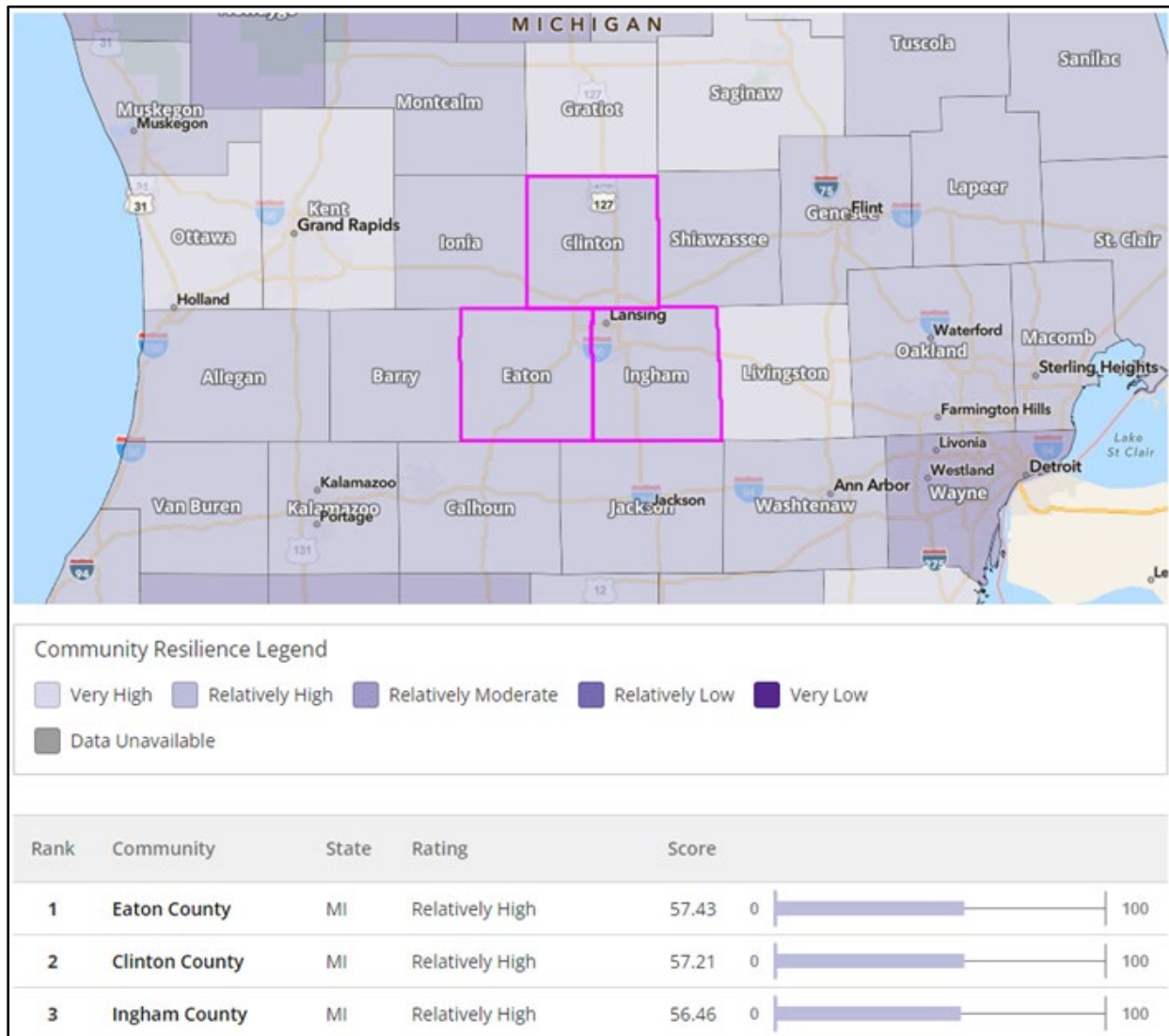


Source: National Risk Index

A community’s resilience is a measure of the sustained ability of a community to use available resources to prepare for, respond to, withstand, and recover from natural hazards. Compared to the rest of the United States, communities in Clinton, Eaton, and Ingham counties have a Relatively High level of resiliency as shown in Figure 4.



Figure 4: Tri-County Community Resilience Index



Source: National Risk Index

In summary, the NRI classifies the Tri-County region as Low Risk, which is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience as displayed in Table 8.

Table 8. NRI Summary

County	Risk Index	Expected Annual Loss	Social Vulnerability	Community Resilience
Clinton	Very Low	Relatively Low	Relatively Low	Relatively High
Eaton	Very Low	Relatively Low	Relatively Low	Relatively High
Ingham	Relatively Low	Relatively Low	Relatively Moderate	Relatively High

The most prominent hazards to the region according to the NRI are cold wave, strong winds, and tornado. Each of these hazards have been incorporated into this update and classified as Extreme Temperature, Severe Wind, and Tornado, respectively.

It is understood that a combination of factors contributes to a category’s classification, and if even a community experiences a large-scale event prior to the next update to this plan, its risk may remain low overall if there is a resilient population and relatively low overall frequency of hazards. It is recommended that this data source be reviewed during a future update cycle.

### 3.8. Dam Failure

#### 3.8.1. Hazard Profile

Dams are structures built across a river or stream to hold back water in artificial lakes called reservoirs. Reservoirs can be used to store water for farming, industry, or household use; they can also be used for recreational activities such as fishing or boating. People have used dams for many centuries to help prevent flooding.

In the United States, a common practice among federal and state dam safety officials is to classify dams according to the potential impact a dam failure or breach would have on upstream or downstream areas or locations remote from the dam. Three classification levels are used: Low, Significant, and High.

Table 9. Dam Hazard Potential Classification System

Dam Hazard Potential Classification System			
Hazard Potential Classification	Summary	Potential Loss of Life	Economic, Environmental, Lifeline Losses
Low	Dams assigned the low hazard potential classification are those where failure or mis-operation results in no probable loss of human life and low economic and/or environmental losses. Losses are principally limited to the owner’s property.	None expected	Low; generally limited to owner
Significant	Dams assigned the Significant Hazard potential classification are those dams where failure or mis-operation results in no probable loss of human life but can cause economic loss, environmental damage, disruption of lifeline facilities, or can impact other concerns. Significant Hazard potential classification dams are often located in predominantly rural or agricultural areas but could be located in areas with population and significant infrastructure.	None expected	Yes
High	Dams assigned the High Hazard potential classification are those where failure or mis-	Probable; one or more expected	Yes (but not necessary for this classification)

	operation will probably cause loss of human life.		
--	---------------------------------------------------	--	--

Source: FEMA Federal Guidelines for Dam Safety, 2004

Any owner of a dam with a hazard potential classification of High is required to develop an emergency action plan (EAP). An EAP is a formal document that identifies potential emergency conditions at a dam and specifies pre-planned actions to be followed to minimize potential property damage and loss of life. Every EAP must be tailored to site-specific conditions but generally contains six basic elements:

- Notification flowchart
- Emergency detection, evaluation, and classification
- Roles and responsibilities
- Preparedness activities
- Inundation maps
- Appendices

### 3.8.2. Area of Impact

According to data in the National Inventory of Dams (NID), there are 21 dams located within the Tri-County region. Of these, four are rated High, three are rated Significant, and 14 are rated Low. All dams rated High and Significant have approved EAPs. Table 10 provides a summary of dams and their classifications across the Tri-County region.

**Table 10. Dams and Classifications in the Tri-County Region**

County	Total Dams	High	Significant	Low
Clinton	5	0	2	3
Eaton	11	3	0	8
Ingham	5	1	1	3
<b>Total</b>	<b>21</b>	<b>4</b>	<b>3</b>	<b>14</b>

Source: National Inventory of Dams

The NID includes a record of all dams in a respective county as well as their names, locations, classification, ownership, and other pertinent identifying and historical information. Table 11, Table 12, and

Table 13 show selected NID information for the dams in Clinton, Eaton and Ingham counties. Figure 5, Figure 6, and Figure 7 show where these maps are located in the county.

Table 11. Dams In Clinton County

Dam Name	City	Distance to Nearest City (Miles)	River or Stream Name	Primary Purpose	Primary Dam Type	Hazard Potential Classification	EAP Prepared	EAP Last Revision Date
Lake Geneva Dam	Wacousta	6	Tributary-Looking Glass River	Recreation	Earth	Significant	Yes	12/15/16
Sleepy Hollow Dam	Shepardsville	5	Little Maple River	Flood Risk Reduction	Earth	Significant	Yes	12/31/08
Elsie Dam	Bannister	6	Maple River	Recreation	Concrete	Low	N/A	N/A
Lake Victoria Dam	Ovid	6	Alder Creek	Recreation	Earth	Low	N/A	N/A
Thunder Hole Dam	Matherton	6	Tributary to Maple River	Recreation	Earth	Low	N/A	N/A

Source: National Inventory of Dams

Figure 5. Clinton County Dams

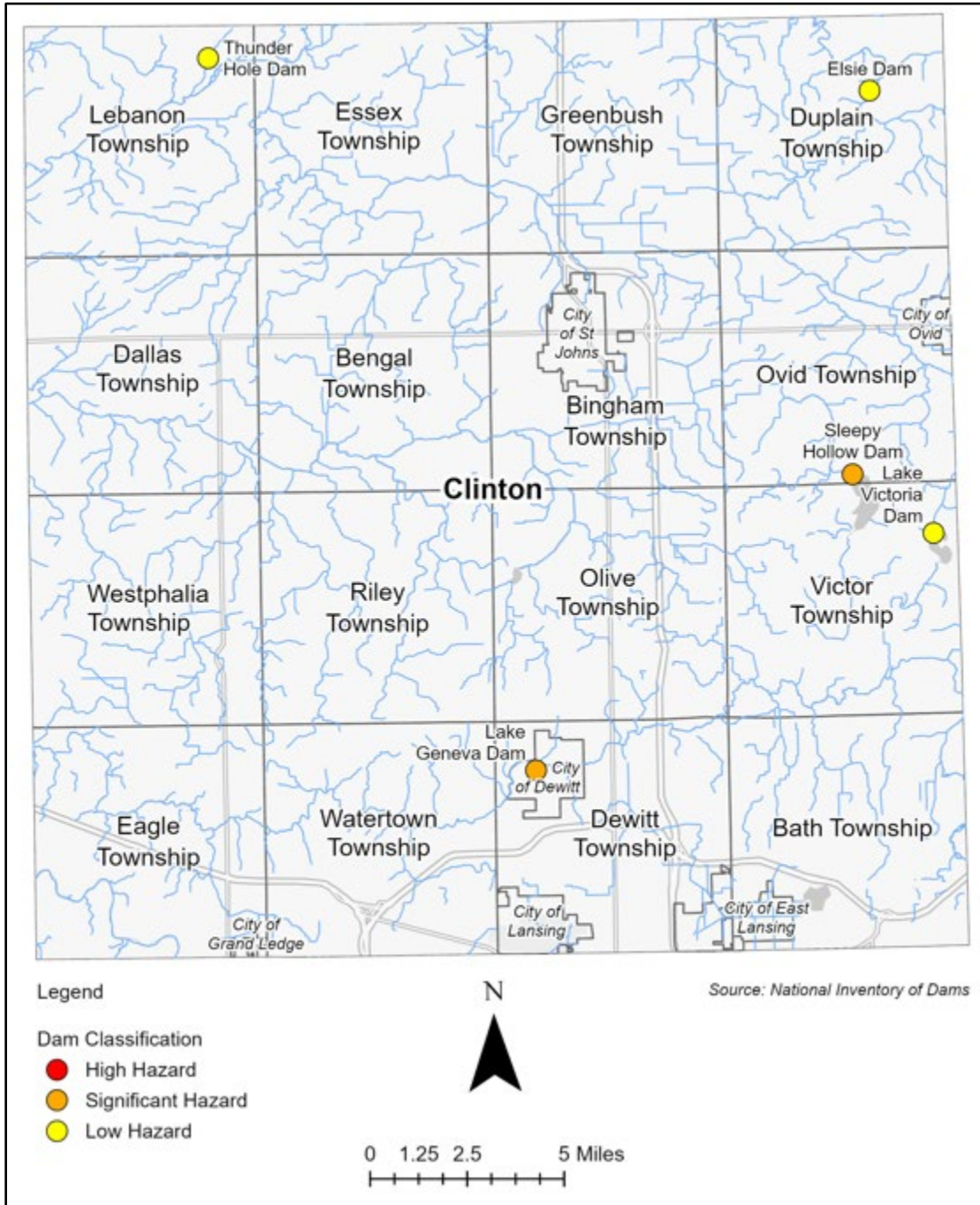


Table 12. Dams In Eaton County

Dam Name	City/ Township	Distance to Nearest City (Miles)	River or Stream Name	Primary Dam Type	Hazard Potential Classification	EAP Prepared	EAP Last Revision Date
Myers-Henderson Detention Pond	Grand Ledge	2	Miller Creek	Earth	High	No	
Carrier Creek Structure A	Delta Township		Carrier Creek	Earth	High	Yes	3/4/11
Carrier Creek Structure B	Delta Township		Carrier Creek	Earth	High	Yes	3/4/11
Mix	Eaton Rapids	0	Grand River	Gravity	Low	Not Required	12/30/19
Bellevue Mill Dam	Bellevue	0	Battle Creek	Earth	Low	Not Required	12/31/15
Smithville	Eaton Rapids	2	Grand River	Gravity	Low	Not Required	12/30/19
Cheney Lake Dam	Bellevue		Tributary-Battle Creek River	Earth	Low	Not Required	N/A
Carrier Creek Structure F			Carrier Creek	Earth	Low	Not Required	N/A
Grand Ledge Dam	Portland	23	Grand River	Gravity	Low	Not Required	N/A
Dills Dam	Vermont	17	Tributary to Thornapple River	Earth	Low	Not Required	N/A
Giesler Dam	Bellevue		Tributary to Battle Creek	Earth	Low	Not Required	N/A

Source: National Inventory of Dams



Figure 6. Eaton County Dams

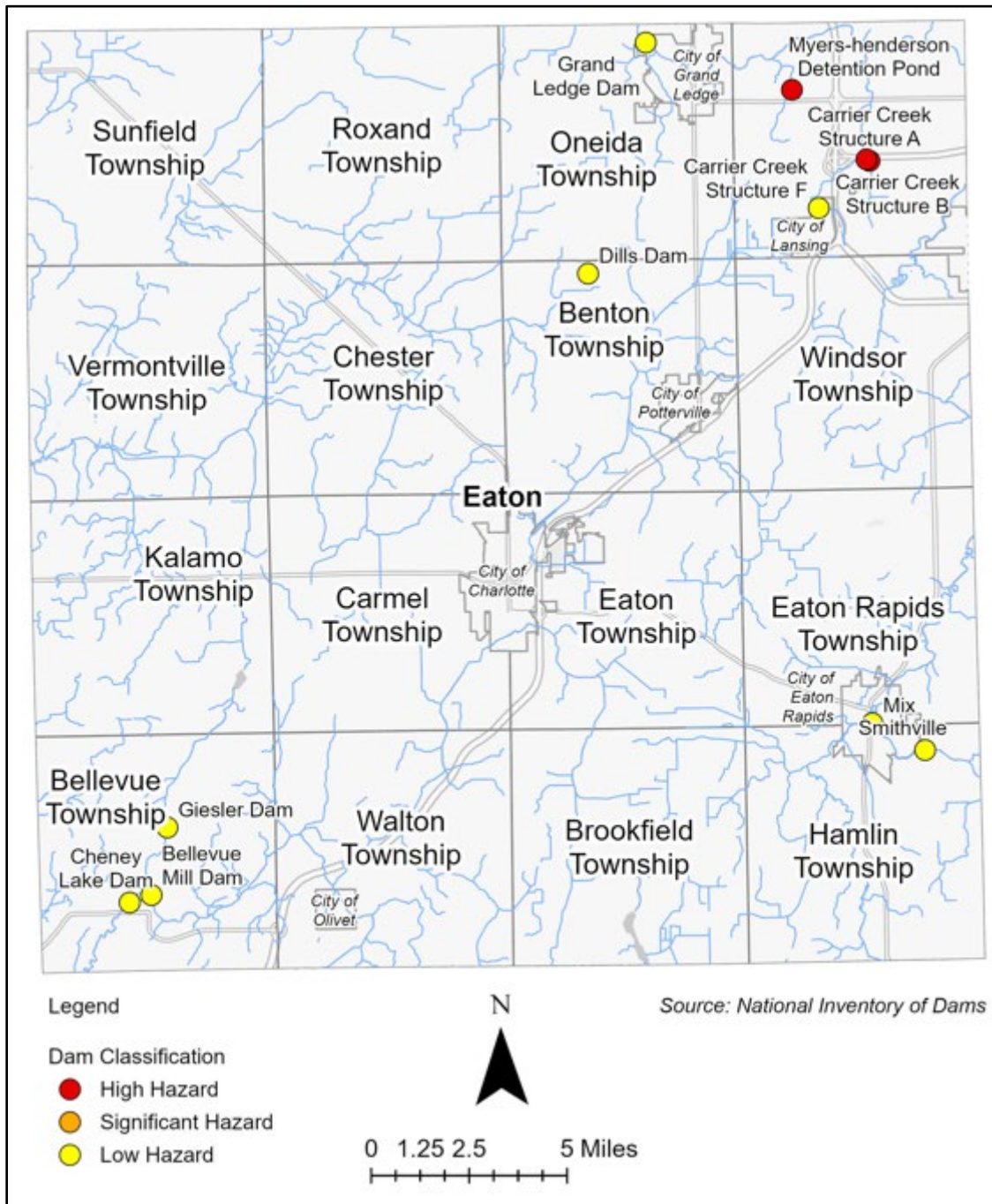


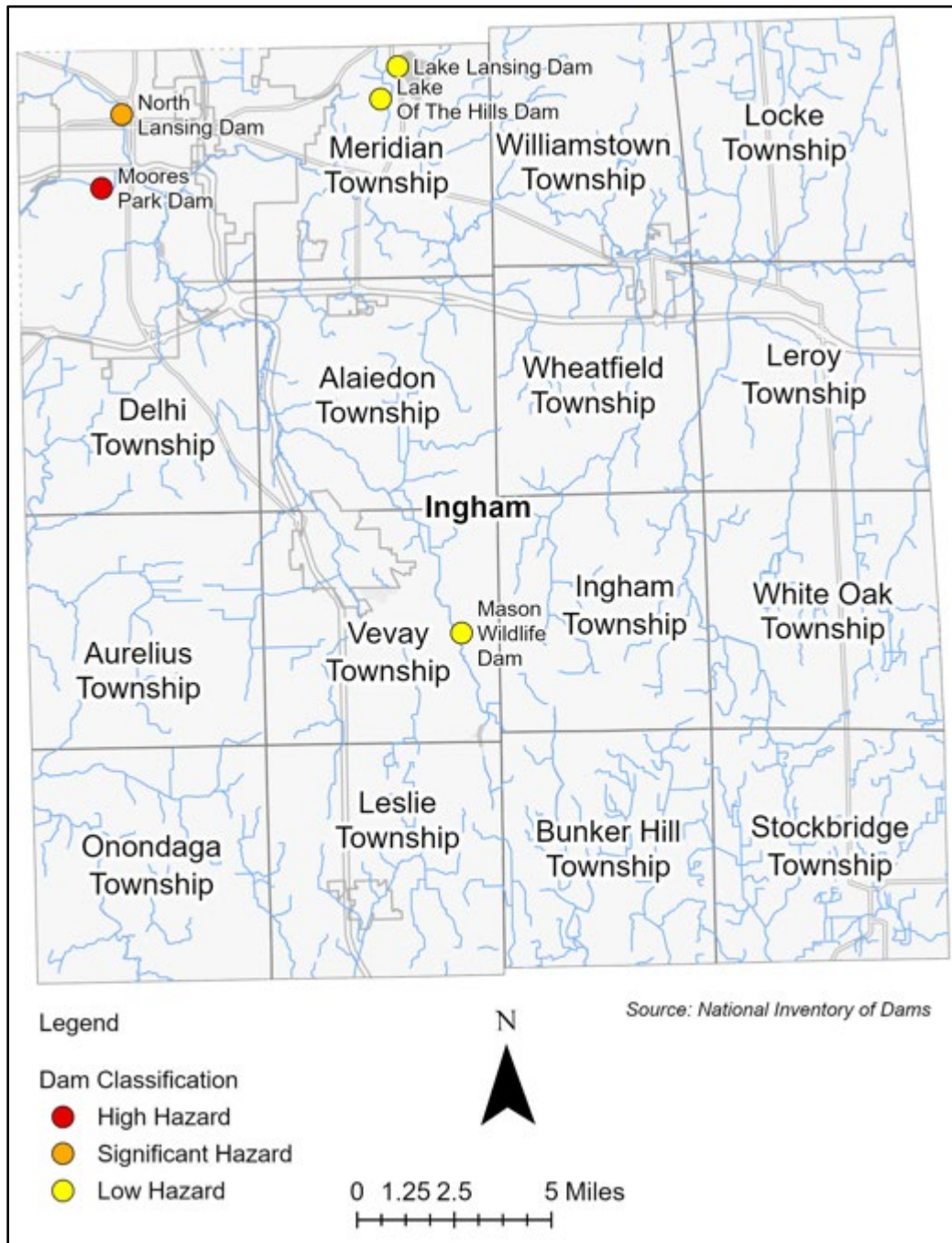
Table 13. Dams In Ingham County

Dam Name	City	Distance to Nearest City (Miles)	River or Stream Name	Primary Dam Type	Hazard Potential Classification	EAP Prepared	EAP Last Revision
Moore's Park Dam	Lansing	0	Grand River	Gravity	High	Yes	12/9/19
North Lansing Dam	Lansing	0	Grand River	Gravity	Significant	Yes	12/19/2019
Mason Wildlife Dam	Lansing	18	Mud Creek	Earth	Low	Not Required	
Lake of The Hills Dam	Haslett	1	Lake Lansing Outlet	Earth	Low	Not Required	
Lake Lansing Dam	Haslett	0	Pine Lake Outlet	Gravity	Low	Not Required	
North Lansing Dam	Lansing	0	Grand River	Gravity	Significant	Yes	12/19/2019

Source: National Inventory of Dams



Figure 7. Ingham County Dams



### 3.8.3. Extent

Depending on the location and population density around a dammed area, a dam failure may cause loss of life in addition to economic impact from damage caused by a dam failure. The magnitude of flooding would be dependent on a dam's classification, type of failure, and location. The area downstream of a failed dam that would be filled with water is called the inundation area. High Hazard and Significant-

Hazard dams are required to complete Dam EAPs; these EAPs include the specific inundation areas and analyses for each dam.

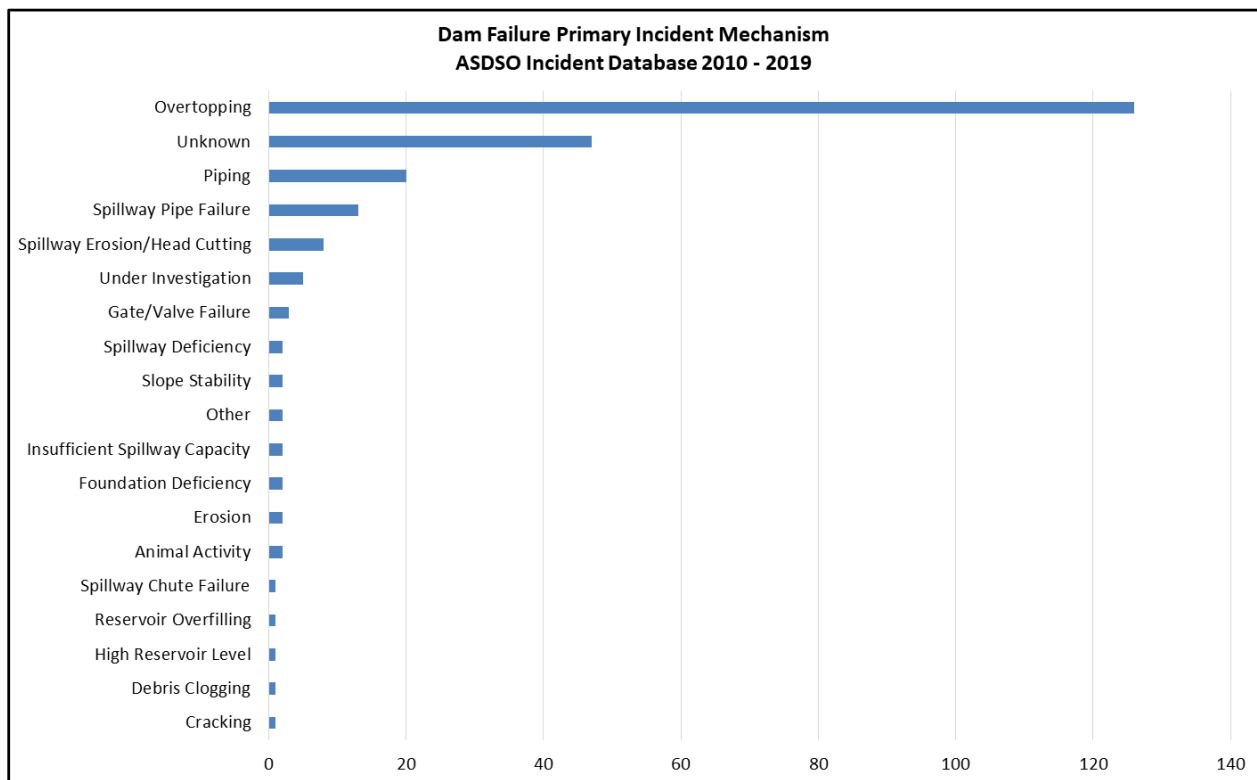
### 3.8.4. Previous Occurrence

According to [www.damsafety.org](http://www.damsafety.org), hundreds of dam failures have occurred throughout U.S. history. The failures have caused immense property and environmental damages as well as injuries and fatalities. As dams across the nation age and populations grow, the potential for deadly dam failures grows along with it. Dam failures are most likely to happen for at least one of the following reasons:

- Overtopping caused by water spilling over the top of a dam
- Foundation defects, including settlement and slope instability
- Cracking caused by movements like the natural settling of a dam
- Inadequate maintenance and upkeep
- Piping, or when seepage through a dam is not properly filtered and soil particles continue to progress and form sinkholes in a dam

According to records kept by the Association of State Dam Safety Officials (ASDSO), between 2010 and 2019, overtopping was by far the largest cause of dam failure.

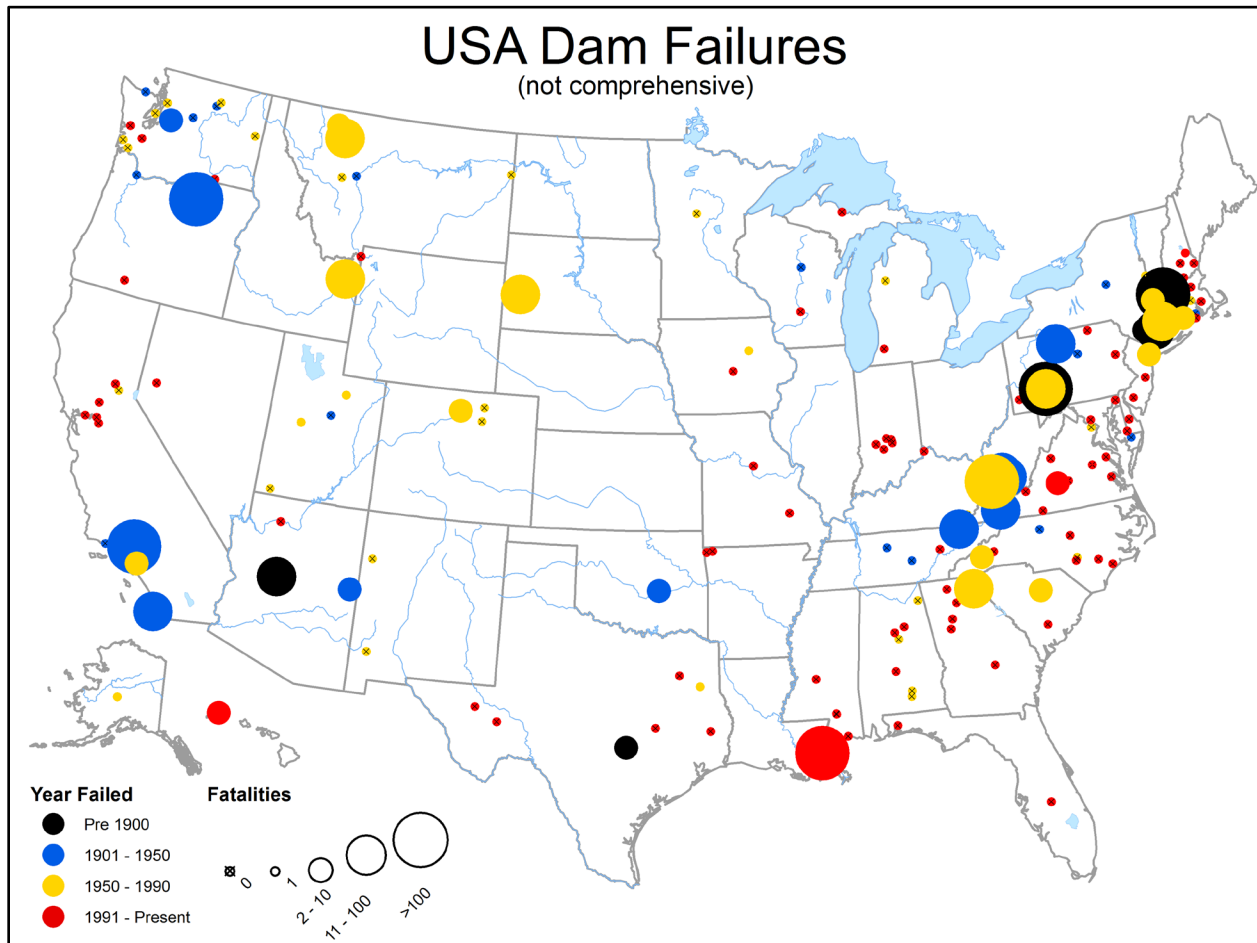
Figure 8. Dam Failure Primary Incident Causes in the United States, 2010–2019



Source: [www.damsafety.org](http://www.damsafety.org)

While not comprehensive, the website [damsafety.org](http://damsafety.org) provides a historical perspective on dam failures throughout the United States. Figure 9 shows a map of the United States with historical dam failures noted. While none of these dam failures have occurred in the Tri-County region, the State of Michigan is represented with three separate incidents.

Figure 9. Dam Failures in the United States



Source: [www.damsafety.org](http://www.damsafety.org)

According to the 2015 Tri-County Hazard Mitigation Plan, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) has tracked approximately 278 dam failures in the state.

The most recent dam failure recorded in Michigan was the failure of the Edenville Dam at the Confluence of the Tittabawassee River and the Tobacco River, impacting Gladwin and Midland counties. The dam was part of a four-dam system and was used for hydroelectric power and flood control. In May 2020, an extended rain event produced as much as eight inches of rain in 24 hours, causing the dam to breach and the Sanford Dam downstream to overflow. While no injuries or fatalities were reported, over 10,000 residents in Midland County were evacuated due to major flooding. Severe damages were recorded in the village of Sanford and the city of Midland, estimated at approximately \$250 million.

### 3.8.5. Probability

Clinton, Eaton, and Ingham counties do not have any records of major dam failures across the region. While major dam failures do occur nationally and in the State of Michigan, the probability of a specific dam failing in any given year is very low.

## **3.8.6. Vulnerability Assessment**

### **3.8.6.1. Impacts to People**

Downstream impacts to people from a failure of a dam are similar to flooding. These impacts could include injuries and fatalities due to rising water. Depending on the depth of water in the inundation area, evacuations may be required.

Vulnerable populations across the Tri-County region include residents living in known high-risk areas downstream from dams. Certain populations may be especially vulnerable, including:

- The elderly and very young
- Persons with access and functional needs
- Residents of long-term care facilities
- Those living in mobile homes
- People and patients in hospitals
- Low-income housing areas

These populations may be more vulnerable to flooding due to limitations in mobility and accessibility, income, challenges in receiving and understanding warnings, or unfamiliarity with surroundings.

### **3.8.6.2. Impacts to Infrastructure**

The rising waters from the failure of a dam would cause varying impacts, depending on the size of the dam, the dam's hazard rating, and the defined inundation area. Structures, transportation and other critical infrastructure, utilities, and other built-up areas could see damage from rising waters. The level of damage would depend on the location of the dam that failed and the amount of infrastructure in the inundation area, as well as the length of time required to rebuild.

### **3.8.6.3. Impacts to the Economy**

Long term economic impacts occur when rising waters disrupt the supply chain; impacts to transportation routes, utilities, croplands, and other keystone economic sectors can cause prolonged disruptions and economic effects. Organizations without any continuity planning can be especially vulnerable to prolonged disruption.

### **3.8.6.4. Impacts to the Environment**

Floodwaters from a dam breach can have a negative impact on wildlife, causing drowning, disease proliferation, and habitat disruption. Unpredictable floods can also cause harm to aquatic life, displacing fish and destroying aquatic habitat.

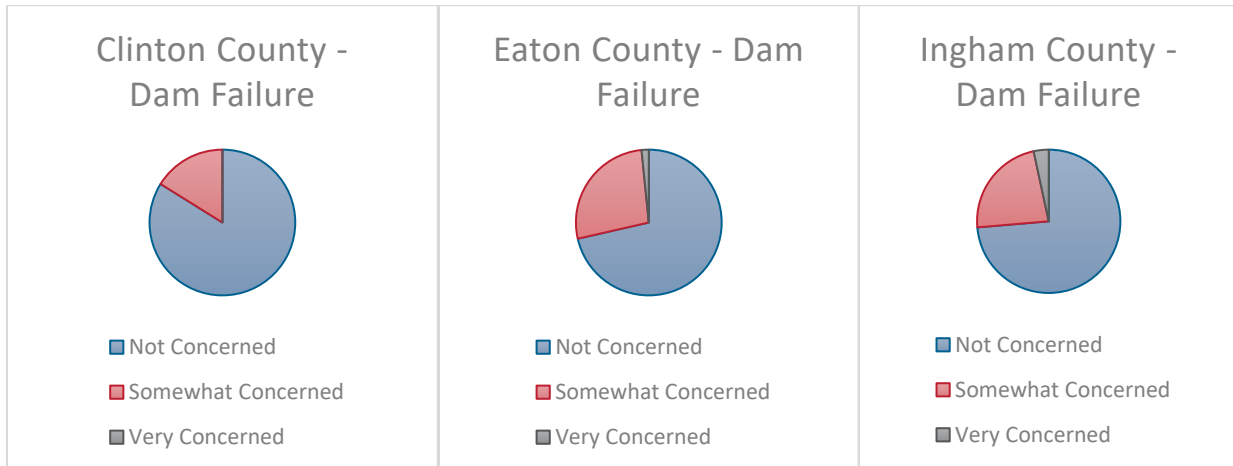
Waters from a dam failure can also alter the landscape, mainly through erosion. As water picks up and carries sediment downstream, that sediment can become suspended in the water and reduce water quality. Suspended sediment eventually settles out of the water in a process called sedimentation, which can clog riverbeds and streams, smother aquatic organisms and destroy habitats. Erosion and sedimentation have a more negative impact on ecosystems that are already degraded or heavily modified.

Additionally, waters can be contaminated with pollutants such as agricultural pesticides, industrial chemicals, debris, and sewage. Finally, flooding can increase the chance of spreading waterborne

diseases. Receding waters can create stagnant pools of water, which provide a perfect breeding ground for mosquitoes.

### 3.8.7. Public Input

Participants in the public survey were asked to assess and identify their level of concern of a dam failure occurring in their community. Across the Tri-County region, the vast majority of respondents noted that they were not concerned about this hazard.



### 3.8.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Unlikely	Critical	Limited	Low	Low
Eaton	Unlikely	Critical	Limited	Low	Low
Ingham	Unlikely	Critical	Limited	Low	Low
Delta Township	Unlikely	Critical	Limited	Low	Low
Delhi Township	Unlikely	Critical	Limited	Low	Low
City of East Lansing	Unlikely	Critical	Limited	Low	Low
Locke Township	Unlikely	Critical	Limited	Low	Low
Meridian Township	Unlikely	Critical	Limited	Low	Low
Williamstown Township	Unlikely	Critical	Limited	Low	Low

## 3.9. Drought

### 3.9.1. Hazard Profile

A drought is a period of unusually persistent dry weather that persists long enough to cause deficiencies in the water supply, (surface or underground). The National Oceanic and Atmospheric Administration (NOAA) defines drought as “a deficiency of precipitation over an extended period of time (usually a season or more), resulting in a water shortage.”

Droughts come on slowly but can build to create severe effects on agriculture, transportation, public health, ecosystems, and water quality. In addition, high temperatures, wind, and low humidity can increase drought and subsequently the risk and intensity of other hazards, such as wildfires. Drought can be categorized as meteorological, hydrological, agricultural, socioeconomic, or ecological and detailed in Table 14.

**Table 14. Types of Drought**

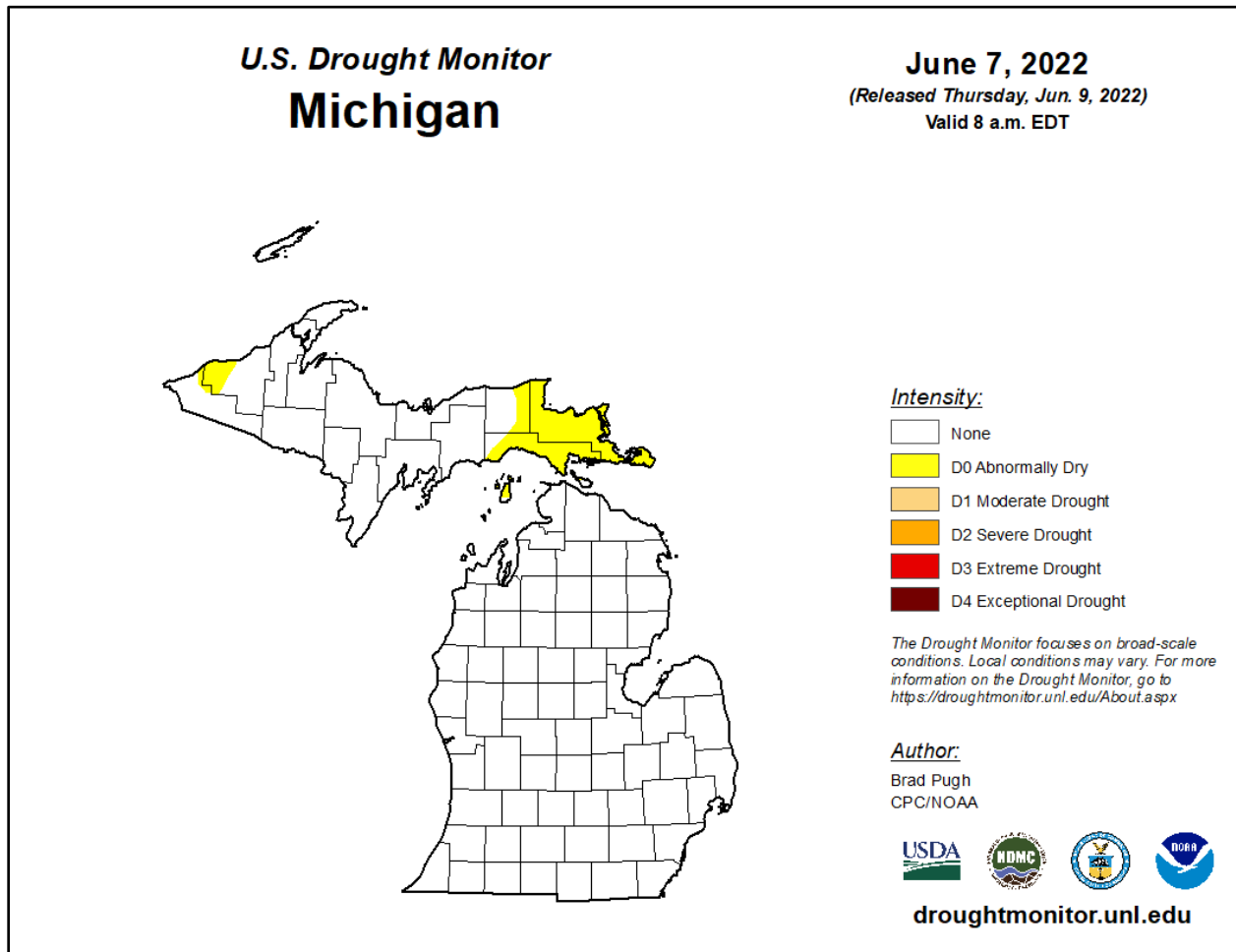
Category	Description
Meteorological Drought	Dry weather patterns dominate an area.
Hydrological Drought	Low water supply becomes evident in the water system.
Agricultural Drought	Crops become affected by drought.
Socioeconomic Drought	Supply and demand of various commodities is affected by drought.
Ecological Drought	Natural ecosystems are affected by drought.

Source: [www.drought.gov](http://www.drought.gov)

### 3.9.2. Area of Impact

Any land mass can be vulnerable to drought, including the State of Michigan and the Tri-County region. Drought impacts tend to be regional and not necessarily confined to a specific locality; however, the extent of drought may vary throughout the region. Figure 10 shows current drought conditions as of June 7, 2022. The Tri-County region is not experiencing any impacts from drought as of the date of this map.

Figure 10. Drought Conditions – US Drought Monitor



Source: U.S. Drought Monitor

### 3.9.3. Extent

Droughts are categorized from D1 to D4. In addition, the category D0 indicates an area is going into or coming out of a drought. The Tri-County area is susceptible to droughts ranging from D0–D4. The region has a history of D3 and D4 droughts; however, they are not as common as D0–D2 conditions. Table 15 shows the different categories of drought.

Table 15. Drought Classification

Category	Description	Possible Impacts
D0	Abnormally Dry	<p><b>Going Into Drought:</b></p> <ul style="list-style-type: none"> <li>• Short-term dryness slowing planting, growth of crops or pastures</li> </ul> <p><b>Coming Out of Drought:</b></p> <ul style="list-style-type: none"> <li>• Some lingering water deficits</li> <li>• Pastures or crops not fully recovered</li> </ul>
D1	Moderate Drought	<ul style="list-style-type: none"> <li>• Some damage to crops, pastures</li> <li>• Streams, reservoirs, or wells low, some water shortages developing or imminent</li> <li>• Voluntary water-use restrictions requested</li> </ul>
D2	Severe Drought	<ul style="list-style-type: none"> <li>• Crop or pasture losses likely</li> <li>• Water shortages common</li> <li>• Water restrictions imposed</li> </ul>
D3	Extreme Drought	<ul style="list-style-type: none"> <li>• Major crop/pasture losses</li> <li>• Widespread water shortages or restrictions</li> </ul>
D4	Exceptional Drought	<ul style="list-style-type: none"> <li>• Exceptional and widespread crop/pasture losses</li> <li>• Shortages of water in reservoirs, streams, and wells creating water emergencies</li> </ul>

Source: U.S. Drought Monitor

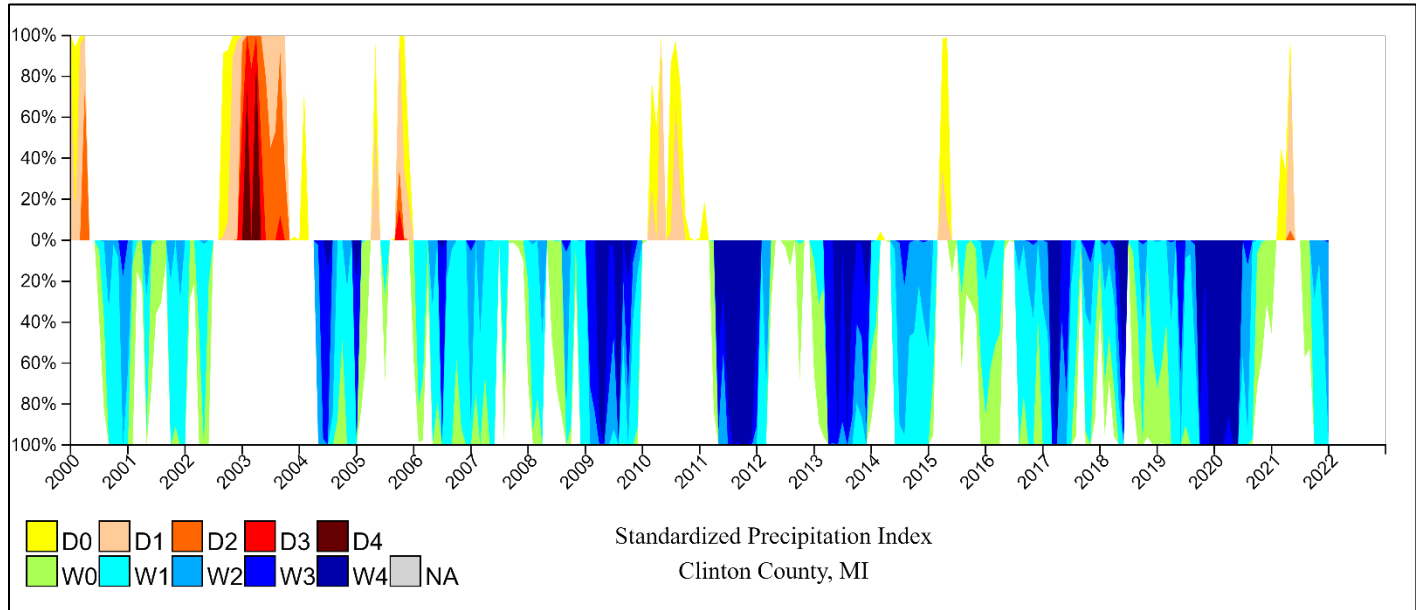
### 3.9.4. Previous Occurrence

The State of Michigan and the Tri-County region have experienced drought periods throughout recorded history. Perhaps the most significant drought was in the 1930s. The drought, caused by lack of rain and land misuse, spanned a period from 1929–1937, the worst of these conditions occurring between 1929 and 1931. Farmland was greatly impacted, turning into dirt and sand, forcing farmers to relocate.

In more recent years, the region experienced extreme drought (D3) and exceptional dry (D4) conditions in 2003 and 2005, with severe drought (D2) conditions in 2003, 2012, and 2021, as represented in Figure 11, Figure 12, and Figure 13. As the figures show, the Tri-County region spent less time in drought than it did in times of precipitation.

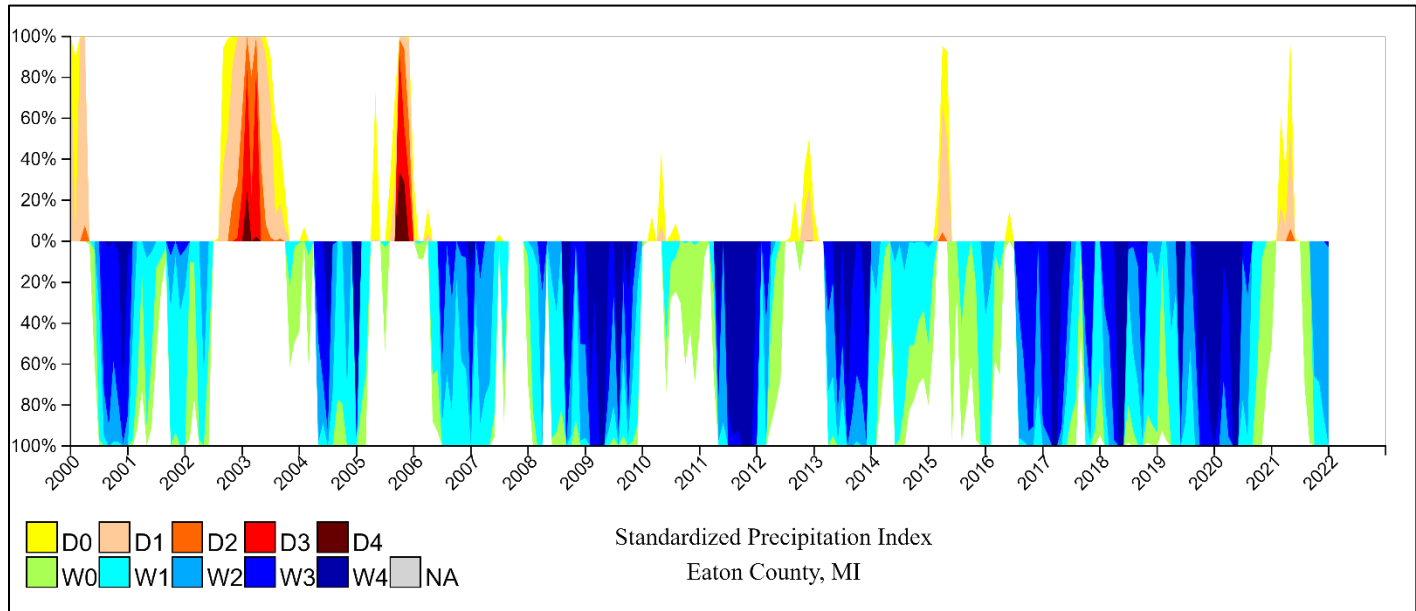


Figure 11. Historical Drought – Clinton County 2000–2022



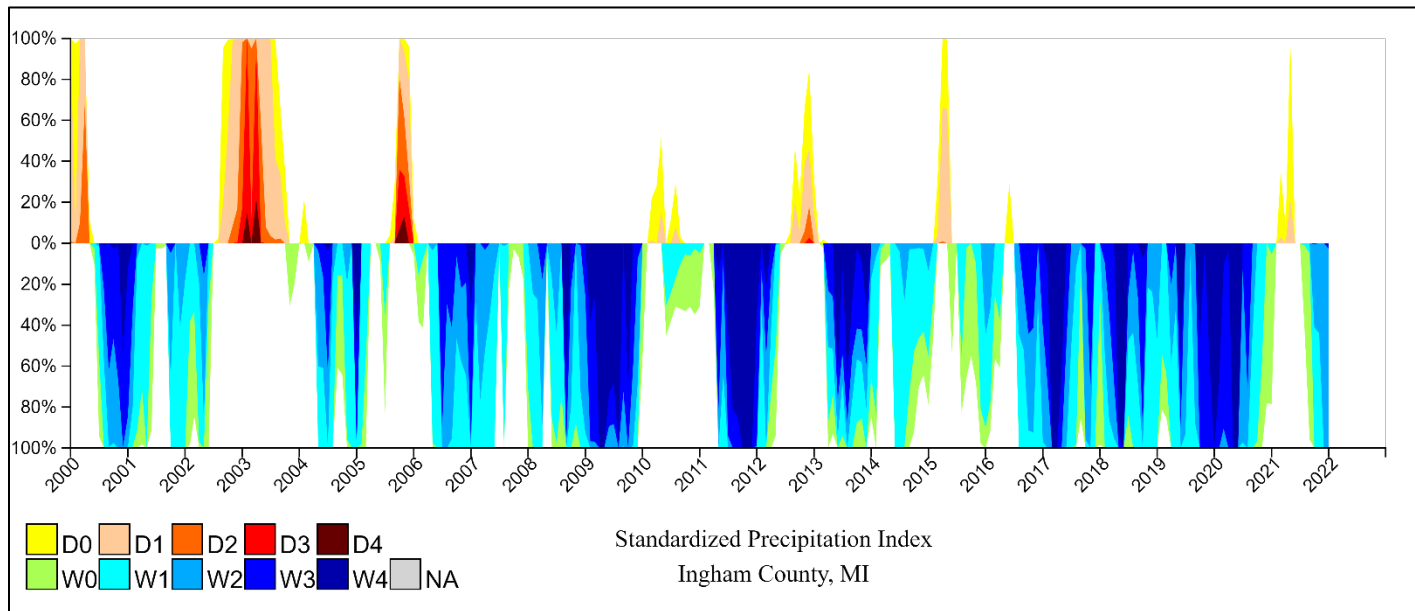
Source: [drought.gov](http://drought.gov)

Figure 12. Historical Drought Eaton County 2020–2022



Source: [drought.gov](http://drought.gov)

Figure 13. Historical Drought Ingham County 2020–2022



Source: [drought.gov](http://drought.gov)

### 3.9.5. Probability

The probability of a drought incident was calculated based on existing historical data since 2000. Frequency was determined by dividing the number of events observed by the number of years and multiplying by 100. The formula for calculating the probability of future drought occurrences is incidents/time = probability.

Drought data used for this study is available for the dates between 2000 and 2022. During this time, the U.S. Drought Monitor reported seven periods of D2–D4 drought in the Tri-County region. Based on the formula noted above, there is a 31.8% probability of drought in any given year.

### 3.9.6. Vulnerability Assessment

Impacts from drought tend to be slow moving, building over time as drought continues or increases. Impacts are often felt first by farmers and ranchers, dependent on moisture for crops and agriculture. For other individuals, drought may not be apparent immediately; however, drought will impact all residents of the Tri-County region if it remains persistent.

The Drought Impact Reporter aggregates drought impacts down to the county level from a variety of sources. Table 16 shows the impacts across the Tri-County region. Summarized, these impacts included damage to crops including corn, apples, and dry beans as well as issues with irrigation and the implementation of burn bans due to dry conditions.

Table 16. Drought Impacts 01-01-2012 through 02-21-2022

Impact Type	Clinton County	Eaton County	Ingham County
Agriculture	12	16	20
Fire	4	3	4
Plants and Wildlife	10	9	15
Relief, Response, and Restrictions	4	3	4
Society and Public Health		1	1
Tourism and Recreation			1
Water Supply and Quality	1	1	2

Source: *Drought Impact Reporter*

### 3.9.6.1. Impacts to People

The most immediate impact of drought on people is water restrictions. Restrictions may be voluntary during a moderate drought but can become widespread mandatory restrictions as drought conditions worsen. In severe cases, a water emergency may occur if the community cannot be supported by the available water supply. In addition, burn bans are typically imposed during a drought. While this may not have an impact to life safety, it can impact recreation due to the inability to have campfires.

Other impacts to people tend to be indirect or secondary impacts, including damage to homes, businesses, and/or infrastructure from increased wildfires, and increased food costs due to crop damage and loss.

### 3.9.6.2. Impacts to Infrastructure

Drought conditions can impact water supply. Drought impacts to infrastructure primarily impact transportation. Drought can cause damage and buckling to roadways, railways, and airport runways. Sinkholes due to reduced moisture in the ground can damage or destroy infrastructure built above the impacted area.

### 3.9.6.3. Impacts to the Economy

Our economy is based on the sale of goods and services. A reduction in either places strain on the economy. Drought impacts this primarily due to the loss of crops it causes. Severe and extreme drought can destroy most or all crops in an impacted area, reducing the availability of local produce and grains. Supplemental goods can be transported from other regions or countries, increasing the cost and availability of commodities.

The Tri-County region includes large farming communities reliant on the production and sale of crops as income. Crops that are damaged or destroyed due to drought cause significant financial strain on farmers, precipitating a direct impact on the community due to lack of disposable income, loan defaults, and an increased need for government and social programs.

### 3.9.6.4. Impacts to the Environment

Perhaps the greatest impact from drought is to the environment. Environmental impacts are far reaching with secondary effects on people, infrastructure, and the economy. From a high-level perspective, environmental impacts include:

- Reduced water levels in waterways, lakes, and reservoirs
- Poor water quality
- Land erosion and poor soil quality
- Loss of wildlife habitat and drinking supply
- Wildlife migration and/or death
- Loss of wetlands
- Loss of plant life
- Increased wildfires

### 3.9.7. Public Input

Drought was omitted from the public survey, so participants in the planning process were asked to assess and identify their level of concern of a drought occurring in their community. Across the Tri-County region, the vast majority of respondents noted that they were not very concerned about this hazard.

### 3.9.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Possible	Minor	High	Low	Medium
Eaton	Possible	Minor	High	Low	Medium
Ingham	Possible	Minor	High	Low	Medium
Delta Township	Possible	Minor	High	Low	Medium
Delhi Township	Possible	Minor	High	Low	Medium
City of East Lansing	Possible	Minor	High	Low	Medium
Locke Township	Possible	Minor	High	Low	Medium
Meridian Township	Possible	Minor	High	Low	Medium
Williamstown Township	Possible	Minor	High	Low	Medium

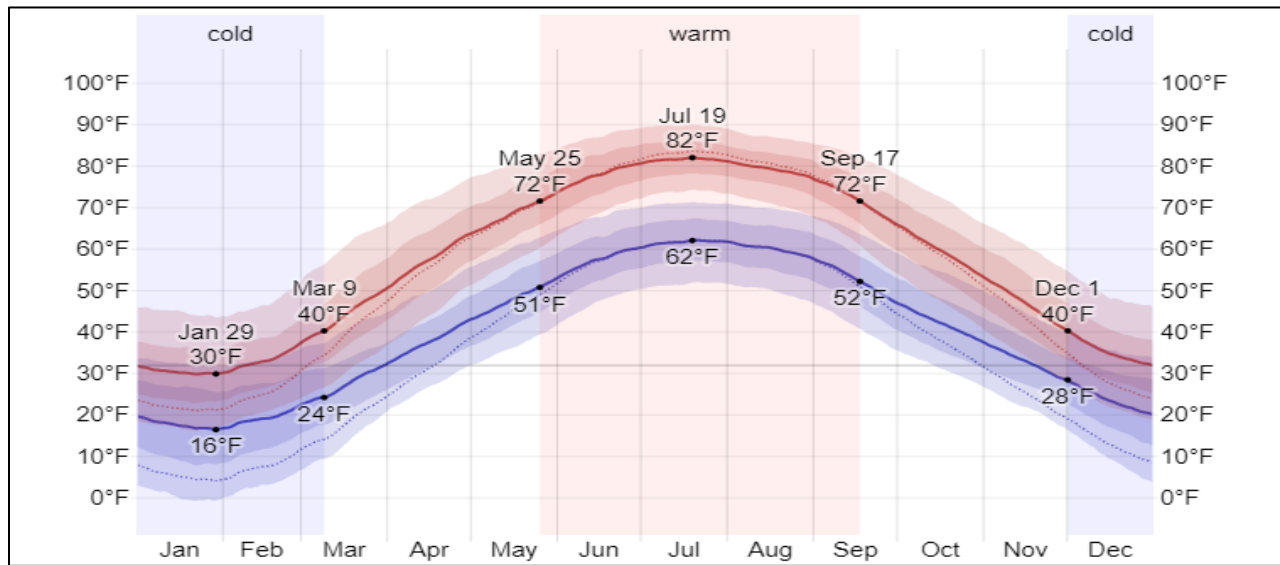
## 3.10. Extreme Temperatures

### 3.10.1. Hazard Profile

Extreme temperatures in Michigan can include both extreme heat and cold. Extreme temperatures are typically identified by unusually high or low temperatures over a period of time, typically two days or longer. Extreme temperatures have the greatest effects on the very young, elderly, and other vulnerable populations.

The NWS classifies an extreme heat or cold event based on numerous factors, including the departure from normal temperatures. In Lansing, MI, the average high/low temperatures in January are 30°F and 16°F, respectively; in July they are 82°F and 62°F, shown in Figure 14.

Figure 14. Average Annual Temperatures – Lansing, MI



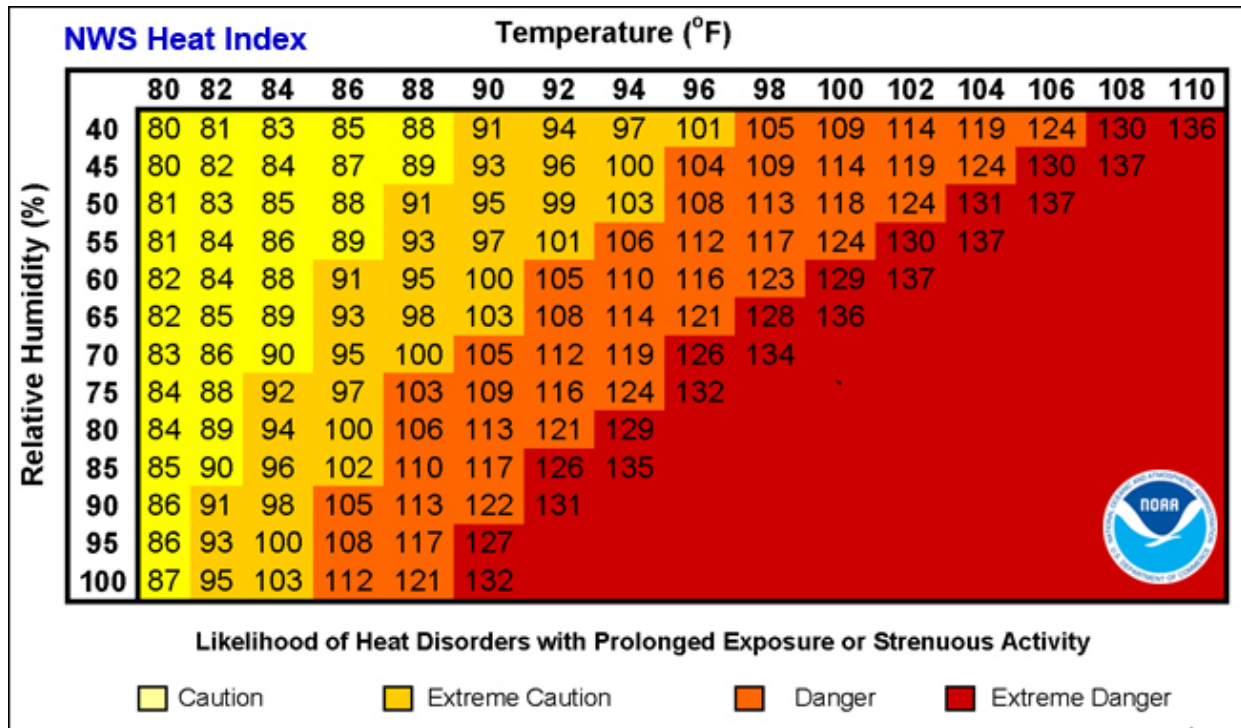
Source: weatherspark.com

### 3.10.1.1. Extreme Heat

Extreme heat is not categorized by one factor, such as temperature, but as a combination of impacts that increase the threat of heat. Extreme heat is based more on potential or actual impact than weather conditions alone. The amount of sunlight, humidity levels, and wind conditions can increase or decrease the effects of high temperatures increasing or decreasing the threat.

Other environmental factors can influence the impact of heat as well. High nighttime temperatures reduce the ability for homes and other buildings to cool overnight, increasing the risk during the daytime hours. The duration of the heat event will also create cumulative effects.

Figure 15. National Weather Service Heat Index



Source: National Weather Service

The National Weather Service (NWS) issues alerts for three categories of extreme heat. Alerts are issued based on the impact of the heat rather than a specific temperature. Alerts thresholds vary based on geographic location as well. Table 17 shows general parameters for different NWS heat-related alerts.

Table 17. National Weather Service Heat-Related Alerts

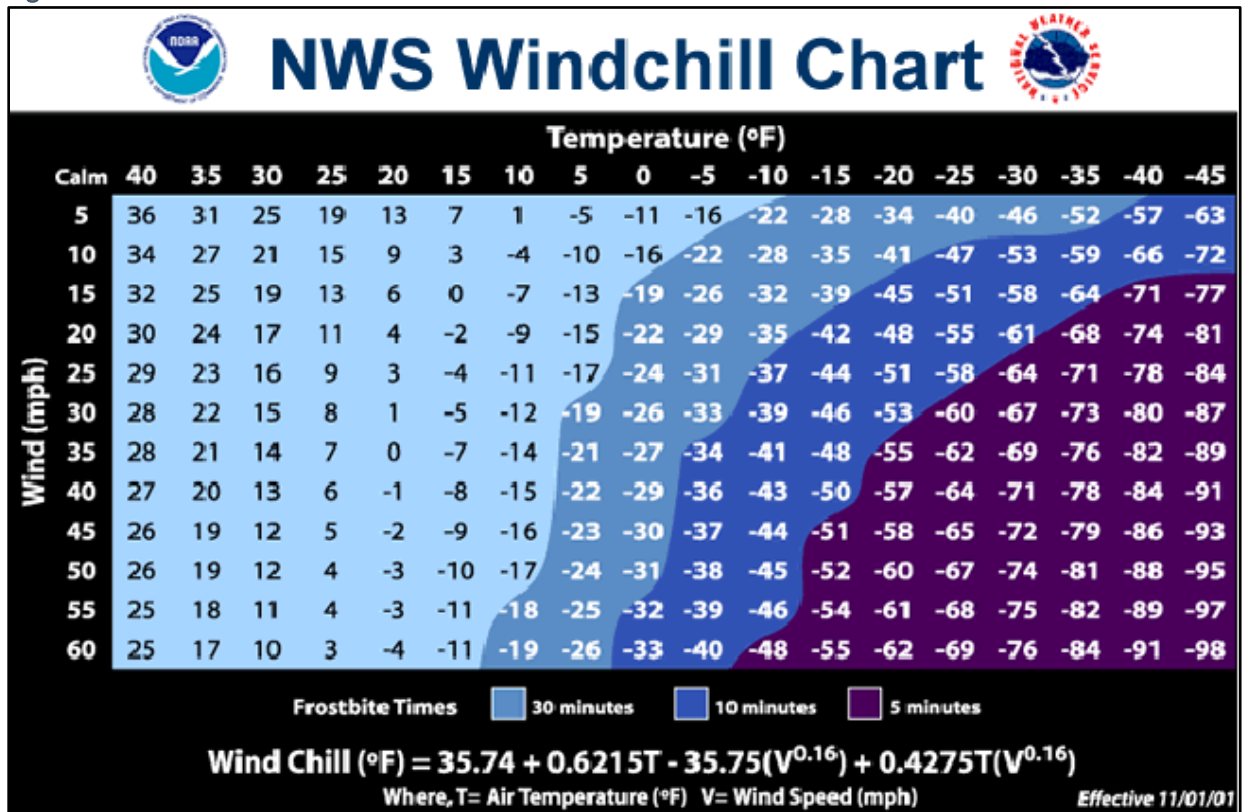
Alert	Explanation
Excessive Heat Outlook	Excessive Heat Outlooks are issued when the potential exists for an excessive heat event in the next 3–7 days. An Outlook provides information to those who need considerable lead-time to prepare for an event.
Heat Advisory	A Heat Advisory is issued within 12 hours of the onset of extremely dangerous heat conditions. The general rule of thumb for an Advisory is when the maximum heat index temperature is expected to be 100°F or higher for at least 48 hours, and nighttime temperatures are not expected to drop below 75°F, though these criteria vary across the country.
Excessive Heat Watch	Heat Watches are issued when conditions are favorable for an excessive heat event in the next 24–72 hours. A Watch is used when the risk of a heat wave has increased, but its occurrence and timing are still uncertain.
Excessive Heat Warning	An Excessive Heat Warning is issued within 12 hours of the onset of extremely dangerous heat conditions. The general rule of thumb for a Warning is when the maximum heat index temperature is expected to be 105°F or higher for at least 48 hours, and nighttime air temperatures are not expected to drop below 75°F, though these criteria vary across the country.

Source: National Weather Service

### 3.10.1.2. Extreme Cold

Similar to extreme heat, extreme cold is classified based on multiple factors as opposed to temperature alone. Humidity and sunshine have effects on the cold; however, the greatest influence is wind. Cold is often measured by windchill temperatures as opposed to the base temperature. Windchill temperatures can often be 10–20 degrees lower than the ambient temperature as reflected in Figure 16.

Figure 16. National Weather Service Windchill Chart

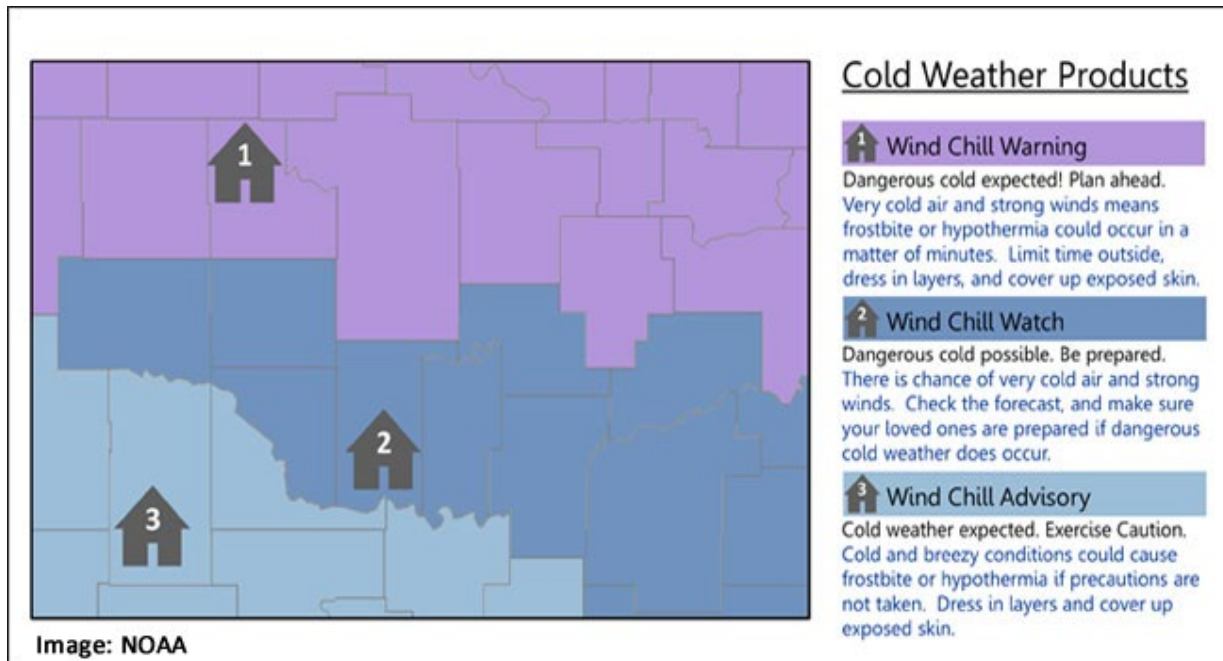


Source: National Weather Service

National Weather Service alerts are often issued based on windchill temperatures. The NWS may also issue alerts based on freezing temperatures; however, these are typically more focused on impacts from freezing temperatures to plants, pets, and households. Figure 17 shows NWS weather alerts for cold weather incidents.



Figure 17. National Weather Service Cold Weather Alerts



Source: National Weather Service

One of the most significant causes of extreme cold is the Polar Vortex. The Polar Vortex is a low-pressure area with very cold air in the North Pole. There is also a similar vortex in the South Pole. At times, the vortex will expand, sending cold air south along the jet stream. When this occurs, areas of the northern United States, including Michigan, can receive exceptionally cold air far below normal or average winter temperatures.

### 3.10.2. Area of Impact

Any and all areas of Michigan can experience extreme temperatures, including the Tri-County region. Extreme temperature impacts tend to be regional and not necessarily confined to a specific locality.

### 3.10.3. Extent

Due to the somewhat ambiguous nature of extreme temperature events, it is challenging to measure the extent of extreme heat or cold. However, the record high temperature in the Tri-County region was recorded at 106°F in 1936, with a record low of -29°F in 1981.

### 3.10.4. Previous Occurrence

The Tri-County region has experienced numerous extreme heat and cold events; however, a search of the NCEI database did not show a sustained history of extreme heat or cold events. Some of the more exceptional events have been captured below.

**July 1936 Extreme Heat.** Temperatures above 100°F for up to seven days resulted in death and foodborne illness due to melted iceboxes.

**August 2001 Extreme Heat.** Temperatures above 100°F and high humidity for seven days. Heat indices of 105–110°F in some areas.

**June 2018 Extreme Heat.** High temperatures reached the lower to middle 90s with heat indices at or above 105°F.

**January 29–31, 2019 Extreme Cold.** Artic cold brought in by a Polar Vortex entered lower Michigan for three days with extreme cold and over a foot of snow. Ambient temperatures ranged from -5°F to -20°F while windchills throughout lower Michigan fell to -20°F to -40°F.

**Table 18. Record Temperatures Across the Tri-County Region**

County	Date of Record High	Record High	Number of days > 90 F	Probability of Occurrence
Ingham	7/6/1988	100°F	9.1	2.5%
Eaton	7/14/1936	106°F	7.5	2.1%
Clinton	7/13/1936	102°F	11.3	3.1%
County	Date of Record Cold	Record Cold	Number of days <0 F	Probability of Occurrence
Ingham	1/4/1981	-29°F	13.1	3.6%
Eaton	2/10/1912	-31°F	13.5	3.7%
Clinton	2/2/1895	-42°F	9.4	2.6%

Source: 2019 Michigan Hazard Mitigation Plan

### 3.10.5. Probability

Extreme temperatures can occur at any time anywhere in Michigan, including the Tri-County region. Climate change is likely to play a role in the increased occurrence in extreme temperatures.

**Table 19. Climate Change Indicators for the Midwest**

Indicators	
<b>Historic Air Temperature</b>	<b>Average Increase</b>
1900–2010	1.5 degrees
1950–2010	3.0 degrees
1980–2010	4.5 degrees
<b>Future Air Temperature*</b>	<b>Average Increase</b>
Mid Century (2046 –2065) relative to 1979–2000	4.9 degrees
End Century (2018–2100) relative to 1979–2000	8.5 degrees
<b>Future Precipitation*</b>	<b>Average Increase</b>
Spring–Mid Century (2041–2062) relative to 1979–2000	9%
Summer–Mid Century (2041–2062) relative to 1979–2000	-8%
*assuming continued global emissions growth	

Source: Pryor et al., 2014

According to NCEI data, between 1970 and 2021, the Tri-County region recorded one extreme temperatures incident – the June 30, 2018, excessive heat event. While this plan reflects more instances than that, the probability of an extreme temperatures incident that impacts the region is low, although this may largely be attributed to the populations’ adaptation to the climate that they reside in. In discussions during the planning process, the planning team noted that while instances of heat and

especially extreme cold do happen, the people, communities and counties are mostly adept at minimizing the impacts of extreme temperatures.

### **3.10.6. Vulnerability Assessment**

#### **3.10.6.1. Impacts to People**

Impacts of extreme temperatures to people include physical harm and death. In extreme heat, individuals may suffer from heat exhaustion or heat stroke which may result in hospitalization or death. In addition, excessive heat can worsen chronic conditions such as respiratory and cardiovascular diseases. The impact is particularly harder on those without air conditioning in their homes and the young, elderly, and other vulnerable populations.

The greatest risks of extreme cold are frostbite and hypothermia. Additionally, extreme cold temperatures can place strain on the heart and lungs. Other minor impacts include redness in the face, runny nose, and sore throat. Cold weather can also weaken the immune system, making individuals more susceptible to illness. People experiencing homelessness are the most vulnerable to extreme cold.

During the planning meetings, participants noted that each county has systems in place to provide heating and cooling shelters for the people in the region.

#### **3.10.6.2. Impacts to Infrastructure**

Infrastructure in the United States and Michigan is aging and becoming fragile. Materials expand or contract when subjected to changes in temperatures. Most materials expand when they are heated and contract when they are cooled. Severe problems develop in infrastructure when temperatures cannot be dissipated. Rapid expansion and contraction can lead to stressing and eventually cracking, especially in concrete. Highways, bridges, and railways are prone to buckling under extreme heat. Power systems may fail or operate in a reduced capacity. Rolling blackouts are used in some parts of the United States to reduce the strain on electric systems. Aircraft performance may be impacted by extreme heat as well. At times, flights may need to be grounded, as high temperatures thin the atmosphere preventing aircraft from takeoff.

Extreme cold impacts infrastructure as well, typically due to a rupture of water pipes and gas lines. Freezing may cause electric and wastewater systems to fail as well.

#### **3.10.6.3. Impacts to the Economy**

Extreme temperatures, both cold and heat, cause damage to crops, reducing growth and yield. A lower number of crops means there are fewer crops to sell. This reduces the income of farmers and increases the cost of grains and produce. In addition, the use of electric and natural gas increases during extreme temperature events, subsequently increasing costs to consumers.

#### **3.10.6.4. Impacts to the Environment**

Extreme temperatures can have great impact to the environment, particularly extreme heat. Extreme heat can increase the frequency and intensity of wildfires and contribute to or worsen drought conditions. High temperatures can also increase pollution, as stagnant air tends to trap pollutants. For the most part, swings in temperature are part of the natural environmental cycle and are absorbed by the environment over the long run.

### 3.10.7. Public Input

Extreme temperatures was omitted from the public survey, so participants in the planning process were asked to assess and identify their level of concern of extreme temperatures occurring in their community. Across the Tri-County region, the vast majority of respondents noted that they were not very concerned about this hazard; the region is located in an area that experiences cold weather, and residents know how to take care of themselves and each other during one of these incidents.

### 3.10.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Unlikely	Minor	High	Low	Low
Eaton	Unlikely	Minor	High	Low	Low
Ingham	Unlikely	Minor	High	Low	Low
Delta Township	Unlikely	Minor	High	Low	Low
Delhi Township	Unlikely	Minor	High	Low	Low
City of East Lansing	Unlikely	Minor	High	Low	Low
Locke Township	Unlikely	Minor	High	Low	Low
Meridian Township	Unlikely	Minor	High	Low	Low
Williamstown Township	Unlikely	Minor	High	Low	Low

## 3.11. Flood

### 3.11.1. Hazard Profile

Floods are considered the most common hazard in the United States. Most flood events in the U.S. involve inundation of floodplains associated with rivers and streams or shoreline inundation along lakes and coastlines. This type of flooding, referred to as “riverine” flooding, typically results from large-scale weather systems generating prolonged rainfall or from locally intense storms. Riverine flooding is characterized by a gradual and predictable rise in a river or stream due to persistent precipitation.

A flood is a natural event for rivers and streams. Excess water from snowmelt, rainfall, or storm surge accumulates and flows over the stream or riverbank into the adjacent floodplain – low-lying lands adjacent to rivers, lakes and oceans that are subject to recurring inundation. Heavy rains that fall in a short period of time during intense thunderstorms can lead to high-velocity flows that overflow the normal river channel, causing extensive damage to nearby residences and businesses. These events are called “flash floods.” Most coastal flood events are characterized by slowly rising and falling floodwaters. Floods can be exacerbated by changing development patterns. In rapidly urbanizing areas, the increased amount of pavement and other impervious surfaces can exacerbate the potential or intensity of flooding events.

Most riverine flooding occurs in early spring and is the result of excessive rainfall and/or the combination of rainfall and snowmelt. Ice jams also cause flooding in winter and early spring. Severe thunderstorms may cause flooding during the summer or fall, although these are usually localized and have more impact on watercourses with smaller drainage areas. Oftentimes, flooding may not necessarily be directly attributable to a river, stream, or lake overflowing its banks. Rather, it may simply be the combination of excessive rainfall and/or snowmelt, saturated ground, and inadequate drainage. With no place to go, the water will find the lowest elevations – areas that are often not in a designated floodplain. That type of

flooding is becoming increasingly prevalent in Michigan, as development outstrips the ability of the drainage infrastructure to properly carry and disburse the water flow.

Flooding also occurs due to combined storm and sanitary sewers that cannot handle the tremendous flow of water that often accompanies storm events. Typically, the result is water backing into basements, which damages mechanical systems and can create serious public health and safety concerns.

### **3.11.2. Area of Impact**

Where data is available, flood zones are mappable. Figure 18, Figure 19, and Figure 20 show the Special Flood Hazard Areas with a 1-percent annual chance of flooding in Clinton, Eaton, and Ingham counties.

Figure 18. Flood Zones in Clinton County

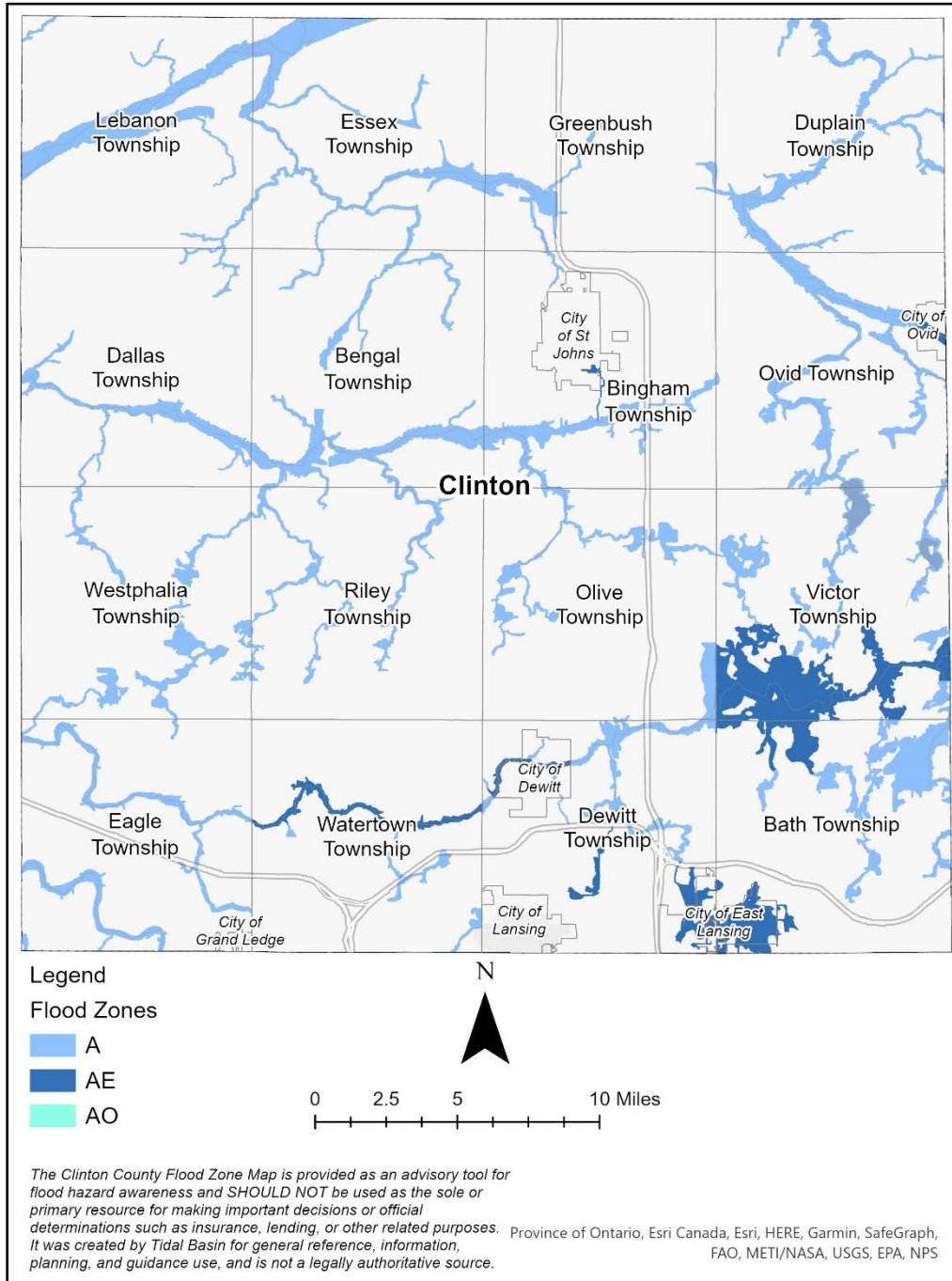




Figure 19. Flood Zones in Eaton County

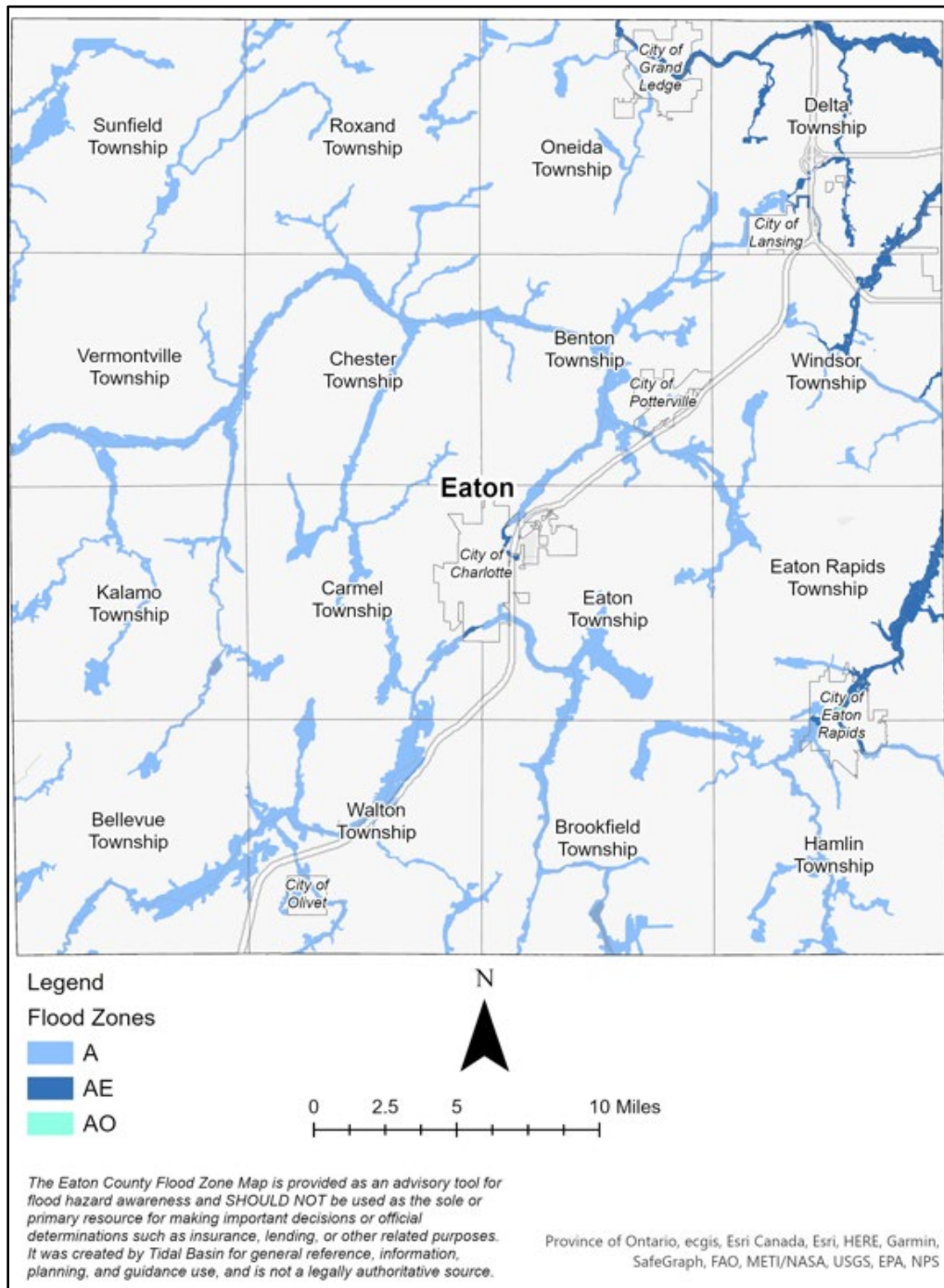
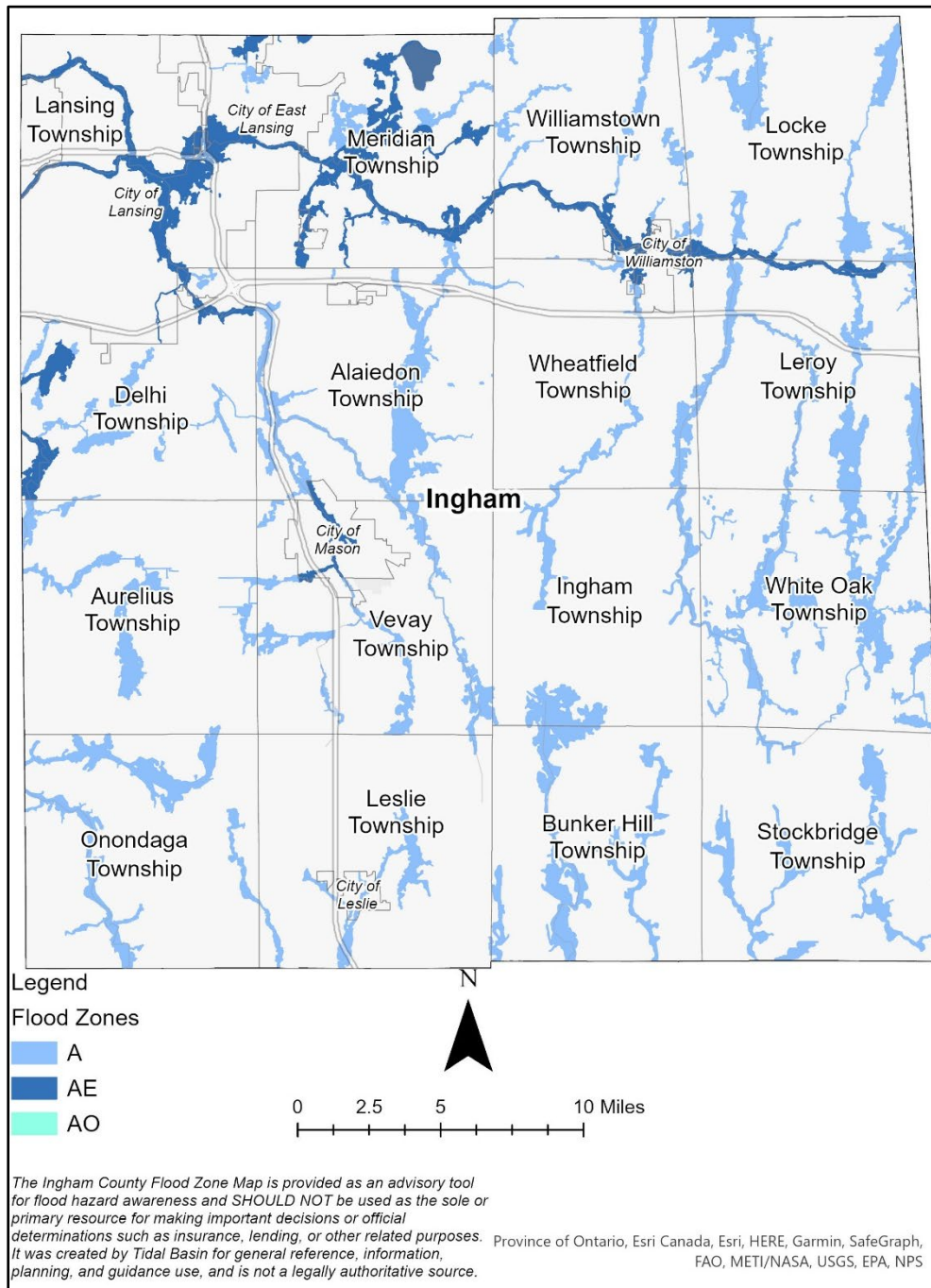


Figure 20. Flood Zones in Ingham County





### 3.11.2.1. National Flood Insurance Program

Each county has communities that are mapped for participation in the National Flood Insurance Program (NFIP).

**Table 20. Clinton County NFIP Communities**

Community Name	County	Curr. Eff. Map Date	Reg-Emer Date	Participating Community
Bath, Charter Township of	Clinton	05/03/11	07/15/11	Yes
Bengal, Township of	Clinton	05/03/11(M)	08/25/11	Yes
Bingham, Township of	Clinton	05/03/11	09/18/13	Yes
Dallas, Township of	Clinton	05/03/11(M)	05/03/11	Yes
Dewitt, Charter Township of	Clinton	05/03/11	06/18/80	Yes
Dewitt, City of	Clinton	05/03/11	12/18/1979	Yes
Elsie, Village of	Clinton	05/03/11(M)	07/16/87	Yes
Essex, Township of	Clinton	05/03/11(M)	06/30/11	Yes
Lebanon, Township of	Clinton	05/03/11(M)	06/27/11	Yes
Maple Rapids, Village of	Clinton	05/03/11(M)	09/01/86	Yes
Olive, Township of	Clinton	05/03/11(M)	11/28/2012	Yes
Ovid, Township of	Clinton	05/03/11(M)	09/15/11	Yes
St. Johns, City of	Clinton	05/03/11	03/16/88	Yes
Victor, Township of	Clinton	05/03/11	02/02/89	Yes
Watertown, Charter Township of	Clinton	05/03/11	05/17/82	Yes
Westphalia, Township of	Clinton	05/03/11(M)	11/10/2011	Yes
Grand Ledge, City of	Clinton/Eaton	05/03/11	01/02/81	Yes
East Lansing, City of	Clinton/Ingham	08/16/11	08/01/80	Yes

**Table 21. Eaton County NFIP Communities**

Community Name	County	Curr. Eff. Map Date	Reg-Emer Date	Participating Community
Bellevue, Township of	Eaton	11/26/10(M)	02/22/11	Yes
Bellevue, Village of	Eaton	11/26/10(M)	07/03/86	Yes
Brookfield, Township of	Eaton	11/26/10(M)	04/12/12	Yes
Carmel, Township of	Eaton	11/26/10(M)	01/31/79	Yes
Charlotte, City of	Eaton	11/26/2010	07/02/81	Yes
Delta, Charter Township of	Eaton	11/26/2010	03/02/81	Yes
Dimondale, Village of	Eaton	11/26/2010	09/30/80	Yes
Eaton Rapids, City of	Eaton	11/26/2010	10/15/1982	Yes
Eaton Rapids, Township of	Eaton	11/26/2010	12/15/1983	Yes
Hamlin, Township of	Eaton	11/26/2010	03/15/11	Yes
Kalamo, Township of	Eaton	11/26/10(M)	03/14/11	Yes

Olivet, City of	Eaton	11/26/10(M)	11/9/1979	Yes
Oneida, Charter Township of	Eaton	11/26/2010	07/16/81	Yes
Potterville, City of	Eaton	11/26/10(M)	09/28/79	Yes
Roxand, Township of	Eaton	11/26/10(M)	04/12/11	Yes
Sunfield, Township of	Eaton	11/26/10(M)	11/9/2011	Yes
Vermontville, Township of	Eaton	11/26/10(M)	02/08/12	Yes
Walton, Township of	Eaton	11/26/10(M)	11/10/2011	Yes
Windsor, Charter Township of	Eaton	11/26/2010	01/02/81	Yes

**Table 22. Ingham County NFIP Communities**

Community Name	County	Curr Eff Map Date	Reg-Emer Date	Participating Community
Alaiedon, Township Of	Ingham	08/16/11(M)	09/28/79	Yes
Aurelius, Township Of	Ingham	08/16/11(M)	08/16/11	Yes
Bunker Hill, Township Of	Ingham	08/16/11(M)	02/12/13	Yes
Delhi, Charter Township Of	Ingham	08/16/11	07/16/81	Yes
Ingham, Township Of	Ingham	08/16/11(M)	09/26/16	Yes
Lansing, Charter Township Of	Ingham	08/16/11	02/04/81	Yes
Leroy, Township Of	Ingham	08/16/11	08/16/11	Yes
Leslie, City Of	Ingham	08/16/11(M)	08/10/79	Yes
Leslie, Township Of	Ingham	08/16/11(M)	09/15/11	Yes
Locke, Township Of	Ingham	08/16/11	08/10/79	Yes
Mason, City Of	Ingham	08/16/11	10/15/1982	Yes
Meridian, Charter Township Of	Ingham	08/16/11	02/02/77	Yes
Onondaga, Township Of	Ingham	08/16/11(M)	08/22/12	Yes
Stockbridge, Township Of	Ingham	08/16/11(M)	08/16/11	Yes
Stockbridge, Village Of	Ingham	08/16/11(M)	09/04/86	Yes
Vevay, Township Of	Ingham	08/16/11	09/29/11	Yes
Webberville, Village Of	Ingham	08/16/11(M)	08/10/79	Yes
White Oak, Township Of	Ingham	08/16/11(M)	07/16/90	Yes
Williamston, City Of	Ingham	08/16/11	04/01/82	Yes
Williamstown, Township Of	Ingham	08/16/11	04/15/82	Yes

### 3.11.2.2. Repetitive Loss Properties

Updated repetitive loss property data was requested through FEMA, but was not received by the time of publication of this plan. The following information comes from the 2015 version of the plan.

The National Flood Insurance Program (NFIP) maintains a list of “repetitive loss properties” that have suffered from multiple costly incidents of flood damage. Special funds can be obtained through the Repetitive Flood Claims program in order to achieve flood mitigation objectives for these structures at a reduced non-federal cost share (10% rather than 25%). Although detailed insurance information must be kept confidential, it is necessary for this plan to include a consideration of these high-priority properties that are vulnerable to regular flooding. Within each county, the following repetitive loss properties should be prioritized for flood mitigation activities, due to their demonstrated recent need.

Clinton County’s NFIP listings have a total of nine repetitive-loss properties officially identified by the NFIP. However, it is evident by inspecting the (confidential) property addresses that eight out of these nine properties have been misclassified by the NFIP as being within the wrong county and should instead be included in the listings for Ingham County. Four of these properties are located in the City of East Lansing, and they include two single-family homes—the first of which had suffered an average of \$5,225 per flood event, over three events since 1980, and the second of which had suffered an average of \$15,780 per event in two events during the same time period. The other two East Lansing properties are classified as “other residential” type, which had suffered an average of \$3,868 per event during two events in the 1980s, and “2-4 family” type, which had suffered an average of \$8,900 per event during three events since 2008. There are four structures identified within the City of Lansing, one of which is listed as “mitigated.” The three non-mitigated structures include one non-residential building that had two flood events since 2000 which caused an average of \$38,062 per event; one single-family home that had two events during the 1980s with an average of about \$1,500 in damage per event; and one “other residential” structure that saw an average of \$2,123 in damage in each of its two reported flood events during the early 1980s. The one property on the list that is actually located in Clinton County is a non-residential structure within Victor Township, which suffered an average of \$82,836 in damages from each of its two reported events since 2000.

Eaton County has a total of twelve repetitive loss properties listed in the official NFIP database. Two are in Delta Township—a single family home that has suffered an average of \$4,263 per event during two events in the 1980s, and a non-residential structure that has seen an average of \$20,861 in damage during each of its three reported events since 1980. One property was noted within the City of Eaton Rapids, a single-family home with two flood events since 1999, which averaged \$2,498 in damage per event. Eaton Rapids Township also has a vulnerable single-family home that saw three damaging flood events starting in 2008, causing an average of \$5,287 in damage each time. Finally, Windsor Township has eight single-family homes on the official list, three of which are located on the same street. All eight of these homes have a history of two reported flood events, mostly during the 1980s but a quarter of the events have occurred since 2004. The average damage per event for each home was \$5,740.

Ingham County had eight properties mistakenly listed within Clinton County (see the paragraph above, for more information), but also has four properties correctly classified within the official NFIP database. (One additional listing of a property in the City of Mason has been denoted as “mitigated.”) All four of the remaining Ingham County properties in the repetitive loss list are single-family homes located in Meridian Township, and two of them are located on the same street. Two of these homes have endured three reported flood losses since 1980, while the other two have experienced two flood events during that same time. The average loss per event to each of these four houses was \$9,268.

### **3.11.3. Extent**

Magnitude and severity can be described or evaluated in terms of a combination of the different levels of impact that a community sustains from a hazard event. Specific examples of negative impacts from flooding in the Tri-County region span a comprehensive range and are summarized as follows:

- Floods cause damage to private property that often creates financial hardship for individuals and families.
- Floods cause damage to public infrastructure, resulting in increased public expenditures and demand for tax dollars.
- Floods cause loss of personal income for agricultural producers that experience flood damages.
- Floods cause emotional distress on individuals and families.
- Floods can cause injury and death.

Floods present a risk to life and property, including buildings, their contents, and their use. Floods can affect crops and livestock. Floods can also affect lifeline utilities (e.g., water, sewerage, power), transportation, jobs, tourism, the environment, and the local and regional economies. The impact of a flood event can vary based on geographic location to waterways, soil content and ground cover, and construction. The extent of the damage of flooding ranges from very narrow to widespread based on the type of flooding and other circumstances, such as previous rainfall, rate of precipitation accumulation, current conditions in the infrastructure and landscapes, the time of year, and emergency response preparedness.

The magnitude and severity of the flood hazard is usually determined by the extent of impact it has on the overall geographic area and by identifying the most catastrophic event in the previous flood history (as an example of the losses that could be incurred during such an event). Sometimes this “example” of a catastrophic event is referred to as the “event of record.” The flood of record is almost always correlated to a peak discharge at a gage, because it usually also comes with the worst impacts in terms of property damage, loss of life, etc. The most damaging event across the region is used to set the “event of record” in terms of injuries/deaths and/or property/agricultural damages.

According to NCEI, the flood of record occurred in April 2013. The storm caused \$5 million in property damages in Ingham and Clinton counties and \$3 million in property damages in Eaton County. No recorded flooding events included injuries or fatalities. The flood of May 2004 caused \$200,000 in crop damages in each of the three counties.

### **3.11.4. Previous Occurrence**

The NCEI records flooding event statistics starting in 1997 and includes six distinct river flooding incidents between January 1, 1970, and December 31, 2021, across the Tri-County region. These incidents caused a combined \$16 million in property damage and \$600,000 in crop damage. This equates to an average of \$1.24 million in property damage and \$200,000 in crop damage (only three incidents recorded impacts to crops). Table 23 provides a summary of these incidents.

**Table 23: Flooding Incidents in the Tri-County Region (1997–2021)**

Location	Number of Flooding Incidents	Number of Deaths	Number of Injuries	Property Damage	Crop Damage
Clinton	5	0	0	\$1,207,000	\$200,000
Eaton	4	0	0	\$4,110,000	\$200,000
Ingham	4	0	0	\$6,035,000	\$200,000
<b>Totals</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>\$16,180,000</b>	<b>\$600,000</b>

Source: National Climatic Data Center Storm Events Database

All three (3) counties experienced a regional flood event caused by locally heavy rainfall on February 24, 2001, which caused an average of \$10,000 in property damage in each of the counties, no crop damage, and no loss of life or injuries. Several area rivers crested slightly above flood stage, but otherwise the storm had very little impact.

Additionally, the Tri-County region was impacted by flooding beginning May 21, 2004. This event caused a record \$1 million in property damages and \$200,000 in crop damages in each of the three counties. Numerous thunderstorms and periods of heavy rainfall developed repeatedly across southern lower Michigan. The prolonged precipitation in mid-May 2004 resulted in elevated river levels and significant ground saturation. Reports indicated multiple washed-out roads in Eaton County. There was no recorded loss of life or injuries due to this event.

Record flooding occurred during the month of April 2013. Across Michigan, hundreds of homes were flooded, over 300 roads were closed, and preliminary damage estimates were in excess of \$32 million. Heavy rainfall caused significant flooding in rivers and streams across the Tri-County region. NCEI records \$5 million in property damages in Clinton and Ingham counties and \$3 million in property damages in Eaton County. No damages to crops were recorded and no recorded loss of life or injuries due to this event.

### **3.11.5. Probability**

While it may not rise to the level of major disaster, some level of flooding is an annual occurrence across the Tri-County region. Across the region, the NCEI records six separate flooding incidents occurring between 1997 (the first year a recorded incident occurred) and 2021. This correlates to an incident occurring roughly every four years or a 25% chance of a major flooding incident occurring in any given year.

### **3.11.6. Vulnerability Assessment**

#### **3.11.6.1. Impacts to People**

Vulnerable populations across the Tri-County region include residents living in known flood-prone areas or near areas vulnerable to flash floods. Certain populations may be especially vulnerable, including:

- The elderly and very young.
- Persons with access and functional needs.
- Residents of long-term care facilities.
- Those living in mobile homes.
- People and patients in hospitals.
- Low-income housing areas.

These populations may be more vulnerable to flooding due to limitations in mobility and accessibility, income, challenges in receiving and understanding warnings, or unfamiliarity with surroundings.

A review of NCEI incident data showed no recorded deaths or injuries due to flooding.

### 3.11.6.2. Impacts to Infrastructure

Infrastructure located within a 1-percent annual chance floodplain is most at risk of being impacted by a flood event; this infrastructure can include buildings, utilities, transportation routes, and other critical assets located within the region.

The FEMA NRI estimates annual loss by hazard on a county-by-county basis, including estimates for riverine flooding. Table 24 shows the expected annual loss due to riverine flooding in Clinton, Eaton, and Ingham counties, extrapolated from historical loss data, exposure data, and annualized frequency.

**Table 24. Expected Annual Loss due to Riverine Flooding**

Location	Total Loss	Building Value	Population Equivalence	Population	Agriculture Value
Clinton	\$234,290	\$128,176	\$96,894	0.01	\$9,219
Eaton	\$249,857	\$122,183	\$111,859	0.01	\$15,815
Ingham	\$629,962	\$223,081	\$397,848	0.05	\$9,032
<b>Regional Totals</b>	<b>\$1,114,109</b>	<b>\$473,440</b>	<b>\$606,601</b>	<b>0.07</b>	<b>\$34,066</b>

Source: FEMA National Risk Index

The NRI also estimates exposure values by hazard on a county-by-county basis; exposure values illustrate the potential value of infrastructure located in a flood risk zone. Table 25 shows exposure values for Clinton, Eaton, and Ingham counties for a riverine flood.

**Table 25. Exposure Values**

Location	Total	Building Value	Population Equivalence	Population	Agriculture Value
Clinton	\$25,796,553,749	\$343,177,741	\$25,442,519,206	3,347.70	\$10,856,803
Eaton	\$27,146,084,629	\$441,278,685	\$26,701,849,735	3,513.40	\$2,956,210
Ingham	\$98,092,292,318	\$3,114,394,255	\$94,970,104,594	12,496.07	\$7,793,469
<b>Regional Totals</b>	<b>\$151,034,930,696</b>	<b>\$3,898,850,681</b>	<b>\$147,114,473,535</b>	<b>19,357</b>	<b>\$21,606,482</b>

Source: FEMA National Risk Index

### 3.11.6.3. Impacts to the Economy

Long term economic impacts occur when rising waters disrupt the supply chain. Impacts to transportation routes, utilities, cropland, and other keystone economic sectors can cause prolonged disruptions and economic effects. Historically, flooding across the Tri-County region has not resulted in these types of long-term impacts.

### 3.11.6.4. Impacts to the Environment

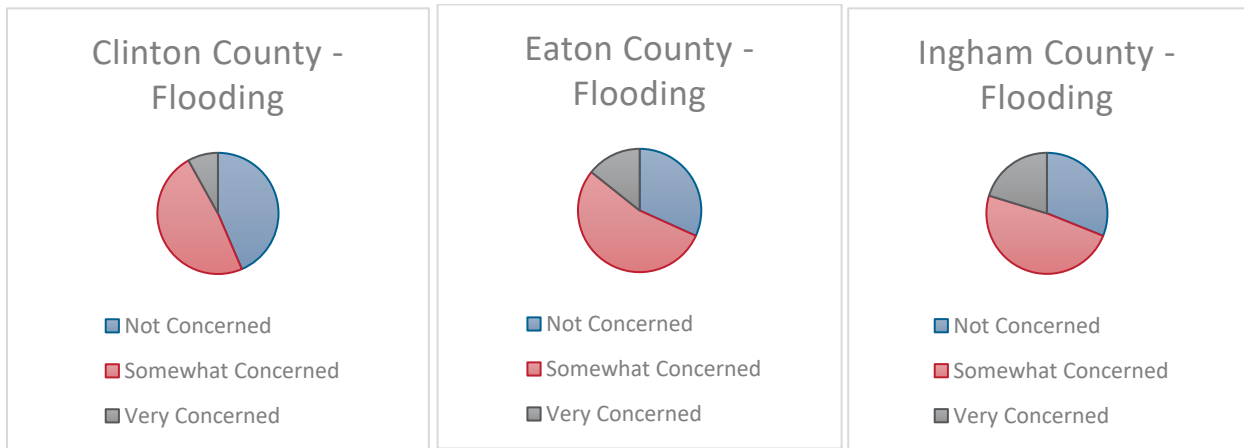
Floods can have a negative impact on wildlife, causing drowning, disease proliferation, and habitat disruption. Unpredictable floods can also cause harm to aquatic life, displacing fish and destroying aquatic habitat.

Floods can also alter the landscape, mainly through erosion. As floodwaters carry sediment, it can become suspended in the water and reduce water quality. Suspended sediment eventually settles out of the water in a process called sedimentation, which can clog riverbeds and streams, smother aquatic organisms and destroy habitats. Erosion and sedimentation have a more negative impact on ecosystems that are already degraded or heavily modified.

Floodwaters can be contaminated with pollutants such as agricultural pesticides, industrial chemicals, debris, and sewage. Finally, flooding can increase the chance of spreading waterborne diseases. Receding floodwaters can create stagnant pools of water, which provide a perfect breeding ground for mosquitoes.

### 3.11.7. Public Input

Participants in the public survey were asked to assess and identify their level of concern of a flooding incident occurring in their community. Across the Tri-County region, the vast majority of respondents noted that they were only somewhat concerned about this hazard.



### 3.11.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Likely	Minor	Limited	Medium	Medium
Eaton	Likely	Minor	Limited	Medium	Medium
Ingham	Possible	Minor	Limited	Medium	Medium
Delta Township	Possible	Minor	High	Low	Medium
Delhi Township	Possible	Minor	High	Low	Medium
City of East Lansing	Possible	Minor	High	Low	Medium
Locke Township	Possible	Minor	High	Low	Medium
Meridian Township	Possible	Minor	High	Low	Medium
Williamstown Township	Possible	Minor	High	Low	Medium

## 3.12. Severe Weather

### 3.12.1. Hazard Profile

Broadly defined, severe weather is any dangerous meteorological phenomenon with the potential to cause damage, serious social disruption, or loss of human life. For the purposes of this Hazard Mitigation Plan, the Severe Weather chapter will focus on three specific hazards: fog, hail, and lightning.

#### 3.12.1.1. Fog

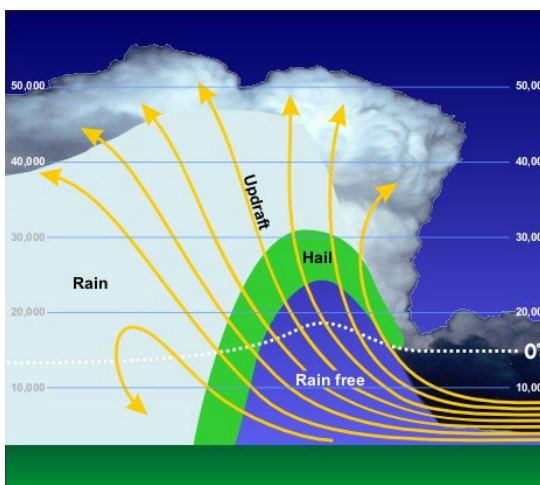
National Geographic calls fog “a cloud that touches the ground.” That is perhaps the simplest and best definition of this weather hazard. Fog is a visible aerosol consisting of tiny water droplets or ice crystals suspended in the air at or near the earth’s surface. Fog appears when water vapor condenses, at which point its molecules combine to make tiny liquid water drops that hang in the air.

Because of the restrictions in visibility it brings, fog can be a hazard on the road, on the water, and in the air. Fog is a factor in numerous travel accidents every year and can impact takeoff and landing procedures and requirements for pilots, causing weather-related aviation delays.

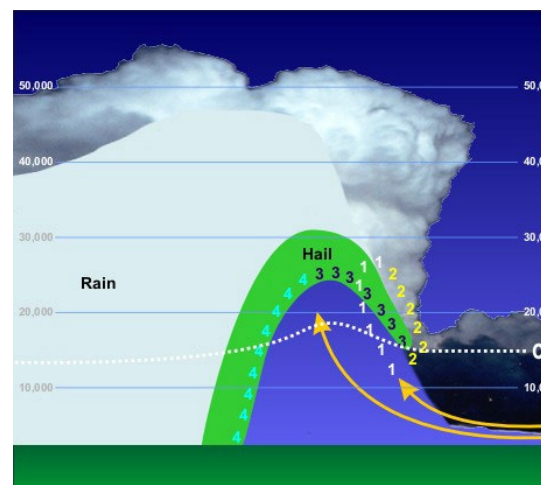
#### 3.12.1.2. Hail

Hail is a form of precipitation consisting of solid ice that forms inside thunderstorm updrafts. Hail can damage aircraft, homes, and cars and can be deadly to livestock and people. A hailstorm is an outgrowth of a severe thunderstorm in which balls called hailstones fall with rain. Hail is formed within thunderstorms when raindrops are carried upward by updrafts into extremely cold areas of the atmosphere and freeze. The hailstones grow by colliding with raindrops that freeze onto the hailstone’s surface. The hail falls when it becomes heavy enough to overcome the strength of the thunderstorm updraft and is pulled toward the earth by gravity.

Figure 21. Hail Development



Strong updrafts create a rain-free “vault” underneath the leading edge of a supercell.



Same cross-section as before but showing an idealized path of hail within the cloud.



If the winds near the surface are strong enough, hail can fall at an angle or even nearly sideways. Wind-driven hail can tear up siding and roofs on houses, break windows and blow into houses, break windows on cars, and cause severe injury and/or death to people and animals.

The largest hailstone recovered in the U.S. fell in Vivian, South Dakota, on June 23, 2010, with a diameter of 8 inches and a circumference of 18.62 inches. It weighed 1 lb. 15 oz.

Hailstorms can cause damage to property, crops, and the environment and kill and injure livestock. Hail causes approximately \$1 billion in property and crop damages every year in the U.S. One of the costliest hailstorms in the country hit Denver, Colorado, in July 1990 and caused \$625 million in damages. A 2016 study by the Highway Loss Data Institute found that insurance companies paid \$5.37 billion in total hail claims to automotive policy holders. The most common hail damage takes place on roofs of buildings, homes, and landscaping. Hail has been known to cause injury to humans, sometimes lethal injury. In 2000, a man in Fort Worth, Texas, was killed when he was struck by a softball-sized hailstone.

Hailstorms that produce a lot of small-sized hail can be dangerous to traffic, because all those tiny hailstones can completely cover the roadways. If the hail accumulates and becomes deep enough, it can prevent car tires from touching the road at all, making driving conditions similar to that of ice storms.

Hail size is often estimated by comparing it to a known object. Most hailstorms are made up of a mix of different sizes, and only the very largest hailstones pose a serious risk to people caught in the open. When reporting hail, estimates comparing the hailstone to a known object with a definite size are good, but measurements using a ruler, calipers, or a tape measure are best.

### **3.12.1.3. Lightning**

Lightning ranks as one of the top weather killers in the U.S., but the National Weather Service calls lightning one of the most underrated severe weather hazards. Lightning strikes in America kill about 75–100 people and injure hundreds each year. Lightning strikes can ignite building fires and wildland fires and damage electrical systems and equipment.

Lightning is a rapid discharge of electrical energy in the atmosphere. The resulting thunderclap is the result of a shock wave created by the rapid heating and cooling of the air in the lightning channel.

Lightning can occur between a cloud and the ground (cloud-to-ground lightning), between two clouds (intercloud lightning), or within the same cloud (intracloud lightning). Lightning can strike 10 miles out from the rain column.

Thunder, high winds, darkening skies, rainfall, and brilliant flashes of light are warning signs for lightning strikes.

### **3.12.2. Area of Impact**

Fog banks can cover large areas of a county or community at once. The risk of this hazard is uniform throughout the Tri-County region.

Hail and lightning are both associated with the size of a thunderstorm footprint. The typical thunderstorm is 15 miles in diameter and lasts an average of 30 minutes. Both hail and lightning can occur randomly within a given storm and are typically localized impacts of a much larger storm system.

### **3.12.3. Extent**

Fog comes in several forms. Only those that are a hazard in Michigan are listed here:

- Super fog forms when a mixture of smoke and moisture released from damp smoldering organic material such as brush, leaves, and trees mixes with cooler, nearly saturated air. Visibility is lowered to less than 10 feet. Super fog meanders through low terrain areas, such as creek beds or drainage ditches. Super fog can be very dangerous when present over highways and has been the cause of several large, multi-vehicle pileups.
- Freezing fog can freeze instantly on exposed surfaces when surface temperatures are at or below freezing. Freezing fog can cause black ice to form on roadways and hard surfaces, such as parking lots, sidewalks, and driveways. Because it is difficult to see, black ice is particularly dangerous to drivers and pedestrians.
- Radiation fog is a very common type of fog throughout the U.S. It is most prevalent during the fall and winter. It forms overnight as the air near the ground cools and stabilizes. When this cooling causes the air to reach saturation, fog will form. Radiation fog is usually patchy, tends to stay in one place, and goes away the next day under the sun's rays.

Hailstorms can happen all year long, with typically short durations. Severe storms that include larger stones may last more than 20 minutes, but hail that falls for more than 15 minutes is unusual. For small hailstones, according to the NOAA National Severe Storms Laboratory, the expected speed is between 9 and 25 mph, but it is possible for very large hailstones (diameters exceeding 4 inches) to fall at over 100 mph. There were 4,611 major hailstorms in 2020, according to NOAA's Severe Storms database.

As indicated in the combined NOAA/TORRO Hailstorm Intensity Scale in Table 26, hail is considered "destructive" at golf ball size (1.6 inches in diameter). The Tri-County region has experienced hail up to 2.75 inches in diameter, though it could experience hail that is larger if storm conditions were right.

A severe thunderstorm that produces hail one inch or larger in diameter is issued with little to no advance warning.

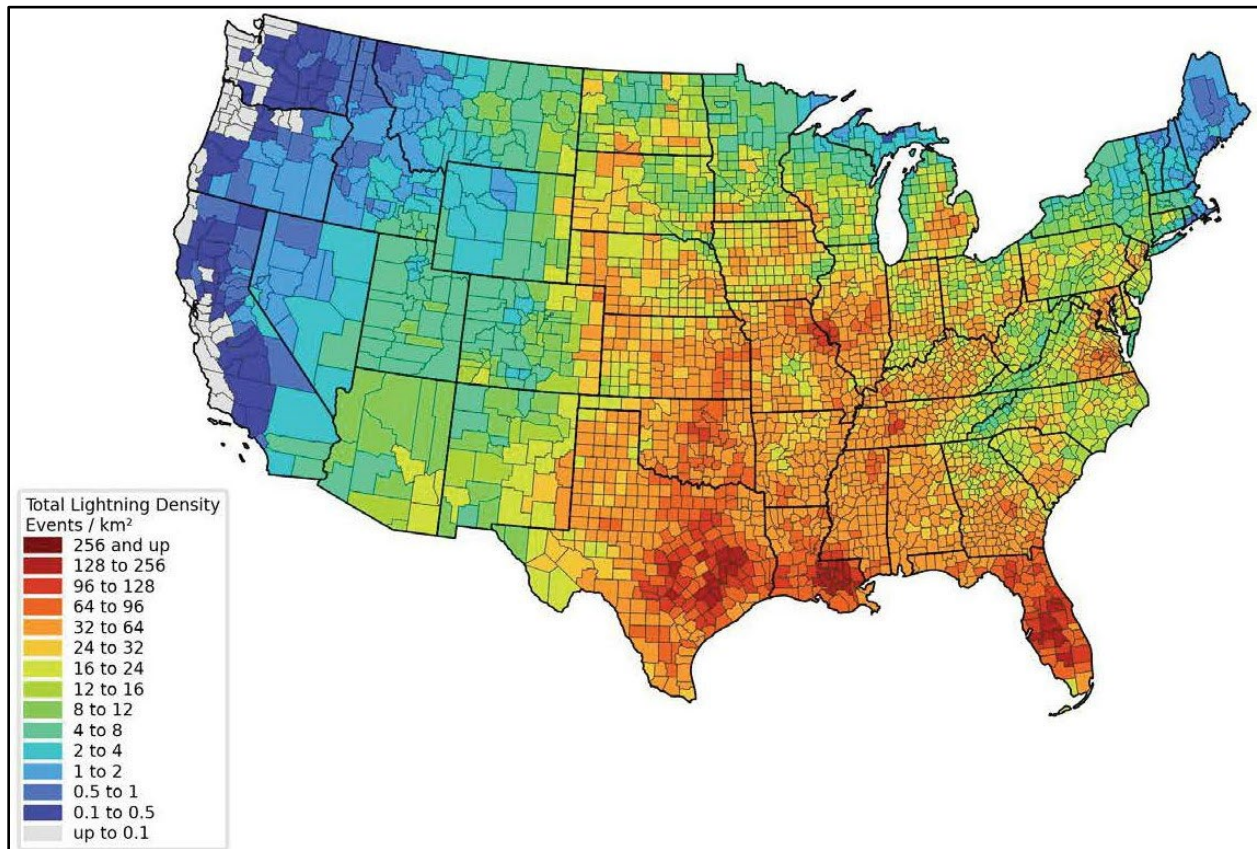
Table 26. Combined NOAA/TORRO Hailstorm Intensity

Size Code	Intensity Category	Diameter (inches)	Size Description	Typical Damage Impacts
H0	Hard Hail	Up to 0.33	Pea	No damage
H1	Potentially damaging	0.33–0.60	Marble or mothball	Slight damage to plants, crops
H2	Potentially damaging	0.60–0.80	Dime or grape	Significant damage to fruit, crops, vegetation
H3	Severe	0.80–1.20	Nickel to quarter	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored
H4	Severe	1.2–1.6	Half dollar to ping pong ball	Widespread glass damage, vehicle bodywork damage
H5	Destructive	1.6–2.0	Silver dollar to golf ball	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
H6	Destructive	2.0–2.4	Lime or egg	Aircraft bodywork dented; brick walls pitted
H7	Very Destructive	2.4–3.0	Tennis ball	Severe roof damage, risk of serious injuries
H8	Very Destructive	3.0–3.5	Baseball to orange	Severe damage to aircraft bodywork
H9	Super Hailstorms	3.5–4.0	Grapefruit	Extensive structural damage, risk of severe or even fatal injuries to persons caught in the open
H10	Super Hailstorms	4+	Softball and up	Extensive structural damage, risk of severe or even fatal injuries to persons caught in the open

Source: NOAA; TORRO

The Vaisala Flash Density Map indicates that the Tri-County region may experience between 3-12 lightning flashes per square mile per year or between 5,142 to 20,588 lightning flashes within the Tri-County region each year (3–12 flashes x 1714 sq. mi/yr).

Figure 22. Lightning Flash Density



Source: Vaisala 2021 Annual Lightning Report, total lightning density 2015-2020 per county

#### 3.12.4. Previous Occurrences

Since 1970, the Tri-County region has been included in four presidential disaster declarations that included severe storms. Some of the damages that resulted in the declarations were from tornadoes and flooding that accompanied the severe weather.

Within the Tri-County region between January 1, 1970, and October 31, 2021, the NCEI Storm Events Database includes reports of one dense fog event in the Tri-County region and no reported lightning events. The NCEI reported a total of 166 hail events with hailstones ranging from 0.75 to 2.75 inches in diameter. Of the reported events, there was \$1,182,000 in total property damages, \$685,000 in crop damages, no injuries, and no fatalities.

When discussing fog, the planning committee noted an incident in 2005, where fog on Interstate 96 caused a 200-car crash with two fatalities.

Most recently, on June 12, 2021, a cold front brought isolated late afternoon and evening severe storms that produced large hail, heavy rain, and frequent lightning as well as isolated reports of damaging wind gusts. The most severe weather occurred in Ovid in south central Michigan where baseball size hail was reported in addition to several downed trees and power lines.

Table 27. Severe Weather Summary for the Tri-County Region (1970-2020)

Hazard Type	Total Events	Events with Damage	Number of Deaths	Number of Injuries	Property Damage	Crop Damage
Dense Fog	1	0	0	0	0	0
Hail	166	76	0	0	\$1,182M	\$685,000
Lightning	0	0	0	0	0	0
<b>Total</b>	<b>167</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>\$1,182M</b>	<b>\$685,000</b>

Source: NOAA National Centers for Environmental Information Storm Events Database

### 3.12.5. Probability

The NCEI reported no damaging lightning or fog events between 1970 through October 31, 2021. Within the same time frame, the NCEI reported a total of 51 damaging hail events. This translates to an annual average of one damaging severe weather event per year. Based on this history, damaging hail, lightening, and fog will occur in the Tri-County region once a year, making the probability for damaging events “Highly Likely” in any given year.

### 3.12.6. Vulnerability Assessment

While fog can be a hazard to drivers, mariners, and aviators, and lightning can be a hazard to structures, crops, and lives, the Tri-County region does not show a history of damage from either. That is not to say the area is not vulnerable to these hazards; fog and lightning both occur in the area, and it is only a matter of time before damages will result. The real risk, however, is to hail, which has shown over time to be a consistent hazard to the area. According to the 2019 Michigan Hazard Mitigation Plan, hail ranks 7<sup>th</sup> out of 20 listed hazards for which data was available over a 20-year span. Average annual statewide property losses and crop damages for that period come in at \$18.2 million. Total hail losses for the Tri-County region over a 50-year span come in at \$1,867,000.

With less than 10% of property severely damaged, shutdown of facilities and services for less than 24 hours, and no injuries or fatalities reported, the impacts on the Tri-County region are negligible.

#### 3.12.6.1. Impacts to People

All people in the Tri-County region are exposed and at risk for experiencing severe weather including fog, lightning, and hail. Lightning strikes can cause injury or death, and dense fog can cause travel accidents resulting in death or injury. Although not as common as damage to structures, crops, and vehicles, hail can cause severe injuries and fatalities. People occupied in outdoor work or play may not have access to shelter and are at risk to both hail and lightning. Lightning strikes are more likely in areas with large bodies of water or wide, open spaces in natural habitats or parks and golf courses, or in areas with trees. Campgrounds may be at higher risk to lightning strikes as they typically provide large bodies of water and natural habitats as well as recreational park space.

The elderly or disabled may have a greater, indirect vulnerability to lightning than other subgroups of the population. As a group, they tend to rely heavily on electricity without disruptions. Long-term care facilities and other special needs housing may be vulnerable if power outages are sustained. Rural residents reliant on electricity for heating, cooling, and water supplies are also vulnerable to power outages.

Destructive hailstorms can have a more devastating impact on low-income populations who are less likely to have the economic resources to fully recover. The Tri-County region should consider applying for

federal hazard mitigation grant funds to help residential properties put mitigation measures in place to protect them from hail damage to a home’s roof or siding.

### 3.12.6.2. Impacts to Infrastructure

Disruptions to critical infrastructure are not likely. Emergency medical services, fire, and police would be at risk to the secondary effects of a hailstorm and would face risk of damage to response vehicles out in the open. Lightning can cause fires to buildings. Hail can damage roofs, siding, and windows. Fog can cause traffic jams and a rise in traffic accidents in areas of very low visibility.

### 3.12.6.3. Impacts to the Economy

The economic impact of severe weather is generally short-term. Lightning can cause fires (structural fires and wildfires), power outages, and death of unprotected livestock. Hail can destroy structures, vehicles, and crops.

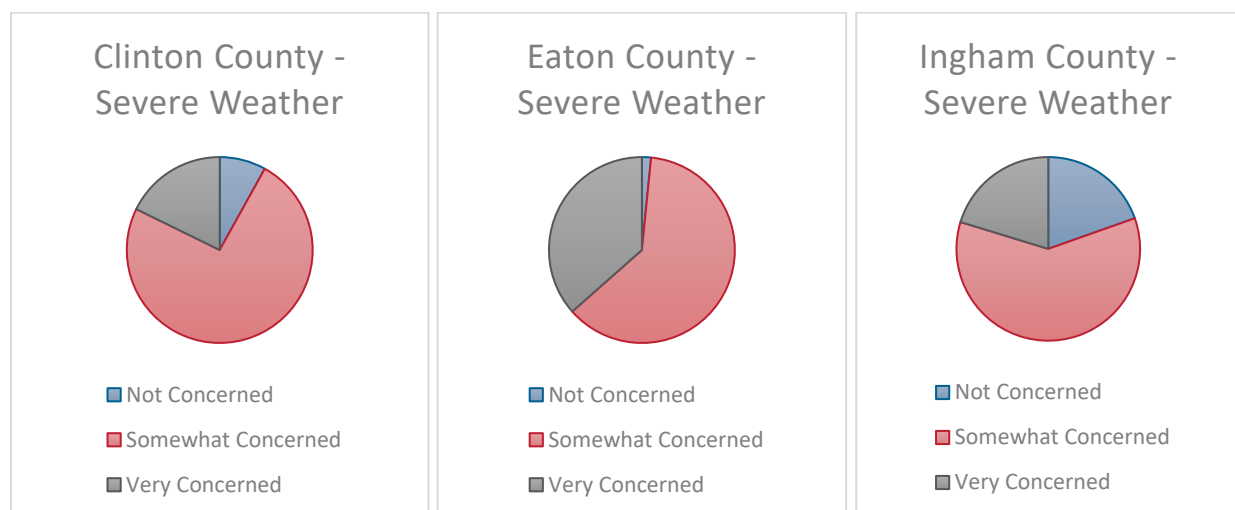
Most losses to businesses are covered by insurance. Nationally, a total of 2,632,050 hail loss claims were identified with a date of loss from January 1, 2018 through December 31, 2020. According to the March 2021 National Insurance Crime Bureau Hail Report, the State of Michigan accounted for up to 56,250 of those claims.

### 3.12.6.4. Impacts to the Environment

Natural resources may be vulnerable to indirect impacts of lightning, such as wildfires caused by lightning strikes. Hailstones can significantly damage vegetation. Large hailstones can damage trees, destroying limbs and branches. There are 226 trees per acre in Michigan, a total tree population of 14 billion. A hailstorm, or wildfires caused by lightning, could significantly damage the tree population in the Tri-County region.

## 3.12.7. Public Input

Participants in the public survey were asked to assess and identify their level of concern of a severe weather incident occurring in their community. Across the Tri-County region, most respondents noted that they were only somewhat concerned about this hazard.



### 3.12.8. Hazard Significance Summary

The Tri-County region experiences severe weather in the form of fog, lightning, and hail on an annual basis. Both global and regional climate patterns determine the potential severity of these hazards from year to year. The entire Tri-County region is equally at risk for dense fog and thunderstorms that produce lightning and hail. Based on historical information, the primary effect of severe weather in the Tri-County region has not resulted in death, injury, or significant damage to people or property. Hail damage to property is expected in the more highly populated areas, and much of the damage to property and agriculture is covered by insurance.

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Highly Likely	Limited	High	Medium	High
Eaton	Highly Likely	Limited	High	Medium	High
Ingham	Highly Likely	Limited	High	Medium	High
Delta Township	Highly Likely	Limited	High	Medium	High
Delhi Township	Highly Likely	Limited	High	Medium	High
City of East Lansing	Highly Likely	Limited	High	Medium	High
Locke Township	Highly Likely	Limited	High	Medium	High
Meridian Township	Highly Likely	Limited	High	Medium	High
Williamstown Township	Highly Likely	Limited	High	Medium	High

## 3.13. Severe Wind

### 3.13.1. Hazard Profile

Damaging winds are often called “straight-line” winds to differentiate the damage they cause from tornado damage. Most severe winds that cause ground-level damage are a result of outflow generated by a thunderstorm downdraft. Damaging winds are classified as those exceeding 50-60 mph.

Damage from severe thunderstorm winds accounts for half of all severe reports in the lower 48 states and is more common than damage from tornadoes. Wind speeds can reach up to 100 mph and can produce a damage path that extends for hundreds of miles.

Types of severe wind include the following:

**Straight-line wind.** Any thunderstorm wind that is not associated with rotation and is used mainly to differentiate from tornadic winds.

**Downburst.** The general term used to broadly describe macro and microbursts. Downburst is the general term for all localized severe wind events that are caused by a strong downdraft within a thunderstorm, while microburst simply refers to an especially small downburst that is less than 4 km across.

**Macroburst.** An outward burst of strong winds at or near the surface with horizontal dimensions larger than 4 km (2.5 mi) and occurs when a strong downdraft reaches the surface. To visualize this process, imagine the way water domes out of a faucet and hits the bottom of a sink. The column of water is the downdraft, and the outward spray at the bottom of the sink is the macroburst. Macroburst winds may begin over a smaller area and then spread out over a wider area, sometimes producing damage like that of a tornado. Although usually associated with thunderstorms, macrobursts can occur with showers too weak to produce thunder.



**Microburst.** A small, concentrated downburst that produces an outward burst of strong winds at or near the surface. Microbursts are small — less than 4 km across — and short-lived, lasting only 5–20 minutes, with maximum windspeeds that sometimes exceed 100 mph. There are two kinds of microbursts: wet and dry (heavy precipitation or non-precipitation).

**Gust front.** The leading edge of rain-cooled air that clashes with warmer thunderstorm inflow, characterized by a wind shift, temperature drop, and gusty winds out ahead of a thunderstorm.

**Derecho.** A widespread, long-lived windstorm that is associated with a band of rapidly moving showers or thunderstorms. A typical derecho consists of numerous microbursts, downbursts, and downburst clusters. The swath of wind damage extends more than 240 miles and includes wind gusts of at least 58 mph along most of its length.

The NWS issues High Wind Watches, High Wind Warnings, and Wind Advisories to the Public.

- A High Wind Watch is issued when there is the potential for the development of high wind speeds that may pose a hazard or are life-threatening.
- A High Wind Warning is issued when one-minute surface winds of 36 kts (40 mph) or greater lasting for one hour or longer, or winds gusting to 50 kts (58 mph) or greater, regardless of duration, are either expected or observed over land.
- A High Wind Advisory is issued when sustained high wind speeds of 20–39 mph and/or gusts to 57 mph may pose a hazard

### **3.13.2. Area of Impact**

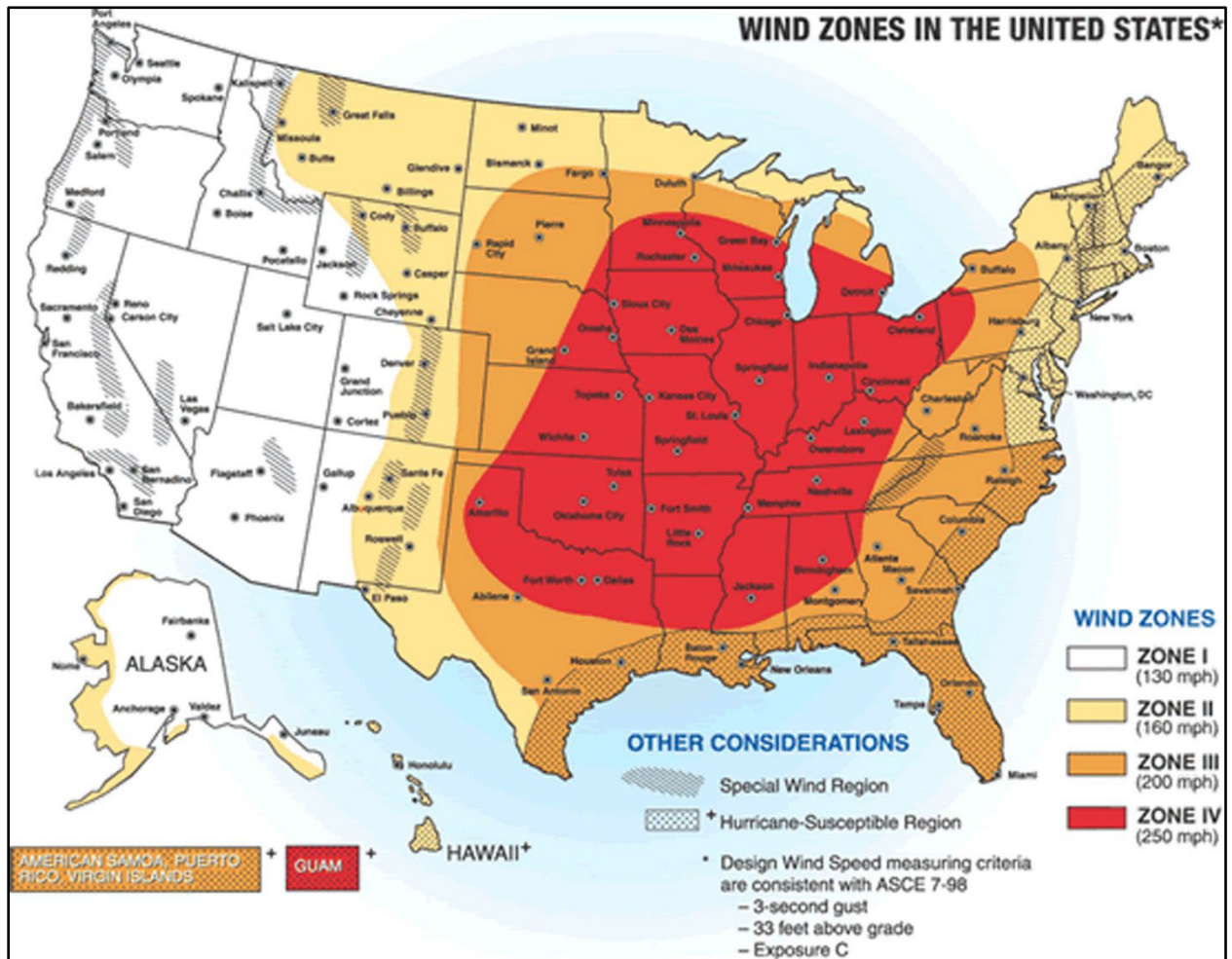
As shown in Figure 23, the Tri-County region is located within Zone IV, where winds can be expected to reach up to 250 mph. Winds are not limited to a single geographic area and can impact anywhere in the planning area; when a severe wind event does occur, it can cause impacts across wide areas of land.

### **3.13.3. Extent**

Severe winds can occur year-round throughout the entire Tri-County region. Figure 23 indicates the potential magnitude of wind speeds. Most of Michigan falls in Zones III and IV, which could result in winds up to 200 and 250 mph, respectively.



Figure 23. Wind Zones in the United States



Source: *Taking Shelter from the Storm: Building a Safe Room Inside Your House*, FEMA Publication 320, March 2021 Fifth Edition

Figure 24 shows the Beaufort Wind Force Scale. The Scale estimates wind speeds and their effects via visual observations. The scale begins with 0 and goes to a force of 12.

Figure 24. The Beaufort Wind Force Scale

#	MPH	Knots	Description	Specifications
0	< 1	< 1	Calm	Smoke rises vertically.
1	1-3	1-3	Light Air	Direction of wind shown by smoke drift but not by wind vanes.
2	4-7	4-6	Light Breeze	Wind felt on face; Leaves rustle; Wind vanes moved by wind
3	8-12	7-10	Gentle Breeze	Leaves and small twigs in constant motion; Wind extends light flag.
4	13-18	11-16	Moderate	Raises dust, loose paper; Small branches moved.
5	19-24	17-21	Fresh	Small trees begin to sway; Crested wavelets form on inland waters.
6	25-31	22-27	Strong	Large branches in motion; Whistling heard in telephone wires; Umbrellas used with difficulty.
7	32-38	28-33	Near Gale	Whole trees in motion; Inconvenience felt walking against the wind.
8	39-46	34-40	Gale	Twigs break off trees; Wind generally impedes progress; Mobile homes may shake.
9	47-54	41-47	Strong Gale	Slight structural damage occurs; Mobile homes, sheds, roofs, lanais, and RV's suffer minor damage.
10	55-63	48-55	Storm	Small trees uprooted; Moderate damage occurs to mobile homes and RV's; Brick and wood frame houses receive minor structural and roof damage; Some signs blown down.
11	64-73	56-63	Violent Storm	Moderate sized trees uprooted; Large branches snapped off trees; Chimneys and road signs toppled; Significant mobile home damage; Power lines downed.
12	74-95	64-83	Hurricane Category 1	Mobile homes overturned; Large trees and branches downed; Moderate roof damage to wood and brick homes; Minor pier damage.

Source: National Weather Service

### 3.13.4. Previous Occurrence

Within the Tri-County region between January 1, 1970, and December 31, 2020, the NCEI Storm Events Database includes reports of 295 severe wind events. During that period, Clinton, Eaton, and Ingham counties experienced the following:

Table 28. Severe Wind Summary for the Tri-County Region (1970–2020)

Location	Number of Severe Wind Events	Magnitude Range	Number of deaths	Number of injuries	Property Damage	Crop Damage
Clinton	99	0 – 80 mph	2	0	\$2.080M	\$70.00K
Eaton	83	0 – 100 mph	0	0	\$4.686M	\$180.00K
Ingham	113	0 – 89 mph	1	0	\$5.050M	\$55.00K
<b>Total</b>	<b>295</b>		<b>3</b>	<b>0</b>	<b>11.81M</b>	<b>305.00K</b>

Source: NOAA National Centers for Environmental Information Storm Events Database

From 1970 to December 31, 2020, the following presidential disasters involving wind (not including tornadoes) in the Tri-County region were declared:

- Ingham County: Severe Storms, High Winds, Flooding, DR-486-MI September 30, 1975
- Eaton and Ingham counties: Severe Storms, High Winds, Flooding, DR-465-MI, April 26, 1975

Notable wind events include a windstorm on March 8, 2017, that impacted all three counties. Widespread non-thunderstorm wind gusts of 60–70 mph on a sunny day caused hundreds of thousands of people to lose power. At one point, slightly over one million people were without power in Michigan. The winds caused numerous trees and tree limbs to fall, downing thousands of power lines, and several semis were flipped. The winds also caused damage to many homes, with numerous homes incurring significant roof damage; the NCEI recorded \$10 million in property damages across the region.

On March 24, 2019, NCEI recorded a high wind event that caused \$3 million in property damage to the region. Wind gusts of 55-65 mph resulted in the loss of power to around a million people on the March 24 and 25, downing tree limbs and power lines.

A review of incidents recorded by NCEI show that normal impacts of high winds include broken tree branches, broken power lines, and loss of power.

### **3.13.5. Probability**

The probability of a severe wind incident was calculated based on existing historical data. Frequency was determined by dividing the number of events observed by the number of years and multiplying by 100. The formula for calculating the probability of future tornadic occurrences is:

Incidents/time = probability

In the period between 1970 and 2020, the NCEI reported 295 separate severe wind incidents in the Tri-County region. This calculates to approximately six severe wind events per year, a 100% chance of a severe wind event occurring somewhere in the region in any given year. Assuming this existing trend will continue, this figure can be predicted into the future as well.

### **3.13.6. Vulnerability Assessment**

Damaging winds have occurred everywhere within the Tri-County region. Damage from high winds is often described in regional or broad areas, but downburst damage will impact a small area most generally less than three miles in diameter.

Specific vulnerabilities from high wind events include damage to poorly constructed buildings, building collapse and damage, flying debris, semi rollovers and car accidents, and downed power lines and electric system damage. Cascading hazards caused by high winds can include power loss, and depending on the time of the year, winds can also exacerbate snow and blizzards by creating deep snowdrifts over roads and affecting the normal flow of traffic. Damages to the Tri-County region have historically included downed power lines, significant roof and building damage, fallen trees, and downed tree limbs and debris.

#### **3.13.6.1. Impacts on People**

According to the Wind Zones map in Figure 23, the Tri-County region has a high vulnerability to severe winds that can reach up to 250 mph.

Since most thunderstorms produce some straight-line winds as a result of outflow generated by the thunderstorm downdraft, anyone living in thunderstorm-prone areas of the world is at risk of

experiencing this hazard. Areas with high populations are at greater risk for property damage and human impact.

High levels of poverty can add to an area's vulnerability to the impacts of severe winds. Those with low income are less likely to have safe housing, access to health care services, and access to up-to-date news and emergency information.

People living in mobile homes are especially at risk for injury from severe winds, as mobile homes tend not to be as sturdy. The townships in the region have some buildings with lower levels that could be used for sheltering-in-place, but they are not certified or official shelters due to the risk for liability. While people who come for shelter will not necessarily be turned away, the region prefers to educate people on the need to have a plan in place – a place to go – when severe winds strike.

Those most at risk from severe winds include those who live in mobile homes. The Tri-County region is home to 62 mobile home parks – 20 in Ingham County (2.7% population), 20 in Eaton County (4.7%), and 22 (6%) in Clinton County. Some of the mobile home parks offer some sort of shelter, but they do not have the capacity to hold everyone in the park. Many mobile home residents come to the townships for shelter.

Also at high risk are people with disabilities and access and functional needs (DAFN). The DAFN community would include the elderly, children, women in late-stage pregnancy, those with limited English proficiency, deaf or hard of hearing, blind or low vision, developmental/intellectual disabilities, homeless, and transportation disadvantaged.

### **3.13.6.2. Impacts on Infrastructure**

Severe winds in the Tri-County region can cause significant damage to infrastructure. The region should be prepared to meet and withstand power loss and its cascading effects on the ability of other critical infrastructure (telecommunications, natural gas, fuel oil, water supply, hospitals, and transportation) to continue providing services. Road blockage and damage from felled trees can restrict access to critical facilities.

All infrastructure in the Tri-County region is exposed to this hazard. All critical facilities in the Tri-County region are susceptible to the potential impacts of severe winds that could cause power outages, interrupting vital services. The region should ensure private medical facilities, such as urgent care and nursing homes and other long-term care facilities, are educated on the importance of backup power capabilities in the event of a power outage. The Tri-County region could consider assisting facilities with the cost of backup generators with a generator rebate program through the FEMA Hazard Mitigation Grant Program.

### **3.13.6.3. Impacts on the Economy**

Any event that causes a business to close for a period will cause direct and indirect losses to the economy. Small businesses are the lifeblood of communities. Their survival after a disaster is critical to the community's recovery. Even if a business itself is not damaged by the event, it may find itself severely understaffed due to employees who have suffered severe damages or are unable to get to work due to road damage.

Michigan has a diversified economy based on agriculture, manufacturing, tourism, services, and professional trades. More automobiles and trucks are produced in Michigan than in any other state. The top three employers in Lansing are the State of Michigan (15,729), Michigan State University (10,253),

and Sparrow Health System (7,600). The top private industry employer in Lansing is General Motors with 4,549 employees, according to the Lansing Economic Area Partnership (LEAP) (2019 data).

The Michigan Power Outage of 2017 was caused by a massive windstorm that surprised Michiganders as it was not the result of a thunderstorm but instead took place on a beautiful, sunny day when people were out and about, rather than hiding in a shelter. It took more than a week to restore power to the one million-plus customers who lost it as a result of the severe winds that day. During that time, many schools and businesses were closed for multiple days.

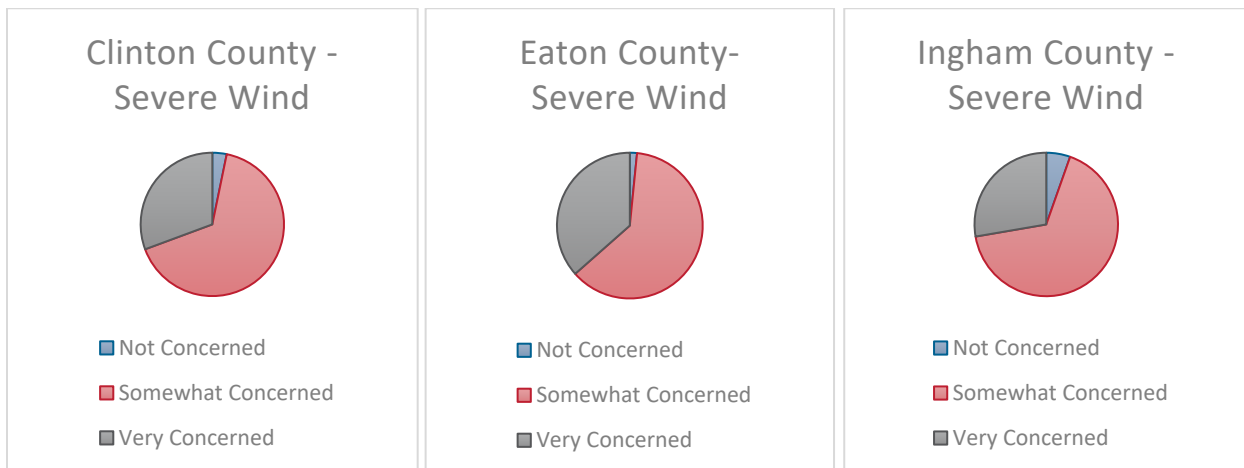
The Insurance Institute for Business and Home Safety estimates that one in four businesses forced to close by a disaster will never reopen. This means every community’s economy is vulnerable to disasters. A community’s resilience is directly linked to the survivability of its business community.

### 3.13.6.4. Impacts on the Environment

In addition to what can be massive personal and property losses after a natural disaster, there may also be unseen environmental impacts that must be mitigated against. Windstorms can spread pollutants into the air, soil, groundwater, watersheds, and lakes, upset the natural ecosystem, and disrupt habitats for fish, insects, birds, and mammals.

### 3.13.7. Public Input

Participants in the public survey were asked to assess and identify their level of concern of a severe wind incident occurring in their community. Across the Tri-County region, most respondents noted that they were only somewhat concerned about this hazard.





### 3.13.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Highly Likely	Limited	Moderate	Medium	High
Eaton	Highly Likely	Limited	Moderate	Medium	High
Ingham	Highly Likely	Limited	Moderate	Medium	High
Delta Township	Highly Likely	Limited	Moderate	Medium	High
Delhi Township	Highly Likely	Limited	Moderate	Medium	High
City of East Lansing	Highly Likely	Limited	Moderate	Medium	High
Locke Township	Highly Likely	Limited	Moderate	Medium	High
Meridian Township	Highly Likely	Limited	Moderate	Medium	High
Williamstown Township	Highly Likely	Limited	Moderate	Medium	High

## 3.14. Severe Winter Weather

### 3.14.1. Hazard Profile

Severe winter weather is an annual occurrence in Michigan. Severe winter weather can produce a combination of freezing rain, sleet, heavy snow, blowing snow, ice storms, and sometimes dangerous wind chills. Severe winter weather is life-threatening. Most deaths from winter storms are not directly related to the storm itself but to traffic accidents on icy roads, hypothermia from prolonged exposure to extreme cold, and heart attacks while shoveling snow.

The Tri-County region experiences severe winter weather on a regular basis. The National Weather Service describes the varying types of severe winter weather events as follows:

#### Winter Storms

**Blizzard.** A blizzard is a dangerous winter storm that is a combination of blowing snow and wind resulting in very low visibilities. The main types of precipitation are snow, sleet, or freezing rain. While heavy snowfalls and severe cold often accompany blizzards, they are not required. Sometimes strong winds pick up snow that has already fallen, creating a ground blizzard. A blizzard carries winds over 35 mph with snow and blowing snow and reduces visibility to one fourth mile or less for at least three hours.

**Ice storm.** An ice storm is a storm which results in the accumulation of at least .25” of ice on exposed surfaces. An ice storm creates hazardous driving and walking conditions. Even a small amount of ice can be extremely dangerous to drivers and pedestrians, but large accumulations of ice can cause tree branches to break and powerlines to easily snap under the weight. Ice storms can cause massive power outages that can disrupt entire communities for weeks at a time.

**Lake effect storm.** As a cold, dry air mass moves over the Great Lakes regions, the air picks up a lot of moisture from the Great Lakes. This air, now full of water, dumps the water as snow in areas generally to the south and east of the lakes.

#### Snow

Precipitation falls as snow when air temperature remains at or below freezing from the cloud base to the ground.

**Snow flurries.** Light snow falling for short periods. Little accumulation is expected.

**Snow showers.** Occur when snow falls at varying intensities. Some accumulation is possible.

**A snow squall.** A brief, intense snow shower accompanied by strong, gusty winds. Accumulation may be significant. Snow squalls are best known in the Great Lakes region.

### Sleet

There is a difference between sleet and freezing rain. Sleet occurs when snowflakes only partially melt when they fall through a shallow layer of warm air and become slushy. They refreeze as they fall through a deep layer of freezing air above the surface and eventually reach the ground as frozen rain drops that bounce on impact.

### Freezing Rain

Freezing rain occurs when snowflakes descend into a warmer layer of air and melt completely. When they fall through another thin layer of freezing air just above the surface, they don't have enough time to refreeze before reaching the ground. They instantly refreeze upon contact with anything that is at or below freezing, creating a glaze of ice on the ground, trees, power lines, and even cars that are currently traveling. Freezing rain in light amounts can be dangerous for travel. In heavier amounts, it becomes an ice storm and can cause significant damage to trees and power lines.

#### 3.14.2. Area of Impact

Winter storms have a large footprint and tend to impact entire regions at once. The risk of this hazard is uniform over the entire Tri-County region.

#### 3.14.3. Extent

Winter weather in the Tri-State region generally runs from October/November to April, with the first snowfall usually arriving in November (sometimes as early as October) and the last snowfall arriving in April.

Since 1972, the Tri-County region has experienced five severe winter weather events that have resulted in a governor's declaration of disaster or state of emergency. Total seasonal snowfall for the Tri-County region averages around 43 inches, compared to the U.S. average of 28 inches and the Michigan state average of 61 inches. The greatest annual snowfall recorded in the state came in the winter of 1979–1980 at a whopping 355.90 inches. The greatest cumulative snowfall for Lansing was 86.3 inches and occurred during the year that ended December 31, 2008.

The **Sperry-Piltz Ice Accumulation Index**, or **SPIA**, is an ice accumulation and ice damage prediction tool that predicts potential damage from approaching ice storms. The SPIA is to ice storms what the Enhanced Fujita Scale is to tornadoes. It helps communities better prepare days in advance for the damaging impacts of ice storms. The SPIA forecasted the January 2009 ice storm that produced up to 1.5 inches accumulation from the Ozarks to the Ohio Valley as a level 5 storm 2–3 days in advance. The more time a utility has to prepare, the more time there is to acquire the resources necessary to restore power as expeditiously as possible. Using the SPIA, an ice storm's intensity and duration can be predicted 72–96 hours, or 3–4 days in advance.

Figure 25. Sperry-Piltz Ice Accumulation Index

**The Sperry-Piltz Ice Accumulation Index, or “SPIA Index” – Copyright, February, 2009**

ICE DAMAGE INDEX	DAMAGE AND IMPACT DESCRIPTIONS
<b>0</b>	Minimal risk of damage to exposed utility systems; no alerts or advisories needed for crews, few outages.
<b>1</b>	Some isolated or localized utility interruptions are possible, typically lasting only a few hours. Roads and bridges may become slick and hazardous.
<b>2</b>	Scattered utility interruptions expected, typically lasting 12 to 24 hours. Roads and travel conditions may be extremely hazardous due to ice accumulation.
<b>3</b>	Numerous utility interruptions with some damage to main feeder lines and equipment expected. Tree limb damage is excessive. Outages lasting 1 – 5 days.
<b>4</b>	Prolonged & widespread utility interruptions with extensive damage to main distribution feeder lines & some high voltage transmission lines/structures. Outages lasting 5 – 10 days.
<b>5</b>	Catastrophic damage to entire exposed utility systems, including both distribution and transmission networks. Outages could last several weeks in some areas. Shelters needed.

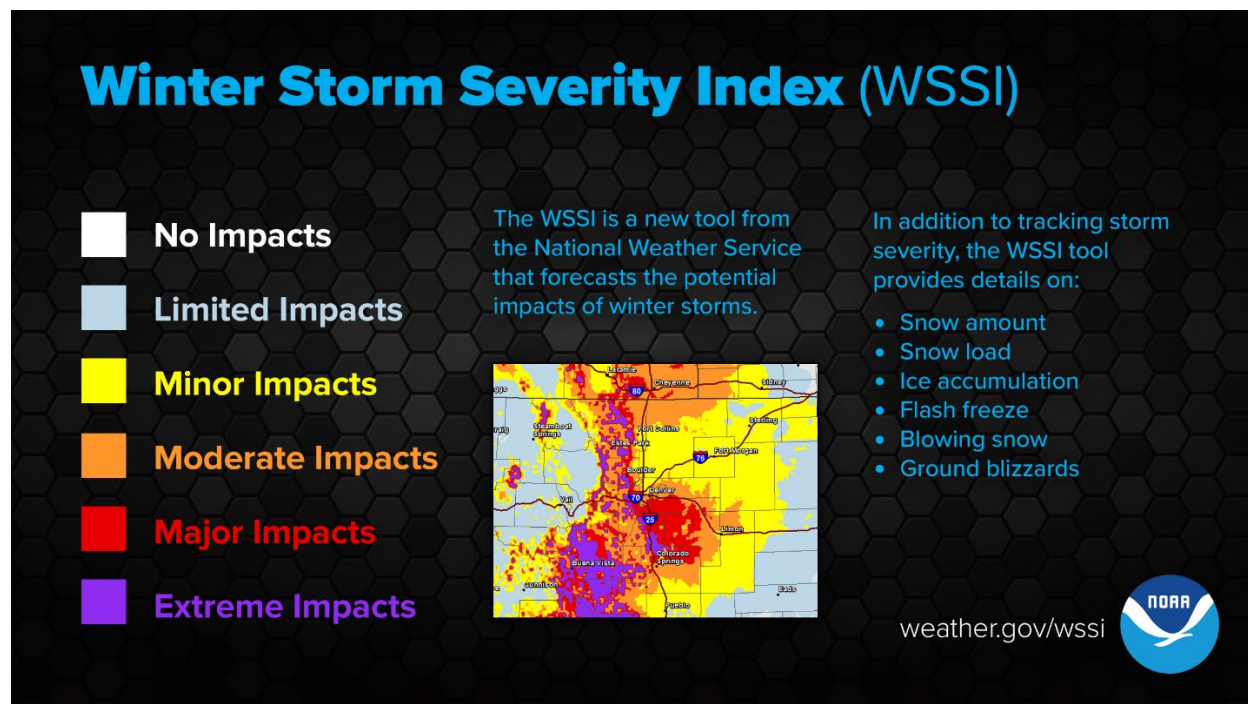
(Categories of damage are based upon combinations of precipitation totals, temperatures and wind speeds/directions.)

Source: [www.spia-index.com](http://www.spia-index.com)

The **Winter Storm Severity Index (WSSI)** is a spatial assessment of the societal impacts of winter storms. It highlights regions and localities with the forecasted potential of damaging and life-threatening effects brought on by winter weather, including tree and powerline damage, school closures, and transportation issues such as traffic accidents, road closures, and flight cancellations. The WSSI allows forecasters, emergency management, and the general public to make informed decisions about the potential for significant weather-related impacts.



Figure 26. Winter Storm Severity Index



Source: [www.weather.gov](http://www.weather.gov)

A winter storm warning is issued by NOAA to Lansing and lower mid-Michigan when hazardous winter weather is occurring, imminent, or highly likely over part or all of the warning forecast area. Winter storm warnings are usually issued 12–24 hours in advance and occasionally as much as 36 hours before the storm moves into the region. A major winter storm can last for several days.

#### 3.14.4. Previous Occurrences

In 2003, a major ice storm in southern lower Michigan caused hundreds of thousands of people to lose power. The weight of the ice brought down thousands of trees and limbs and hundreds of power lines. Many people throughout the Tri-County region lost power for several days and some for up to a week. The ice storm resulted in nearly \$1 million throughout the Tri-County region. Up to an inch of ice was received in some areas. The was one of the biggest ice storms to affect lower Michigan in the previous 50 years. Most counties throughout central and lower Michigan received at least a half an inch of ice with total accumulations.

In December 2013, an ice storm affected portions of southern lower Michigan. Ice accumulations of one half to three-quarters of an inch occurred across much of Eaton, Clinton, and Ingham counties as well as surrounding counties. This resulted in a very prolonged power outage that affected hundreds of thousands of residents across lower Michigan; many people in the Tri-County region waited 4–6 days before power was restored. At one point, over 15,000 people in Eaton County were without power. Widespread impacts included downed tree limbs and downed trees across the area. NCEI records \$11 million in property damages in the Tri-County region as a result of this storm. Across the larger area of Michigan, over \$60 million in property damage was recorded.

Within the Tri-County region between January 1, 1970, and December 31, 2020, the NCEI Storm Events Database includes reports of 63 severe winter weather events, including blizzard, heavy snow, ice storm, lake effect snow, sleet, winter storm, and winter weather. Table 29 includes a summary of severe winter weather events in the Tri-County region.

**Table 29. Severe Winter Weather Summary for the Tri-County Region (1970-2020)**

Location	Number of Events	Number of Deaths	Number of Injuries	Property Damage	Crop Damage
Clinton	51	0	0	\$5.455M	\$0
Eaton	59	0	0	\$6.475M	\$0
Ingham	57	0	0	\$6.490M	\$0
<b>Total</b>	<b>167</b>	<b>0</b>	<b>0</b>	<b>\$18.42M</b>	<b>\$0</b>

*Source: NOAA National Centers for Environmental Information Storm Events Database*

From 1970 to December 31, 2020, the following presidential disasters involving severe winter weather in the Tri-County Region were declared:

- Eaton and Ingham counties: Snow, EM-3160, December 11, 2000 – December 31, 2000
- Clinton, Eaton, and Ingham counties: Blizzards & Snowstorms, EM-3057-MI, January 27, 1978
- Eaton County: Snowstorms, EM-3030-MI, February 5, 1977
- Clinton, Eaton, and Ingham counties: Severe Storm, Freezing, DR-330-MI, April 5, 1972

Notable events include the 1978 Blizzard. According to the National Weather Service in Detroit/Pontiac, the winter of 1977-78 had been one of the coldest on record in many areas from the Rockies to the Appalachians. This monster winter storm made its power felt in record breaking lower pressure readings in Cincinnati, Rochester, Toronto, and Wilmington, NC, with damaging winds reaching Boston and Tallahassee, FL. The headline of the 8:00 AM EST Special Weather Statement issued by the NWS Forecast Office in Ann Arbor on January 26 read “A Great Storm is Upon Michigan.”

“Heavy snow and blizzard conditions were extensive as wind gusts in excess of 35 mph whipped the snow into huge drifts across much of southeast lower Michigan. Other areas of eastern Michigan, Indiana, and Ohio reported near hurricane-force winds, heavy snow, and temperatures hovering between zero and 10 above, resulting in extreme blizzard conditions. These conditions later expanded further east into Pennsylvania and West Virginia and prevailed into the night (26-27th) across much of the eastern Great Lakes, southern Ontario, and the Upper Ohio Valley. With the storm generating copious amounts of snow and very strong winds, whiteout conditions were widespread. All land and air traffic came to a standstill in the affected regions. Several major roads were closed for at least two to three days, if not longer, while clean up got underway. Numerous NWS employees were stranded at work, home, or on the road somewhere between the two. Several employees worked double shifts into at least Friday (some longer) because of the impassable roads with others simply unable to get to work.”

Record 24-hour snowfall totals from the storm included 16.1 inches at Grand Rapids, 15.4 inches at Houghton Lake, and 12.2 in Dayton, Ohio. Snowfalls for the entire storm (January 25-27) included 30.0 inches at Muskegon, 19.3 at Lansing, and 19.2 at Grand Rapids.

Twenty people died in Michigan as a direct or indirect result of the storm, most due to heart attacks or traffic accidents. Many from homes that lost power and heat were hospitalized for exposure. The Tri-County region did not suffer any deaths or injuries.

### **3.14.5. Probability**

According to the NCEI Storm Events Database, the Tri-County region reported 63 severe winter weather events between January 1, 1970, and December 31, 2020, including five ice storms, 28 winter storms, two blizzards, 15 heavy snow events, four lake effect snow events, one sleet event, and eight winter weather events. This total of 63 severe winter weather events translates to an annual probability of 126%, or a little over one severe winter weather events per year, making the probability rating “Highly Likely.”

### **3.14.6. Vulnerability Assessment**

The Tri-County region is vulnerable to the effects of severe winter weather. Freezing rain, sleet, ice, and snow on roads, highways, and bridges create hazardous conditions for driving and walking, resulting in traffic accidents, the leading cause of death in winter storms. Emergency services may be unable to respond. The likelihood of power failure increases during severe winter weather due to accumulation of ice on utility poles and power lines. According to the June 2015 Tri-County regional Hazard Mitigation Plan, Snowstorms and Ice/Sleet Storms ranked at 4 and 6 on the list of hazards and how they impacted the Tri-County region and local communities.

#### **3.14.6.1. Impacts to People**

The entire population of the Tri-County region is vulnerable to severe winter weather. Most deaths from severe winter weather are not related to a winter storm but to traffic accidents on icy roads, heart attacks while shoveling snow, and hypothermia from prolonged exposure to the cold. Vulnerable populations will have a higher vulnerability to severe winter weather due to age, lack of resources, and education.

Of injuries related to ice and snow, about 70% occur in automobiles and 25% are people caught out in the storm. The majority are males over 40 years old. Of injuries related to exposure to cold, 50% are people over 60 years old, 75% are male, and 20% occur in the home.

Snow packed roads, bridges, hilly areas, and black ice increase the risk for traffic accidents which can result in death or injury. Hypothermia is caused by prolonged exposures to very cold temperatures resulting in the body’s loss of heat at a faster pace than it is produced. Lengthy exposure will eventually use up your body’s stored energy, which leads to lower body temperature. Those at most risk of hypothermia are older adults with inadequate food, clothing, or heating, babies sleeping in cold bedrooms, people who remain outdoors for long periods, and people who drink alcohol or use illicit drugs. People, pets, and livestock are susceptible to frostbite and hypothermia during winter storms.

Those engaged in outdoor activity, such as shoveling snow or digging out vehicles, are at risk of heart attack in addition to frostbite or hypothermia.

Those with lower incomes may not have access to housing with adequate heating even when power outages are not an issue. They may use kerosene heaters, space heaters, or their oven as a source of heat. There are warming shelters made available throughout the region. There is a plan in place with Ingham and Clinton Counties for heating centers for the general public if the power goes out. They coordinate with the 211 system and advertise via social media, the news, etc.

### 3.14.6.2. Impacts to Infrastructure

**Roads/Transportation:** Snow and ice accumulation could cause significant risk to all transportation in the Tri-County region. Dangerous roads and road closures may obstruct the ability of emergency services such as police, fire, and emergency medical services to respond to emergencies and provide medical care or access to safe shelter. Severe winter weather could also disrupt normal operations at the Capital Region International Airport and the region's other airports, including private business airports as well as Sparrow Hospital Heliport and Ingham Medical Helistop. Snow and ice can impact runway safety and cause delays in flight schedules as well as cancellations.

**Power Supplies:** The most serious and dangerous ramifications of severe winter weather on the Tri-County region's infrastructure is power outage caused by damaged power lines suffering from the weight of ice accumulation.

**Natural Gas:** During severe winter weather, and especially in the aftermath of ice storms, Michigan Gas Utilities may experience difficulties in meeting the needs of the Tri-County region, including falling power lines, debris from damaged trees, damage to gas meters, and risk to field staff, including hypothermia, downed power lines, and dangerously slick road conditions.

**Critical Facilities:** Critical facilities including hospitals, fire stations, police stations, hospitals, nursing homes, and other similar facilities that provide critical services are vulnerable to the impacts of severe winter weather. Power outages can disrupt vital services, and roads can be inaccessible due to snow, ice, or debris from damaged trees.

**Water/Sewage:** Power outages could pose a significant danger to the Tri-County region's three water treatment plants and eight wastewater treatment plants.

### 3.14.6.3. Impacts to the Economy

Businesses experience loss of income as a result of closure during winter storms or power outages or the inability for customers or staff to commute to work on dangerous or closed roads. Ice accumulation during severe winter weather can cause damages to power lines due to the weight of the ice on the lines and equipment as well as damage caused to lines and equipment from falling trees and tree limbs weighted down by ice. Losses could include the cost of repair or replacement of damaged facilities and lost economic opportunities for businesses. Secondary effects of power outages could include burst water pipes in homes, businesses, or critical facilities without electricity during winter storms.

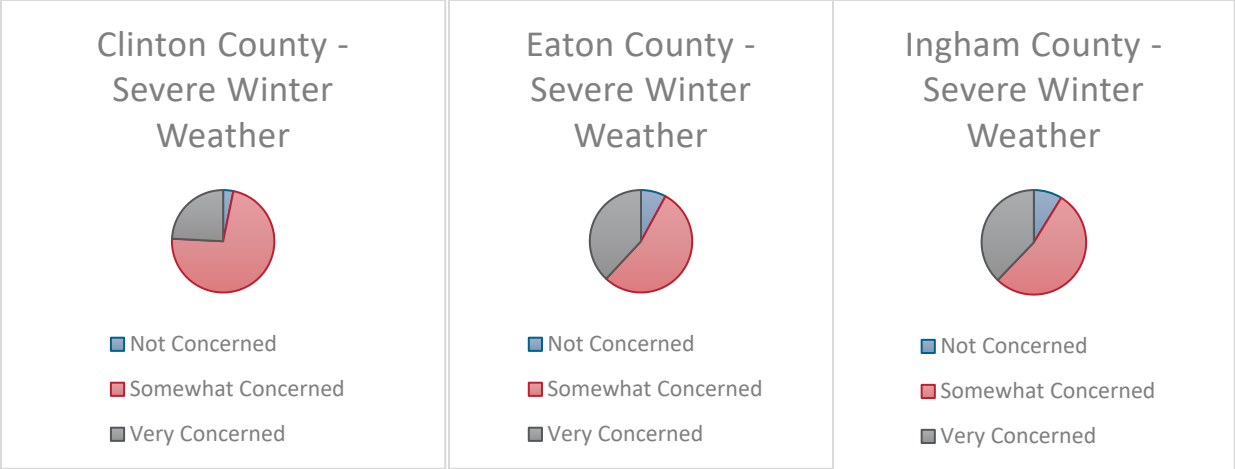
But one of the biggest damages suffered by the economy during a severe winter weather event is in the form of lost income and sales at restaurants and retailers.

### 3.14.6.4. Impacts to the Environment

Tree loss is to be expected in ice storms. Michigan has a total tree population of 14 billion or 226 trees per acre. Severe ice storms can have a devastating impact on tree growth in the Tri-County region.

### 3.14.7. Public Input

Participants in the public survey were asked to assess and identify their level of concern of a severe winter weather incident occurring in their community. Across the Tri-County region, most respondents noted that they were somewhat concerned about this hazard. Very few listed a low level of concern.



**3.14.8. Hazard Significance Summary**

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Highly Likely	Limited	Moderate	Medium	High
Eaton	Highly Likely	Limited	Moderate	Medium	High
Ingham	Highly Likely	Limited	Moderate	Medium	High
Delta Township	Highly Likely	Limited	Moderate	Medium	High
Delhi Township	Highly Likely	Limited	Moderate	Medium	High
City of East Lansing	Highly Likely	Limited	Moderate	Medium	High
Locke Township	Highly Likely	Limited	Moderate	Medium	High
Meridian Township	Highly Likely	Limited	Moderate	Medium	High
Williamstown Township	Highly Likely	Limited	Moderate	Medium	High

**3.15. Tornado**

**3.15.1. Hazard Profile**

The National Oceanic and Atmospheric Administration (NOAA) National Severe Storms Laboratory (NSSL) defines a tornado as a “narrow, violently rotating column of air that extends from a thunderstorm to the ground.” When we see a tornado, we are not seeing the invisible, rotating wind but its visible result. We are seeing a wind funnel made of water, dust, and debris picked up by the wind in its wake. Tornadoes are generally formed out of severe thunderstorms. They require warm, moist, rising air, a source of lift, and wind shear. Tornadoes are considered the most violent of all the severe weather storms we experience.

The updraft of a tornado (the force that lifts upward inside a funnel cloud, able to lift and move vehicles, houses, trees, and other large objects) is extremely dangerous, but it is the flying debris caught within that updraft that experts consider to be the most dangerous aspect of a tornado. Objects caught within those high-speed winds can be as large as a car or even a structure or as small as shards of broken glass or nails. These items become lethal airborne missiles and pose the greatest threat to living creatures caught in a tornado.

About 1,200 tornadoes hit the U.S. each year, resulting in approximately 400 million dollars in damages and killing 56 people on average (mostly from flying debris). The extreme winds obliterate homes, devastate businesses, destroy bridges and other infrastructure, hurl cars and trucks through the air, and ravage the landscape by shredding the bark from trees and siphoning all the water from riverbeds. The spring of 2011 was one of the deadliest and costliest tornado seasons on record. Between April and June 2011, tornadoes killed more than 580 people and caused more than \$21B in economic damages. The high death toll was partially attributed to a lack of adequate storm shelters and people who did not seek shelter in time.

Winds of a tornado may reach 300 miles per hour and can strike with little to no warning time (the current average lead-time for tornado warnings is 15-18 minutes). Damage paths can be in excess of one mile wide and 50 miles long. The tornado outbreak of December 10, 2021, spawned a reported 44 tornadoes across nine states including Missouri, Illinois, Arkansas, Kentucky, Tennessee, Mississippi, Alabama, Indiana, and Ohio. One tornado in this storm tore a continuous path across 128 miles in Kentucky. Another was on the ground for at least 71.6 miles across northwest Tennessee and was more than half a mile wide at times. With a death toll of 90, this tornado outbreak broke the death toll of that set by the outbreak that produced the Joplin tornado.

### **3.15.2. Area of Impact**

Tornado season in Michigan is typically from April to August, with June being the peak of the tornado season in the state, but tornadoes can occur during any time of the year and have been recorded in Michigan in every month but January and December. And while some regions of the U.S. are more prone to tornadoes than others (Oklahoma and Texas have the highest number per year per 10,000 square miles), tornadoes have been documented in every U.S. state, including Michigan.

Since 1970, the NOAA National Centers for Environmental Information (NCEI) reports more than 500 tornadic events in the state. The Flint-Beecher tornado of 1953 ranks among the deadliest tornadoes in U.S. history. An F5 tornado on June 8 of that year was produced by a larger outbreak of severe weather that began in Nebraska before moving across the Great Lakes states and then into New York and New England. Michigan was also hit by several other tornadoes that same day ranging from F0–F4. At 116 fatalities, the Flint-Beecher F5 produced the last 100+ death toll for a single tornado in U.S. history until the 2011 Joplin tornado.

Most tornadoes are found in the Great Plains of the central U.S. Cold, dry air moving south from Canada meets warm, moist air moving north from the Gulf of Mexico, creating the perfect unstable environment for the development of severe thunderstorms and the formation of tornadoes. Violent tornadoes have formed over rivers and lakes and have been known to cross the Mississippi River. Strong tornadoes have been known to cross the Detroit River and St. Clair River separating southeast Michigan and southwest Ontario. Tornadoes can strike in both rural areas and urban. More than 100 tornadoes have been reported to strike downtown areas of large cities.

Tornadoes are more likely to touch down in landscape transition zones, where the terrain shifts from urban to rural or from forest to farmland. Tornadoes cover relatively small areas when compared to blizzards or hurricanes, but the damage is often more severe, causing deaths and damage to property and the natural landscape.

### 3.15.3. Extent

Prior to February 1, 2007, the Fujita Scale was used to measure tornado intensity. The F Scale was developed based on damage intensity and not wind speed; wind speed ranges are estimated by rating, based on the extent of observed damage caused by a tornado. Table 30 shows the Fujita Scale.

Table 30. Fujita Scale

Fujita Scale (For Tornadoes Prior to February 1, 2007)			
F Scale	Character	Estimated Winds	Description
F0	Weak	40–72 mph	<b>Light Damage.</b> Some damage to chimneys, branches broken off trees, shallow-rooted trees uprooted, sign boards damaged
F1	Weak	73–112 mph	<b>Moderate Damage.</b> Roof surfaces peeled off, mobile homes pushed with foundations overturned, moving autos pushed off road
F2	Strong	113–157 mph	<b>Considerable damage.</b> Roofs torn off from frame houses, mobile homes demolished, boxcars pushed over, large trees snapped or uprooted, heavy cars lifted or thrown
F3	Strong	158–206 mph	<b>Severe Damage.</b> Roofs and some walls torn from well-constructed houses, mobile homes demolished, boxcars pushed over, large trees snapped or uprooted, light objects become projectiles
F4	Violent	207–260 mph	<b>Devastating Damage.</b> Well-constructed houses leveled, structures with weak foundation blown some distance, cars thrown, large missiles generated
F5	Violent	260–318 mph	<b>Incredible Damage.</b> Strong frame houses lifted off foundations, carried considerable distances, and disintegrated, auto-sized missiles airborne for several hundred feet or more, trees debarked

Source: National Weather Service

The Enhanced Fujita Scale (EF Scale) became operational on February 1, 2007 and is used to assign each tornado a rating based on estimated wind speeds and related damage. When tornado-related damage is surveyed, it is compared to a list of damage indicators and degrees of damage, which help estimate a better range of wind speeds likely produced by the tornado. The EF Scale revised the original Fujita Scale to better reflect tornado damage surveys and align to wind speeds more closely associated with storm damage. The National Weather Service (NWS) is the only federal agency with the authority to provide “official” tornado EF Scale ratings. Table 31 shows the Enhanced Fujita Scale.



Table 31. Enhanced Fujita Scale

Enhanced Fujita Scale		
EF Rating	3-Second Wind Gust	Expected Damage
0	65–85 mph	Minor damage. Shingles blown off or parts of a roof peeled off, damage to gutters/siding, branches broken off trees, shallow-rooted trees toppled
1	86–110 mph	Moderate Damage. More significant roof damage, windows broken, exterior doors damaged or lost, mobile homes overturned or badly damaged
2	111–135 mph	Considerable Damage. Roofs torn off well-constructed homes, homes shifted from foundations, mobile homes completely destroyed, large trees snapped or uprooted, cars can be tossed
3	136–165 mph	Severe Damage. Entire stories of well-constructed homes destroyed, significant damage done to large buildings, homes with weak foundations blown away, trees begin to lose their bark
4	166–200 mph	Extreme Damage. Well-constructed homes leveled, cars are thrown significant distances, top story exterior walls on masonry buildings likely to collapse
5	Over 200 mph	Massive/Incredible Damage. Well-constructed homes swept away, steel-reinforced concrete structures critically damaged, high-rise buildings sustain severe structural damage, trees are usually completely de-barked, stripped of branches and snapped

Source: National Weather Service

Tornadoes and associated tornado strength are unpredictable. The Tri-County region is susceptible to tornadoes of any strength based on the EF Scale.

### 3.15.4. Previous Occurrences

Tornado events have occurred in the Tri-County region. Between January 1, 1970, and December 31, 2020, the NCEI Storm Events Database includes reports of 57 tornado events. Table 32

Table 32: NCEI Tornado Events by County

Location	Number of Tornadoes	Magnitude Range	Number of Deaths	Number of Injuries	Property Damage	Crop Damage
Clinton	13	F0-F2	0	7	\$1.327M	150.00K
Eaton	17	F0-F3	2	51	\$53.682M	225.00K
Ingham	23	F0-F2	3	4	\$24.445M	200.00K
<b>Total</b>	<b>53</b>		<b>5</b>	<b>62</b>	<b>\$79.454M</b>	<b>\$575.00K</b>

Source: NOAA National Centers for Environmental Information Storm Events Database

Ingham, Clinton, and Eaton counties have not been included in any presidential disaster declarations that involved tornadoes since 1970. Notable tornado events include:

**August 24, 2007** — Eaton County was the victim of a line of thunderstorms that culminated in an EF3 tornado with winds estimated at 140 mph. The tornado had a path of 200–300 yards wide and six and one-half miles long. Fifteen homes were seriously damaged, most beyond repair, including a single-story



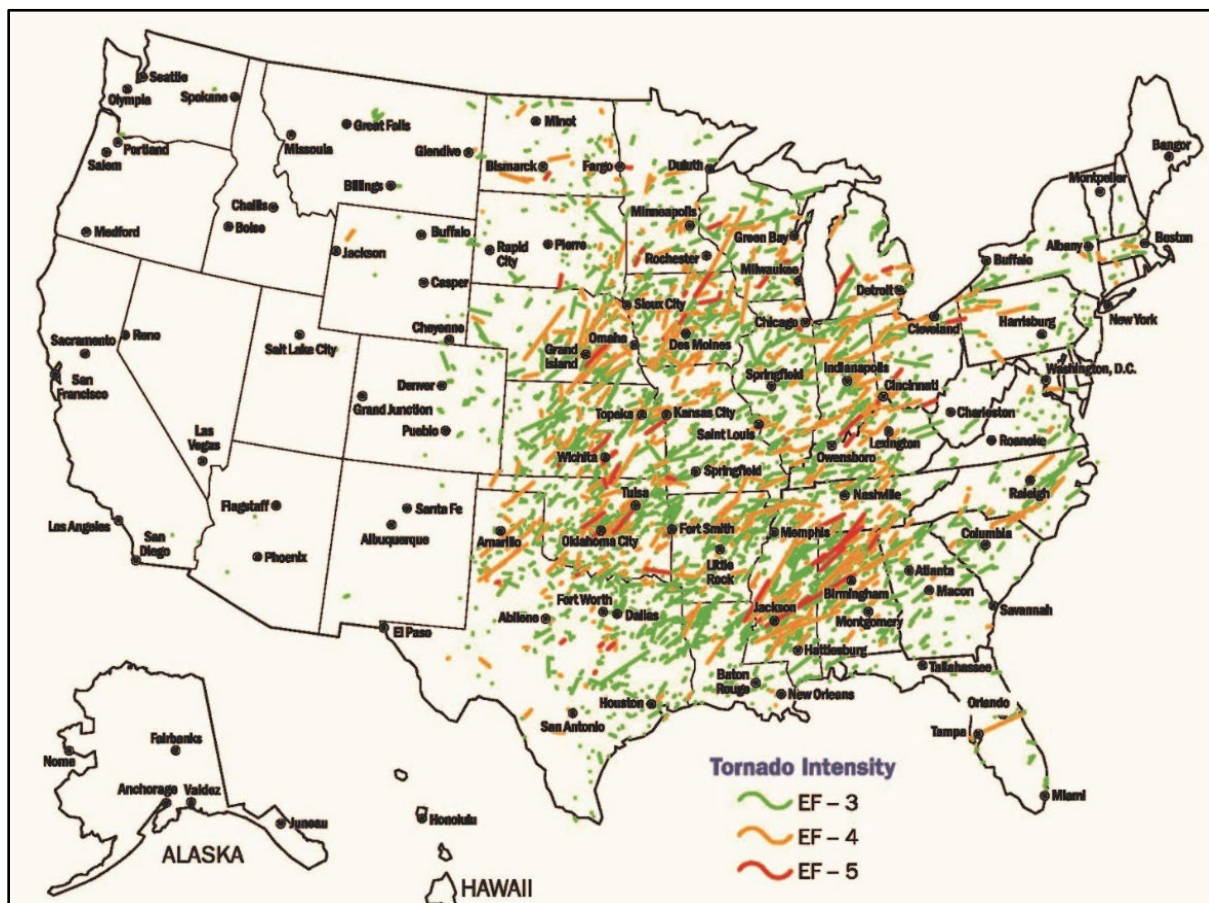
home that literally lost its roof and garage (they were never found) as well as its windward-facing walls. Five injuries were reported, and damages totaled more than \$40M.

**October 18, 2007** — As if to prove that tornadoes are not confined to any particular “season,” Ingham County experienced an EF2 tornado with top winds estimated between 120–130 mph. The tornado began just northeast of Mason and moved northeast through the town of Williamston, where approximately 100 structures were damaged in a subdivision on the south side of Williamston. Two fatalities occurred about four miles northeast of Williamston where a modular home and its two occupants were flipped into a pond. Property damages exceeded \$15M.

### 3.15.5. Probability

The probability of occurrence of tornadoes varies across the country and within each state. Comparing the numbers of tornadoes recorded in different areas of the country can provide a better understanding of potential tornado activity in those areas. Figure 27 shows the general locations of recorded EF3, EF4, and EF5 tornadoes in the U.S. between 1950 and 2018 (NOAA NCEI, Undated and NOAA National Weather Service Storm Prediction Center Undated).

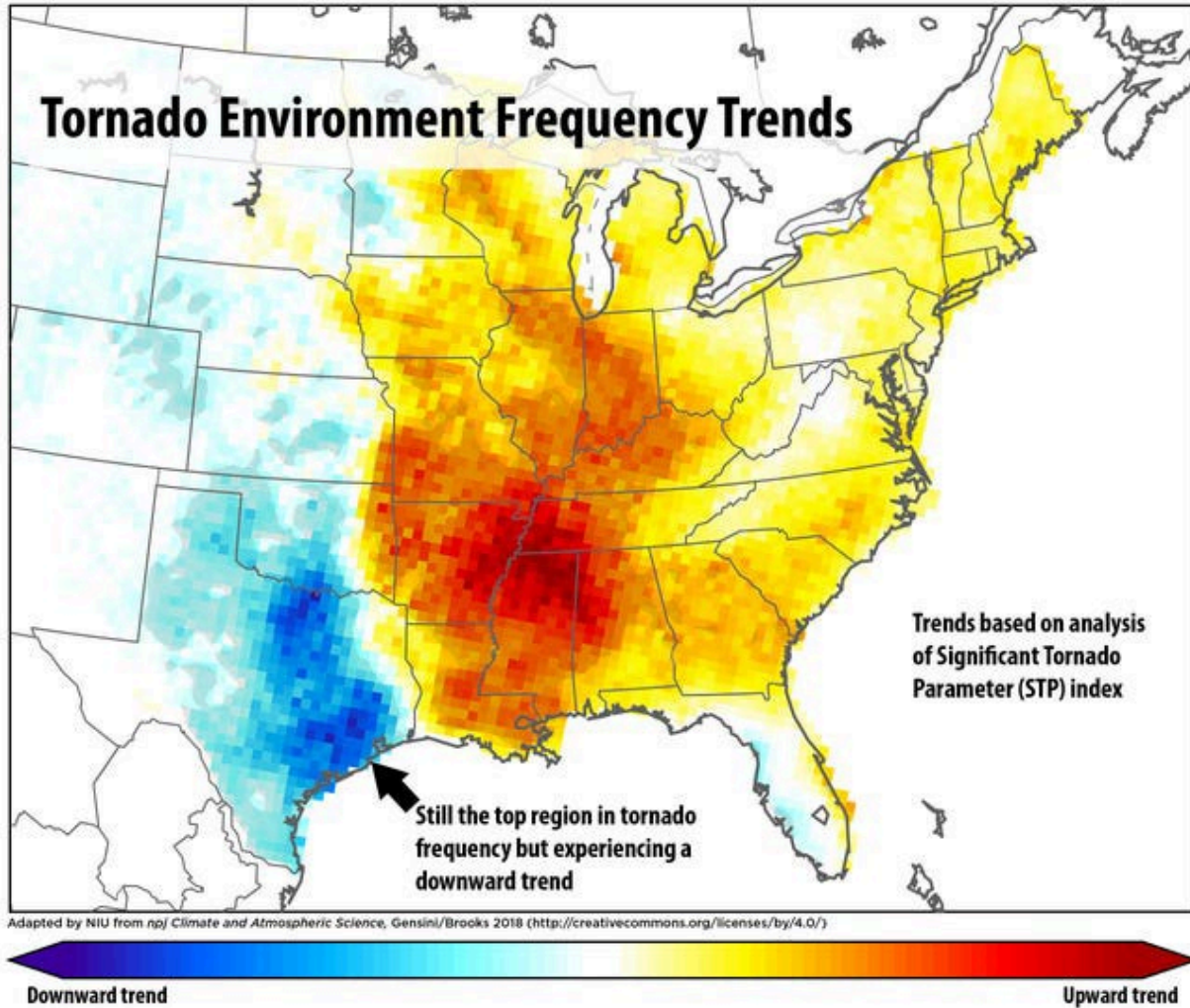
Figure 27. Tornado Activity in the United States 1950–2018



Source: *Taking Shelter From the Storm*, FEMA Publication 320, fifth edition

While “Tornado Alley,” an area in the U.S. where tornadoes are reported most frequently, has traditionally covered the areas of Texas, Louisiana, Arkansas, Oklahoma, Kansas, South Dakota, Iowa, and Nebraska, researchers are noticing a trend in tornado activity moving from the Great Plains toward the Midwest and Southeast. At present, this shift in activity has not included Michigan, which continues to average about 15 tornadoes annually.

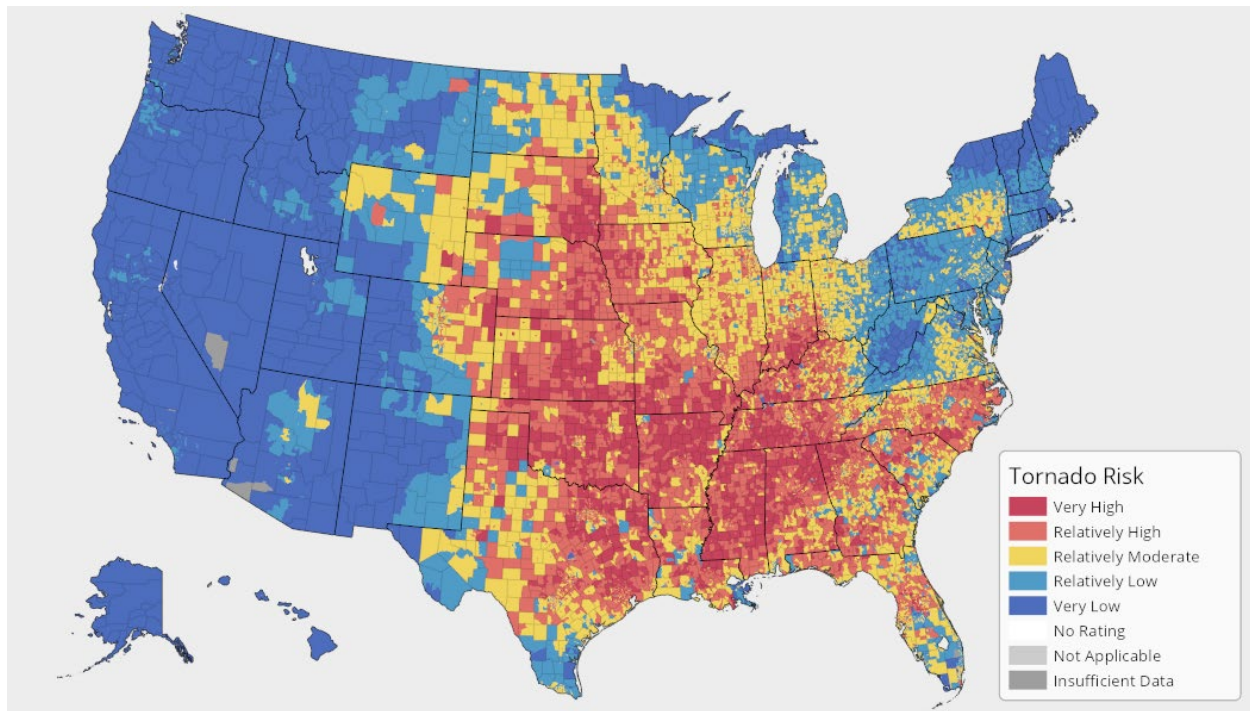
Figure 28: Tornado Frequency Trends



Source: *Nature Partner Journal Climate and Atmospheric Science*

According to the FEMA National Risk Index Tornado Vulnerability Index in Figure 32, the Tri-County region has a relatively moderate vulnerability to tornadoes.

Figure 29. Tornado Vulnerability Index



Source: FEMA National Risk Index

The probability of a tornado incident in the Tri-County region was calculated based on existing historical data. Frequency was determined by dividing the number of events observed by the number of years and multiplying by 100. The formula for calculating the probability of future tornadic occurrences is:

Incidents/time = probability

In the period between 1970 and 2020, the NCEI reported 54 separate tornado incidents in the Tri County region. This calculates to approximately one tornado per year, a 100% chance of a tornado occurring somewhere in the region in any given year. Assuming this existing trend will continue, this figure can be predicted into the future as well.

### 3.15.6. Vulnerability Assessment

Factors leading to vulnerability include poverty, mobile homes, areas with fewer hospitals, the average strength of tornadoes, and the number of tornadoes.

**Population:** Areas with high populations are at greater risk for property damage and human impact.

**Poverty:** High levels of poverty can add to an area’s vulnerability to the impacts of a tornado. Those with low income are less likely to have safe housing, access to health care services, and access to up-to-date news and emergency information.

**Mobile homes:** A mobile home is one of the most dangerous places to be during a tornado. They are not secured to the ground, and they have no interior rooms or basements in which to take shelter. They are easily moved, lifted, and turned over by tornadoes and high winds.

**Hospital scarcity:** Without the ability to access care for the kind of trauma incidents tornadoes can bring, areas can be vulnerable to fatalities and severe injuries.

Those most at risk from tornadoes include those who live in mobile homes and other homes without secure foundations or basements. The Tri-County region is home to 62 mobile home parks — 20 in Ingham County (2.7% population), 20 in Eaton County (4.7%), and 22 (6%) in Clinton County.

**Shelter scarcity:** There are no official or certified public or mass shelters in the Tri-County region. Some of the mobile home parks offer small shelters, but they lack the capacity to hold everyone at the parks.

Also at high risk are people with disabilities and access and functional needs (DAFN). The DAFN community would include the elderly, children, women in late-stage pregnancy, those with limited English proficiency, deaf or hard of hearing, blind or low vision, developmental/intellectual disabilities, homeless, and transportation disadvantaged.

Due to the potential for damaging tornadoes in the Tri-County region, the magnitude was determined to be a 4 — “Catastrophic.”

**Warning mechanisms:** Warning mechanisms and notification methods include Everbridge (subscription-based, and not everyone has a subscription); social media, and apps. None of the rural townships have access to an outdoor warning system.

### **3.15.6.1. Impacts on People**

All the residents of and visitors to the Tri-County region are exposed and at risk for experiencing this hazard. Timely, accurate public warning systems and networks are key to public safety during severe storms with high winds and the potential for tornadoes. The purpose of the outdoor warning siren alert system is to provide warnings for those outside; however, many residents rely on them as their primary notification. The Tri-County region should educate the public on all methods of weather alerts, including NOAA radios, IPAWS notifications, social media, and alert apps such as the Everbridge Mobile App.



Figure 30. Ingham County Alerting

**EVERBRIDGE MOBILE APPS**

Aim your camera phone at this code for a video overview of How to Download the Everbridge Mobile App

## New Way to Receive Capital Area Ingham County Alerts!

**By downloading the Everbridge Mobile App, you can:**

- + Quickly receive updates from the Capital Area Ingham County alert system about active violence, fire, severe weather, civil unrest, explosion, and other emergencies to help protect your safety and direct you to specific actions.
- + Receive public safety notifications from public safety agencies using Everbridge while traveling.

Receive messages from Capital Area Ingham County Alerts quickly. Messages may include images, custom audio recordings, and easy-to-click links to view more information on a new website.

View alerts from public organizations across the world, and receive an alert if using the Everbridge Mobile App and traveling through an impacted area

**Download Everbridge from the Google Play Marketplace or iOS App Store**

- + Allow Everbridge to send Push Notifications
- + Select "Find an organization or subscription"
- + Type "Capital"
- + Select "Capital Area Ingham County"
- + Log in with your Everbridge username and password. If you don't have credentials, create them now.

© Everbridge, Inc. Confidential & Proprietary

Source: Ingham County, MI

Some residents are more vulnerable than others to the risks inherent in high winds and tornadoes. Areas in the Tri-County region with a wider income disparity are more vulnerable to this hazard than areas with a higher per capita income. People with disabilities and the AFN community are at higher risk due to factors such as language barriers and quality of housing. Social vulnerability plays a role in a resident's ability to remain safe during an event and to be resilient going forward.

### **3.15.6.2. Impacts on Infrastructure**

Tornadoes in the Tri-County region can cause significant damage to infrastructure. The region should be prepared to meet and withstand power loss and loss of services due to damage to critical infrastructure, including natural gas, fuel oil, water supply, hospitals, and transportation systems; electricity generation, transmission, and distribution; and telecommunications. Tornadoes, flash flooding, debris, and hail can cause damage that results in loss of critical services throughout the region. Road blockage and damage can restrict access to critical facilities. The region's Continuity of Operations (COOP) Plan(s) should address alternate methods of communication during loss of cellular service and landlines.

All critical facilities in the Tri-County region are exposed to this hazard. All essential critical facilities should have backup generators as well as storm shelters.

### **3.15.6.3. Impacts on the Economy**

Any event that causes a business to close for a period will cause direct and indirect losses to the economy. Small businesses are the lifeblood of communities. Their survival after a disaster is critical to the community's recovery. Even if a business itself is not damaged by the event, it may find itself severely understaffed due to employees who have suffered severe damages or are unable to get to work due to road damage.

The Insurance Institute for Business and Home Safety estimates that one in four businesses forced to close by a disaster will never reopen. This means every community's economy is vulnerable to disasters. A business's survival is directly linked to a community's resilience. Damaging high winds or tornadoes in areas of the Tri-County region that bring in more sales tax revenue would cause more significant loss than other areas of the region.

Every business in the region needs a business continuity plan that covers all likely hazards, and those plans should be regularly tested with exercises.

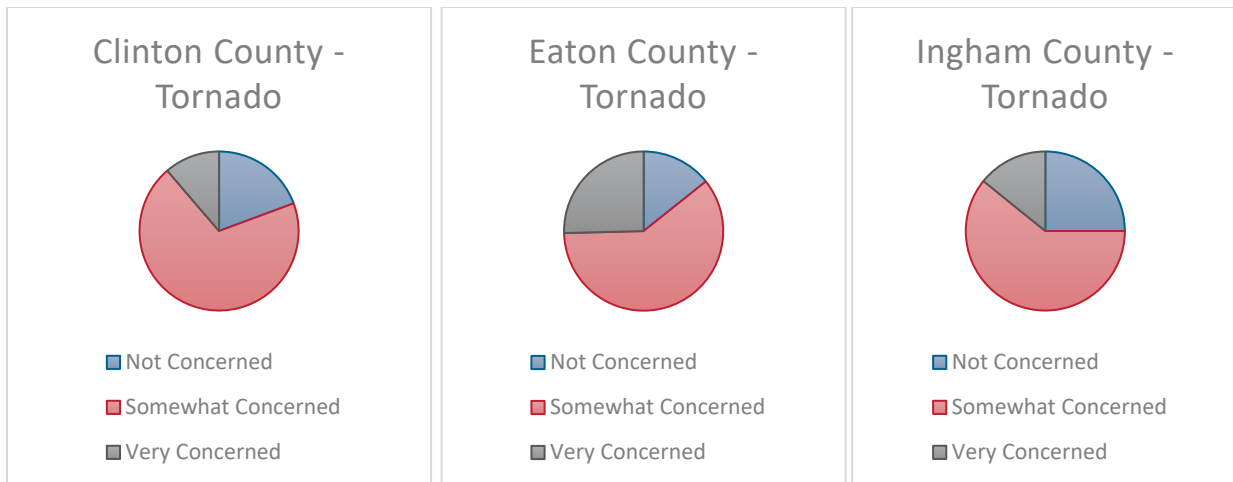
### **3.15.6.4. Impacts on the Environment**

Tornadoes destroy property and wildlife. Even though a tornado generally has a smaller footprint than other disasters, the damage is frequently more severe, though often less apparent. Debris from damaged structures can result in a spread of asbestos over great distances, creating toxic levels of asbestos in the soil, poisoning the habitat and water supply of both people and animals. Household hazardous waste in the form of cleaning products, automotive supplies, paint, and insecticides can contaminate the water and soil, creating a toxic environment for animals and plants.

After a tornado, household and industrial waste is often washed into the stormwater drains, rivers, and lakes, having a long-term effect on the area's flora and fauna. The Tri-County region should address these issues with the Department of Environment, Great Lakes and Energy (EGLE) during the recovery period and have a debris removal plan in place for the proper disposal of debris resulting from tornado events.

### **3.15.7. Public Input**

Participants in the public survey were asked to assess and identify their level of concern of a tornado incident occurring in their community. Across the Tri-County region, most respondents noted that they were somewhat concerned about this hazard.



### 3.15.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Highly Likely	Limited	Limited	Medium	Medium
Eaton	Highly Likely	Limited	Limited	Medium	Medium
Ingham	Highly Likely	Limited	Limited	Medium	Medium
Delta Township	Highly Likely	Limited	Limited	Medium	Medium
Delhi Township	Highly Likely	Limited	Limited	Medium	Medium
City of East Lansing	Highly Likely	Limited	Limited	Medium	Medium
Locke Township	Highly Likely	Limited	Limited	Medium	Medium
Meridian Township	Highly Likely	Limited	Limited	Medium	Medium
Williamstown Township	Highly Likely	Limited	Limited	Medium	Medium

## 3.16. Wildfire

### 3.16.1. Hazard Profile

A wildfire is considered any unplanned fire that occurs in a wildland area, such as a grassland, forest, or brush-filled area, regardless of cause. Wildfires are an integral part of the natural management of forest ecosystems; naturally occurring wildfires are most frequently caused by lightning strikes. Wildfires can also be caused by humans; common causes include campfires, discarded cigarettes, prescribed burns that get out of control, arson or illegal burning, sparking equipment, and power lines and utilities. Nationally, over 80% of forest fires are started by negligent human behavior, such as discarding cigarettes in wooded areas or improperly extinguishing campfires. The second-most common cause for wildfire is lightning.

There are three classes of wildland fires – surface fire, ground fire and crown fire. A surface fire is the most common and burns along the floor of a forest, moving slowly and killing or damaging trees. A ground fire is usually started by lightning or human carelessness and burns on or below the forest floor. Crown fires spread rapidly by wind and move quickly by jumping along the tops of trees. Wildland fires are usually signaled by dense smoke that fills the area for miles around. The strength and behavior of wildfire is influenced by three factors — fuel type and availability, surrounding weather, and topography of the area.

### **3.16.2. Area of Impact**

The entirety of the Tri-County region is susceptible to wildfire, though certain areas are more at risk than others.

The Wildland-Urban Interface (WUI) is the zone of transition between unoccupied land and human development. It is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. While wildfires are generally thought of as a problem more attuned to the western states, more than 46 million residences in 70,000 communities in the United States live in an area at risk for fires in the WUI. According to the USFA, between 2002 and 2016, an average of over 3,000 structures per year were lost to WUI fires in the U.S.

The Federal Register definition splits the WUI into two categories based on vegetation density:

- Intermix WUI, or lands that contain at least one housing unit per 40 acres in which vegetation occupies more than 50% of terrestrial area; a heavily vegetated intermix WUI is as an area in which vegetation occupies over 75% of a 5 square kilometer terrestrial area.
- Interface WUI, or lands that contain at least one housing unit per 40 acres in which vegetation occupies less than 50% of terrestrial area.

Figure 31, Figure 32 and Figure 33 show the WUI areas in Clinton, Eaton, and Ingham counties.



Figure 31: Clinton County Wildland-Urban Interface Areas

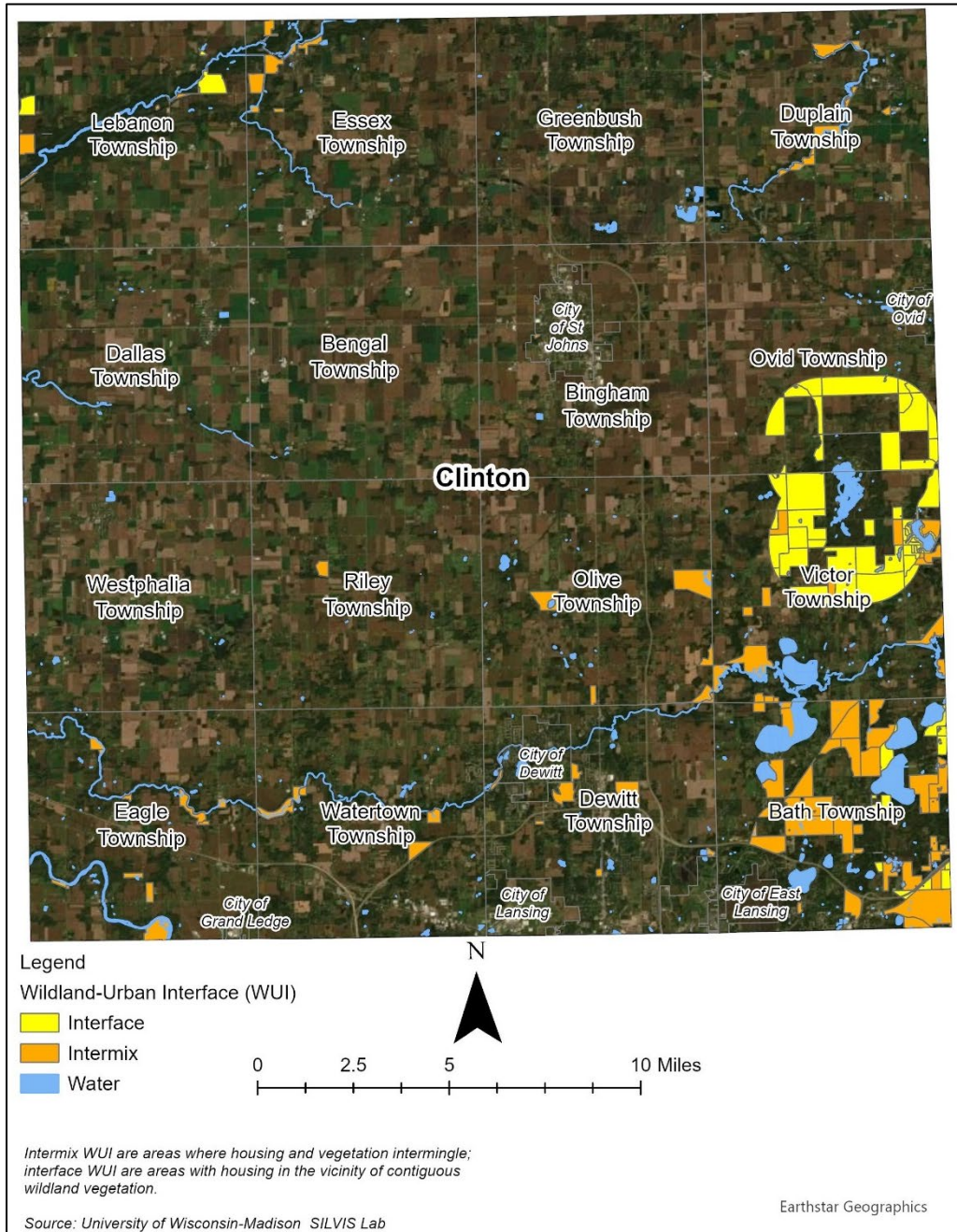


Figure 32: Eaton County Wildland-Urban Interface Areas

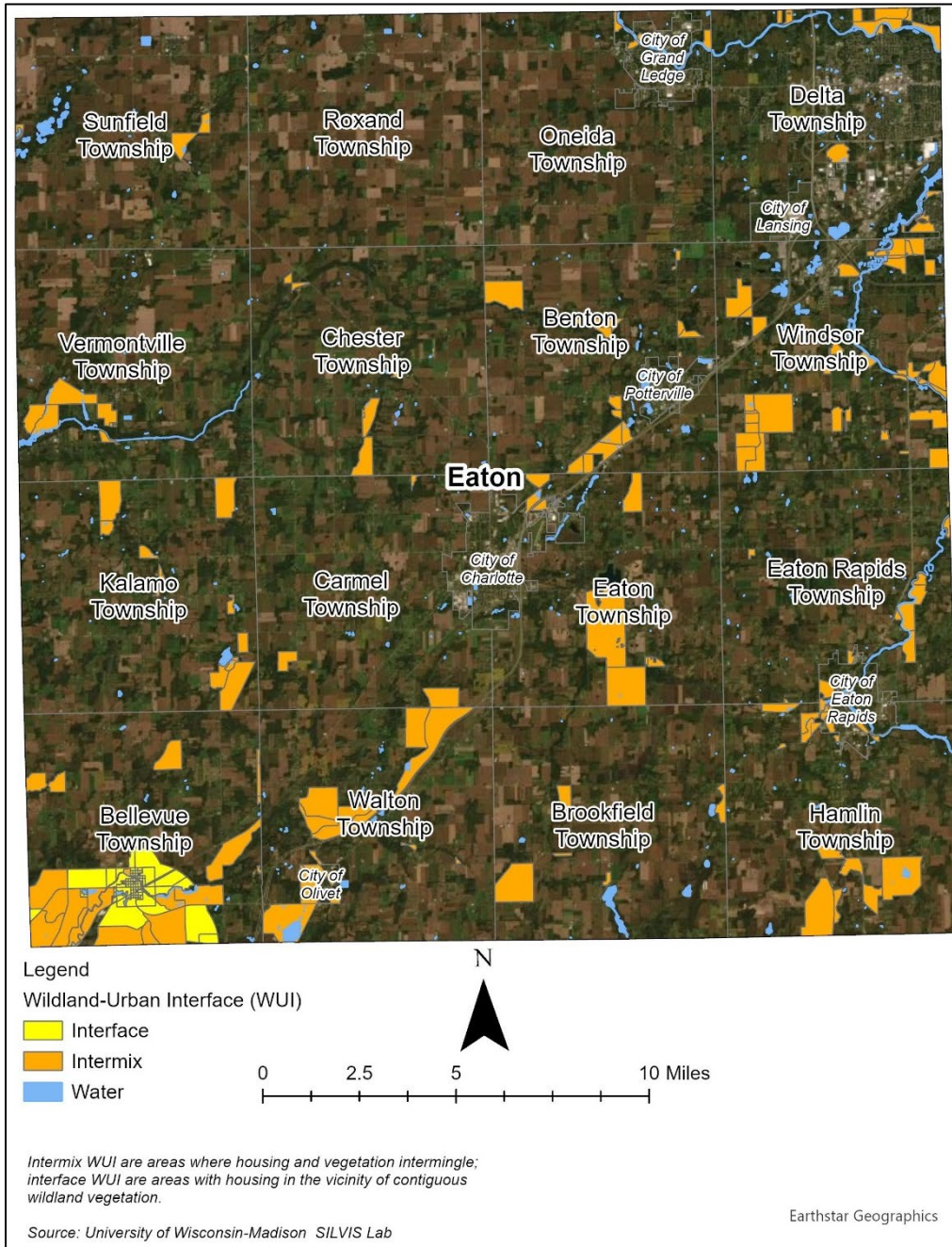
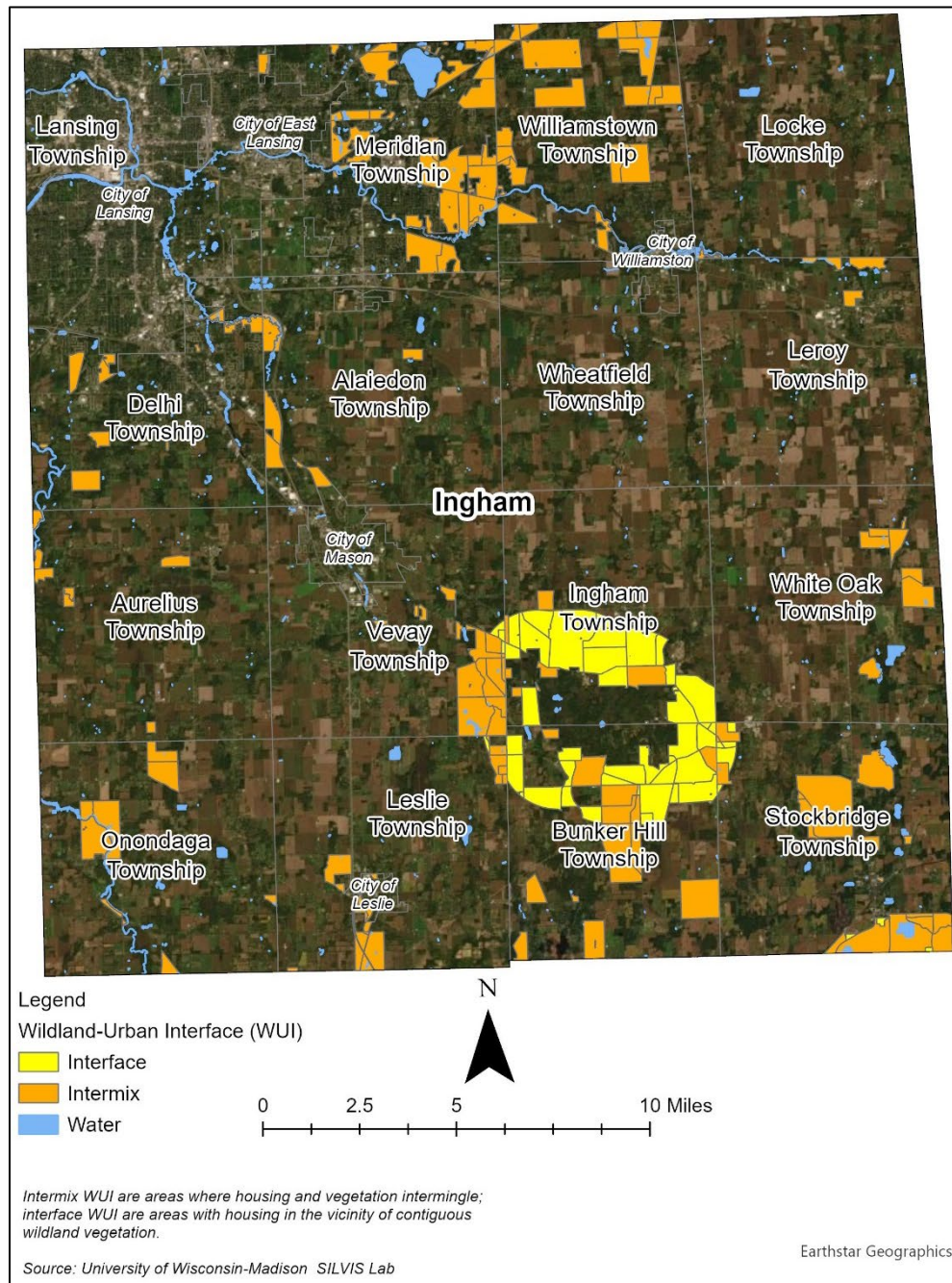




Figure 33: Ingham County Wildland-Urban Interface Areas



### 3.16.3. Extent

Wildfire extent can be described in terms of size and type of fire. According to the National Wildfire Coordinating Group, there are seven classes of wildfire sizes, categorized from A–G.

- Class A — one-fourth acre or less
- Class B — more than one-fourth acre but less than 10 acres
- Class C — 10 acres or more but less than 100 acres

- Class D — 100 acres or more but less than 300 acres
- Class E — 300 acres or more but less than 1,000 acres
- Class F — 1,000 acres or more but less than 5,000 acres
- Class G — 5,000 acres or more

Different types of fires demonstrate different characteristics that impact how a fire spreads. A surface fire burns along the floor of a forest; a ground fire burns on or below the forest floor, and crown fires spread rapidly by wind and move quickly by jumping along the tops of trees.

### **3.16.4. Previous Occurrences**

The 2015 Tri-County Hazard Mitigation Plan noted no historical occurrences of large-scale wildfires in Clinton, Eaton, or Ingham counties. For the plan update, multiple sources were reviewed to catalogue previous wildfire occurrences. According to the 2019 Michigan State Hazard Mitigation Plan, the State of Michigan averages less than one wildfire incident per year. Most fires occur in the more wooded areas of the Upper Peninsula of the state. A search was also run in the National Interagency Fire Center database; while the database noted fires across the state, none were listed for any of the counties in the Tri-County region. A review of Fire Management Assistance Grants (FMAG) and Fire Suppression declarations showed none for the counties in the region.

During Planning Meeting #2, participants were asked to describe fire risk and history in their respective counties and communities. Participants noted a series of brush fires that occurred in Spring 2021; one fire was responded to by 33 separate fire departments. Participants noted that local fire departments did a good job of catching and containing fires before they grew; participants also noted that they were much more concerned with brush fires and did not normally see large-scale wildfires in the region.

### **3.16.5. Probability**

During the planning meetings, attendees confirmed that some level of forest/intermix fire is an annual occurrence across Michigan and the Tri-County region. However, these incidents very rarely rise above a Class B incident as defined by the National Wildfire Coordinating Group. The probability of a major wildfire occurring anywhere in the region is low.

### **3.16.6. Vulnerability Assessment**

#### **3.16.6.1. Impacts to People**

The most obvious impacts to people are from direct contact with a wildfire, in the form of burns or smoke inhalation. Particulate matter can cause a wide range of health issues, including respiratory problems and cardiovascular problems. Fires and resulting smoke and ashes can cause:

- Burns and injuries.
- Eye, nose, throat, and lung irritation.
- Decreased lung function, including coughing and wheezing.
- Pulmonary inflammation, bronchitis, exacerbations of asthma, and other lung diseases.
- Exacerbation of cardiovascular diseases, such as heart failure.

Infants, young children, women who are pregnant, and older adults are more susceptible to health impacts from smoke and ash, and smoke and ash can greatly impact those with pre-existing conditions like respiratory diseases or heart disease. Firefighters and emergency response personnel can also be greatly impacted by on-scene injuries, burns, and smoke inhalation.

Another significant health effect of wildfires is potential impacts to mental health and well-being since, depending on the size and scope of the fire, homes, businesses, and livelihoods could be severely impacted.

### 3.16.6.2. Impacts to Infrastructure

Fires can disrupt transportation routes, tax water supplies, disrupt utilities, and destroy crop lands. Infrastructure located within a Wildland-Urban Interface area is most at risk from a wildfire; this infrastructure can include buildings, utilities, transportation routes and other critical assets located within the region.

The FEMA National Risk Index (NRI) estimates annual loss by hazard on a county-by-county basis, including estimates for wildfire. Table 33 shows the expected annual loss due to wildfire in Clinton, Eaton, and Ingham counties based on data from the FEMA National Risk Index.

**Table 33. Expected Annual Loss due to Wildfire**

Location	Total Loss	Building Value	Population Equivalence	Population	Agriculture Value
Clinton	\$163	\$151	\$12	0.00	\$0
Eaton	\$75	\$68	\$8	0.00	\$0
Ingham	\$528	\$449	\$79	0.00	\$0
<b>Regional Totals</b>	<b>\$766</b>	<b>\$668</b>	<b>\$99</b>	<b>0.00</b>	<b>\$0</b>

Source: FEMA National Risk Index

The NRI also estimates exposure values by hazard on a county-by-county basis; exposure values illustrate the potential value of infrastructure located in a risk zone. Table 34 shows exposure values for Clinton, Eaton, and Ingham counties for a wildfire.

**Table 34. Exposure Values to Wildfire**

Location	Total	Building Value	Population Equivalence	Population	Agriculture Value
Clinton	\$796,988,088	\$13,966,491	\$782,829,723	103.00	\$191,874
Eaton	\$643,265,720	\$8,913,897	\$634,238,216	83.45	\$113,607
Ingham	\$4,144,435,808	\$36,870,103	\$4,107,404,994	540.45	\$160,711
<b>Regional Totals</b>	<b>\$5,584,689,616</b>	<b>\$59,750,491</b>	<b>\$5,524,472,933</b>	<b>727</b>	<b>\$466,192</b>

Source: FEMA National Risk Index

### 3.16.6.3. Impacts to the Economy

At the outset of a wildfire, economic impacts include the cost of a wildfire suppression. These costs can include staffing, equipment, and responder care. According to the National Interagency Fire Center, the federal cost of wildfire suppression in the United States has spiked from an annual average of roughly \$425 million from 1985–1999, to \$1.6 billion from 2000–2019. While historic fires in the Tri-County region have been relatively contained and short-lived, a large-scale fire could cost millions in response.

Lost infrastructure can also cause economic impacts, due to direct rebuilding costs, as well as cascading impacts if a burned structure or system is a key part of a supply chain. Insurance costs for property loss can add up in a large-scale response.

### 3.16.6.4. Impacts to the Environment

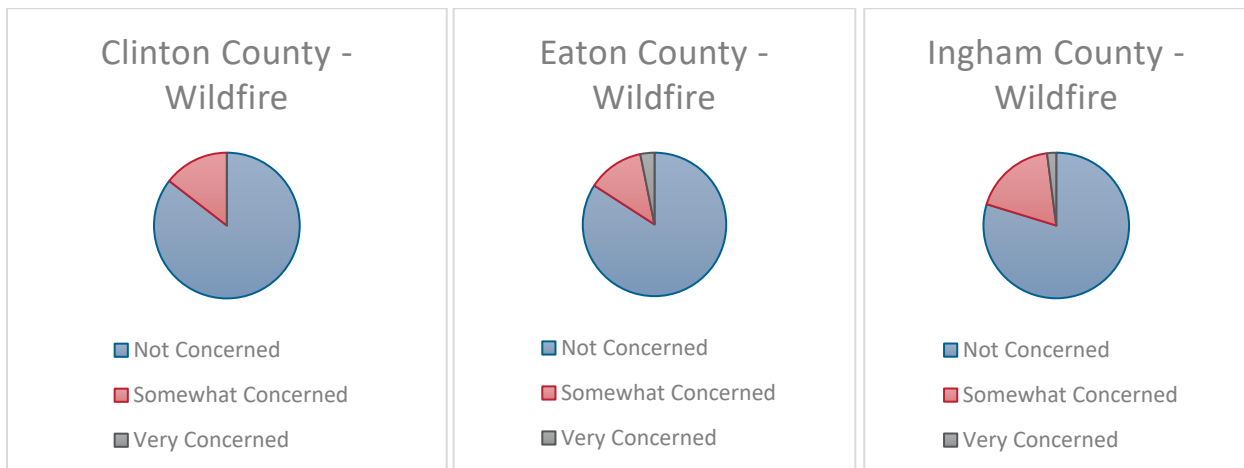
Wildfire is a keystone process and is part of the natural cycle. Fire shapes ecosystems by clearing out overgrown brush and dead or dying trees. Dry conditions and high winds can exacerbate fire risk.

As noted in Section 3.16.6.1, wildfires can deteriorate air quality. Large fires can disrupt weather patterns as well as send carbon monoxide, carbon dioxide, and fine particulate matter into the atmosphere. Wildfire smoke is a mixture of air pollutants of which particulate matter is the principal public health threat.

Fire can destroy habitat and cause migrations of wildlife. Fire can also sear the surrounding soil; after vegetation burns, soil can become hydrophobic which prevents the absorption of water and impacts stormwater runoff.

### 3.16.7. Public Input

Participants in the public survey were asked to assess and identify their level of concern of a wildfire incident occurring in their community. Across the Tri-County region, the vast majority of respondents noted that they were not concerned about this hazard.



### 3.16.8. Hazard Significance Summary

County	Probability of Occurrence	Severity of Impact	Extent	Public Input	Total Ranking
Clinton	Unlikely	Limited	Minimal	Low	Low
Eaton	Unlikely	Limited	Minimal	Low	Low
Ingham	Unlikely	Limited	Minimal	Low	Low
Delta Township	Unlikely	Limited	Minimal	Low	Low
Delhi Township	Unlikely	Limited	Minimal	Low	Low
City of East Lansing	Unlikely	Limited	Minimal	Low	Low
Locke Township	Unlikely	Limited	Minimal	Low	Low
Meridian Township	Unlikely	Limited	Minimal	Low	Low
Williamstown Township	Unlikely	Limited	Minimal	Low	Low

# 4. HAZARD MITIGATION STRATEGY

## 4.1. Introduction

Chapter 4 identifies the goals and strategies the Tri-County region has identified to buy down the risks associated with the hazards in Chapter 3.

## 4.2. Goals

To begin the mitigation strategy development process, the planning team reviewed and identified potential goals to assist in aligning and focusing specific hazard mitigation strategies. The expressed goals are broad policy statements that represent long-term results.

Each county discussed the goals from the 2015 plan and potential replacements for the 2022 update. During the discussion, each county agreed to the following updated goals:

- Goal 1. Reduce the risk of hazards to life and property.
- Goal 2. Protect critical infrastructure and essential facilities.
- Goal 3. Build community and public resiliency.

## 4.3. Strategy Development

Using the updated goals as a planning tool to guide mitigation planning efforts, the planning team collaborated to identify a 2022 hazard mitigation strategy that is both effective and feasible for the counties and participating communities in the Tri-County region.

Though the 2015 mitigation strategy did not differentiate between jurisdictions when it laid out mitigation actions, the group reviewed the mitigation strategy from the previous plan and reported on the status of specific hazard mitigation actions. Each jurisdiction was asked to categorize each action into one of four categories:

- Completed.* The mitigation action was implemented.
- In progress.* The mitigation action has been started but is not yet completed.
- Not started.* The mitigation action has not been started.
- Canceled.* The mitigation action is no longer relevant and should be removed.

As a result of this exercise, the planning team decided to adjust the overall approach to mitigation action prioritization with the introduction of new criterion outlined in this chapter. This approach was taken to allow all plan participants to understand the benefits associated with each project as well as opportunities to accomplish these efforts by the proposed completion date.

The output of the collaborative effort produced three categories: Completed Actions, Cancelled Action, and New/Continued Actions. Completed actions are those activities that the Tri-County region has implemented over the life of the previous plan; these are located in Section 4.6. Cancelled actions are those activities that the committee reviewed and decided to remove from the new hazard mitigation

strategy; these are located in Section 4.7. Continued actions are those actions that have either not been started yet or are in the process of being implemented; elements of each continued action are included in Section 4.8. Implementation and maintenance of the hazard mitigation strategy are included in Chapter 5 of this plan.

At the beginning of the planning process, the planning team set out participation requirements for jurisdictions to be considered full participants in the hazard mitigation plan. Among these requirements, the planning committee asked that each jurisdiction that wanted to be considered a full participant under the 2022 Tri-County Hazard Mitigation Plan identify at least one new or continuing hazard mitigation action to reduce risk in their community.

#### **4.4. Action Prioritization**

The 2015 Tri-County Hazard Mitigation Plan identified the following as top priorities for hazard mitigation actions:

- Protect special needs populations.
- Identify gaps in community-wide emergency response to hazards.
- Provide protective measures from severe wind, hail and tornadoes.
- Raise public awareness of severe weather events and preventative actions.
- Decrease vulnerability of county infrastructure failures caused by natural events.
- Reduce the impacts of riverine/urban flooding.

Upon review of these priorities during the planning meetings, participants revisited these priorities and discussed whether the priorities were still applicable as written. The participants noted that some 2015 priorities were response-oriented and not applicable to a hazard mitigation plan, and that the remaining priorities could be accounted for during the mitigation strategy review and update process. In addition, it was felt that these 2015 priorities were general enough that they were more like goals than specific actions. Therefore, their priorities are not directly comparable with those for the list of actions in this updated plan.

To assist in the prioritization process for the update and provide the planning committee with a starting point, each mitigation action was reviewed and scored on a scale of 1-3 points based on metrics including the action's impact on life safety, critical infrastructure protection, potential reduction of response actions, and the STAPLEE method. The scores were then tabulated to provide an initial prioritization of high, medium, and low actions. Table 1 provides an overview of mitigation action scoring. Section 4.8 includes the scoring for each specific action.



Table 1: Scoring Criteria

Criterion	Score	Explanation
Lives Saved	0	Little to no impact on potential lives saved
	1	Some potential for lives saved
	2	High likelihood of lives saved
Reduced Property Damages	0	Little to no impact on potential reductions in property damage
	1	Some potential for reductions in property damage
	2	High likelihood of reductions in property damage
Reduced Response Actions	0	Little to no impact on the potential need for response actions
	1	Some potential for reduced response actions
	2	High likelihood of reduced response actions
Benefits Exceed Costs	0	Benefits do not exceed costs
	1	Benefits and costs are equal
	2	Benefits exceed costs
Social Acceptability	0	Project not socially acceptable
	1	Social support is neutral for project
	2	Strong social support for project
Technical Feasibility	0	Project is not technically feasible
	1	Project is partially technically feasible
	2	Project is technically feasible
Administrative Capability	0	There is no administrative capability to manage the project
	1	There is some administrative capability to manage the project
	2	The administrative capability is in place to manage the project
Political Desirability	0	No political desirability for project
	1	Minor political desirability for project
	2	Major political desirability for project
Legal Authority	0	There is no legal authority to implement the project
	1	Possible legal authority to implement the project
	2	The legal authority exists to implement the project
Economic Benefits	0	No economic benefits projected from project
	1	Minor economic benefits projected from project
	2	Major economic benefits projected from project
Environmental Benefits	0	No environmental benefits projected from project
	1	Minor environmental benefits projected from project
	2	Major environmental benefits projected for project
Hazard Impact	0	Low
	1	Medium
	2	High
Number of Hazards Addressed	0	One hazard addressed
	1	Two hazards addressed
	2	More than two hazards addressed

Each potential hazard mitigation action could score up to 26 points. To begin prioritization, scores corresponded to the following priority levels:

- 0-8 Low Priority
- 9-18 Medium Priority
- 19 and above High Priority

Once the initial scores were tallied and actions prioritized, they were presented to the planning committee for review during Meeting 3. The group reviewed the scores and corresponding initial prioritization and elected to accept the data during the meeting. Committee members were invited to review the scoring further during the committee plan review period and provide any additional comments or concerns on action prioritization; no further comments were received.

## 4.5. Completed Hazard Mitigation Actions

The following 2015 hazard mitigation actions were considered completed by Clinton County, Eaton County, Ingham County, and Delta Township.

### 4.5.1.1. Clinton County Completed Hazard Mitigation Actions

Ingham County did not identify any hazard mitigation actions that had been completed.

### 4.5.1.2. Eaton County Completed Hazard Mitigation Actions

2015 Action ID	2015 Hazard Mitigation Action	Explanation
1.7	Develop internal facility emergency/disaster warning systems.	Project completed.
3.5	Increase attendance at National Weather Service Spotter classes through media (local weather stations, internet, newspapers, etc.).	Project completed.
5.5	Create an overlay zoning district that can be applied to the lands along the riverbanks.	Project Completed.

### 4.5.1.3. Ingham County Completed Hazard Mitigation Actions

Ingham County did not identify any hazard mitigation actions that had been completed.

#### 4.5.1.4. Delta Township Completed Hazard Mitigation Actions

2015 Action ID	2015 Hazard Mitigation Action	Explanation
1.3	Seek funding for NOAA weather radios for facilities caring for special needs populations and special needs populations living independently.	Radios distributed. No further need.
3.1	Encourage the construction of shelters at city and county parks.	Bathroom shelters have been constructed/modified in two township parks.
5.5	Create an overlay zoning district that can be applied to the lands along the riverbanks.	Layer created.

#### 4.6. Canceled Hazard Mitigation Actions

The following 2015 hazard mitigation actions were canceled by Clinton County, Eaton County, Ingham County and Delta Township.

##### 4.6.1.1. Clinton County Canceled Hazard Mitigation Actions

2015 Action ID	2015 Hazard Mitigation Action	Explanation
1.3	Seek funding for NOAA weather radios for facilities caring for special needs populations and special needs populations living independently.	With the onset of notifications to mobile devices through WEAs, this is no longer a goal.
1.5	Mass mail all special needs facilities a brochure on facility disaster preparedness.	Social media is a more effective means to disseminate this information.

##### 4.6.1.2. Eaton County Canceled Hazard Mitigation Actions

2015 Action ID	Hazard Mitigation Action	Explanation
1.3	Seek funding for NOAA weather radios for facilities caring for special needs populations and special needs populations living independently.	This activity was completed when Emergency Management was part of the sheriff's office. It has since been made an independent office within the county government, and grant funds are decreasing.

2015 Action ID	Hazard Mitigation Action	Explanation
1.4	Give disaster kits to caretakers of special needs populations, including hospice patients and facilities caring for special needs populations.	This activity was completed when Emergency Management was part of the sheriff's office. It has since been made an independent office within the county government, and grant funds are decreasing.
1.5	Mass mail all special needs facilities a brochure on facility disaster preparedness.	This project has never been completed.
3.1	Encourage the construction of shelters at city and county parks.	This activity never began under the previous Emergency Management division.
3.2	Encourage the construction of shelters at mobile home / manufactured housing communities.	This activity never began under the previous Emergency Management division.
3.3	Increase public awareness of safe rooms and enhanced construction methods in newly constructed homes through brochures, internet, and other literature to be made available from county and private entities	This activity never began under the previous Emergency Management division.

**4.6.1.3. Ingham County Canceled Hazard Mitigation Actions**

2015 Action ID	2015 Hazard Mitigation Action	Explanation
1.3	Seek funding for NOAA weather radios for facilities caring for special needs populations and special needs populations living independently.	Limited funds and limited value.
1.4	Give disaster kits to caretakers of special needs populations, including hospice patients and facilities caring for special needs populations.	No funds for kits. Preparedness action.
1.5	Mass mail all special needs facilities a brochure on facility disaster preparedness.	No funds for mailings. Preparedness action.
3.1	Encourage the construction of shelters at city and county parks.	No interest or funding.
3.2	Encourage the construction of shelters at mobile home / manufactured housing communities.	No interest or funding.

2015 Action ID	2015 Hazard Mitigation Action	Explanation
3.3	Increase public awareness of safe rooms and enhanced construction methods in newly constructed homes through brochures, internet, and other literature to be made available from county and private entities	Preparedness action.
4.1	Discourage unplanned sprawl conditions in area without existing infrastructure.	Not a mitigation action.
4.2	Identify infrastructure that needs rehabilitation.	Not a mitigation action.
4.3	Suggest local governments find sources of funding to fund rehabilitation projects.	Not a mitigation action.
4.4	Create a digital GIS layer displaying locations of generators throughout county.	Not a mitigation action.
5.1	Create an overlay zoning district that can be applied to the lands abutting water resources to manage growth and development, ensure sufficient setback distances, and preserve natural features.	Not a mitigation action.
5.2	Work with the Department of Environmental Quality to enforce water quality regulations.	Not a mitigation action.
5.3	Consider the potential impacts of stormwater runoff on water quality.	Not specific enough.
5.4	Provide incentives to preserve frontage and vegetation along the riverbanks.	Unclear.
5.5	Create an overlay zoning district that can be applied to the lands along the riverbanks.	Unclear.
5.6	Consider the established federal floodplain boundaries as a part of any proposed regulations. All local jurisdictions should participate in the National Flood Insurance Program and Repetitive Loss Programs, planning and implementing federally recognized mitigation efforts.	NFIP function.
5.7	Encourage cooperative and coordinated planning efforts among neighboring communities.	No clear purpose for cooperative efforts; implementation action.

#### 4.6.1.4. Delta Township Canceled Hazard Mitigation Actions

2015 Action ID	2015 Hazard Mitigation Action	Explanation
1.4	Give disaster kits to caretakers of special needs populations, including hospice patients and facilities caring for special needs populations.	This can be addressed via local preparedness programs.
1.5	Mass mail all special needs facilities a brochure on facility disaster preparedness.	Preparedness action, not hazard mitigation.
1.7	Develop internal facility emergency/disaster warning systems.	Currently have systemic facility paging and emergency notification alerting via Text 'Em All.
4.1	Discourage unplanned sprawl conditions in areas without existing infrastructure.	Planning/Zoning action; not specifically hazard mitigation.
5.2	Work with the Department of Environmental Quality to enforce water quality regulations.	Not specific enough.
5.3	Consider the potential impacts of stormwater runoff on water quality.	Not specific enough.
5.4	Provide incentives to preserve frontage and vegetation along the riverbanks.	Better implemented by the Middle Grand River Organization of Watersheds (MGROW) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

## 4.7. Hazard Mitigation Strategy

### Goal 1: Reduce the Risk of Hazards to Life and Property.

#### Goal 1 Mitigation Actions – Basic Information

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
1.1	Implement Property Owner Assistance Program for Basement Backup Protection	City of East Lansing	Professionally installing backflow prevention valves or equivalent infrastructure to mitigate sewer backups due to flooding in homes.	Flood Severe Weather (including fog, lightning and hail)
1.2	Implement Public Alert and Warning system	Delta Township	Purchase the RAVE alerting system to provide localized emergency notifications specific to Delta Township residents.	Severe Weather (including fog, lightning and hail) Severe Wind Severe Winter Weather (including ice, sleet and snowstorm) Tornado Wildfire
1.3	Create defensible space around structures and infrastructure in the Wildland-Urban Interface (WUI)	Ingham County	Encourage the public and private sector to increase the defensible space around their homes and buildings using an aggressive social media campaign.	Wildfire
1.4	Perform regular drainage system maintenance	Ingham County	Routine drainage maintenance reduces the risk of significant flooding.	Flood
1.5	Inventory critical structures at risk of flood inundation	Ingham County	Accurate data does not exist to be able to identify a comprehensive list of structures in the floodplain, and how those structures might be impacted by a flood event. This project will identify and inventory structures in a GIS database that will allow for more detailed analysis of data related to the properties and potential risk. This list can then be used to develop effective flood mitigation projects.	Flood

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
1.6	Inventory and mitigate utilities in the floodplain	Ingham County	Both flooding and flash flooding can impact utilities across the county. There is no accurate accounting for utilities and their locations, especially in respect to hazard risk areas. This action will result in a comprehensive review of utility assets and potential risk. Following this review, steps will be taken to effectively mitigate utilities at risk, through activities like permanent sandbagging and elevation.	Flood
1.7	Develop a database/list for those people in the community who may need special assistance during and after an extreme temperature event	Ingham County	A list of vulnerable individuals within the community who might need assistance in the event of extreme hot or cold temperatures will enhance the quick response and mitigate any problems in trying to identify who they are and where they are located.	Extreme Temperatures
1.8	Upgrade and expand the Ingham County Outdoor Warning Siren network	Ingham County	Upgrade and expand the outdoor warning siren network.	Severe Weather (including fog, lightning and hail) Severe Wind Tornado
1.9	Install snow fences or living snow fences to limit blowing and drifting snow	Clinton County	The county review county roadways for historical impacts from blowing snow during blizzards and install snow fences or living fences to limit blowing and drifting snow. These measures will improve travel conditions on roadways when winter weather occurs.	Severe Winter Weather (including ice, sleet and snowstorm)
1.10	Develop programs to remove dead or decaying trees that can become projectiles during severe weather or kindling during a wildfire incident	Clinton County	Reducing the amount of dead trees and limbs in areas would reduce injury and property damage when severe wind occurs and remove fuel from areas of wildfire danger.	Severe Wind Tornado
1.11	Perform regular drainage system maintenance	Eaton County	Routine drainage maintenance reduces the risk of significant flooding.	Flood
1.12	Install additional countywide outdoor sirens	Clinton County	This project would provide the design and installation of additional outdoor warning sirens in the County.	Severe weather Tornadoes High wind



Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
1.13	Create defensible space around structures and infrastructure in the Wildland-Urban Interface (WUI)	Eaton County	Encourage the public and private sector to increase the defensible space around their homes and buildings using an aggressive social media campaign.	Wildfire
1.14	Replace existing sandbag wall around Eaton Rapids business district with more permanent solution to protect against flooding	Eaton Rapids	Constructing a permanent solution would mitigate future flood risk in the commercial area.	Flood
1.15	Identify infrastructure across the county and in communities that needs to be restored, rehabilitated or removed	Eaton County	Aging infrastructure and dilapidated buildings exist across the county, and present a risk during severe weather, high wind events or potentially as a fuel source during wildfires. The county will review its own infrastructure and assist its communities to identify aging infrastructure and reviewing the possibility of adopting and enforcing up-to-date building codes, retrofitting and strengthening infrastructure or infrastructure removal while ensuring critical functions and services are maintained.	Severe Wind Severe Weather (including fog, lightning and hail) Severe Winter Weather (including ice, sleet and snowstorm) Tornado Wildfire
1.16	Inventory critical structures at risk of flood inundation	Eaton County	Accurate data does not exist to be able to identify a comprehensive list of structures in the floodplain, and how those structures might be impacted by a flood event. This project will identify and inventory structures in a GIS database that will allow for more detailed analysis of data related to the properties and potential risk. This list can then be used to develop effective flood mitigation projects.	Flood
1.17	Inventory and mitigate utilities in the floodplain	Eaton County	Both flooding and flash flooding can impact utilities across the county. There is no accurate accounting for utilities and their locations, especially in respect to hazard risk areas. This action will result in a comprehensive review of utility assets and potential risk. Following this review, steps will be taken to effectively mitigate utilities at risk, through activities like permanent sandbagging and elevation.	Flood

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
1.18	DAFN database opt-in	Eaton County	The county will work with communities to develop an opt-in system for self-identification of persons with disabilities and access and functional needs (DAFN). This system will allow city and county officials and responders to share information regarding upcoming extreme temperature events to those who may need it most and offer them opportunities to potentially mitigate impacts, while also serving as a resource for welfare checks during a response.	Extreme Temperatures
1.19	Utilize the Land Preservation Acquisition Fund to preserve environmentally sensitive lands	Meridian Charter Township	The Township will utilize the Land Preservation Acquisition Fund to preserve environmentally sensitive lands, preventing development in floodprone areas.	Flood

#### Goal 1 Mitigation Actions – Background Information

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
1.1	Local Funding	City of East Lansing Public Works and Environmental Services	Less than \$1,000,000	2024
1.2	Local Funding	Delta Township Fire/Emergency Management	Less than \$10,000	2023
1.3	Local Funding	Ingham County Office of Homeland Security & Emergency Management; area fire departments	Less than \$10,000	2024
1.4	BRIC Funding FMA Funding HMGP Funding Local Funding	Ingham County Drain Commission	Less than \$100,000	2024

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
1.5	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
1.6	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding State Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$1,000,000	2027
1.7	BRIC Funding HMGP Funding Local Funding	Ingham County	Less than \$10,000	2024
1.8	BRIC Funding HMGP Funding Local Funding Private Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$500,000	2027
1.9	Local Funding Other State Funding	Clinton County Road Commission	Greater than \$1,000,000	2027
1.10	Local Funding Other State Funding	Clinton County Road Commission	Greater than \$1,000,000	2025
1.11	BRIC Funding HMGP Funding Local Funding	Eaton County Drain Commission; Eaton County Emergency Management	Less than \$100,000	2024

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
1.12	Local Funding State Funding	911 Central Dispatch; Clinton County Emergency Management	Greater than \$1,000,000	2025
1.13	Local Funding	Eaton County area fire departments	Less than \$10,000	2024
1.14	BRIC Funding FMA Funding HMGP Funding Local Funding Other Private Funding State Funding	City of Eaton Rapids; Eaton County Emergency Management	Less than \$500,000	2025
1.15	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Equalization; Eaton County Emergency Management	Less than \$1,000,000	2027
1.16	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Drain Commissioner Eaton County Emergency Management Village of Dimondale Township of Delta City of Eaton Rapids City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2025

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
1.17	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding State Funding	City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville Eaton County Emergency Management	Less than \$1,000,000	2026
1.18	Local Funding Private Funding	Eaton County Emergency Management City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2023
1.19	Local Funding	Meridian Charter Township Parks & Recreation	Unknown	2027

Goal 1 Mitigation Actions – Scoring Information

Action ID	Lives Saved	Reduced Property Damages	Reduced Response Actions	Benefits Exceed Costs	Social Acceptability	Technical Feasibility	Administrative Capability	Political Desirability	Legal Authority	Economic Benefits	Environmental Benefits	Hazard Impacts	Numbers of Hazards Addressed	TOTAL	PRIORITY
1.1	0	2	1	2	2	2	2	1	1	2	1	1	0	17	Medium
1.2	2	0	2	2	2	2	2	2	2	1	0	2	2	21	High
1.3	1	1	2	2	1	2	2	1	1	1	2	1	0	17	Medium
1.4	0	1	2	2	2	2	2	2	2	1	1	2	0	19	High
1.5	0	1	2	2	2	2	2	1	1	2	2	2	0	19	High
1.6	0	1	1	2	1	2	1	1	1	1	1	0	0	12	Medium
1.7	1	0	2	2	1	2	2	1	1	0	0	1	0	13	Medium
1.8	2	0	2	2	2	2	2	2	2	1	0	1	1	19	High
1.9	1	0	1	1	1	2	1	1	1	2	0	1	0	12	Medium
1.10	1	1	1	0	1	2	1	1	1	0	1	0	0	10	Medium
1.11	0	2	1	2	1	2	2	1	2	1	1	1	0	16	Medium
1.12	1	0	1	2	1	1	2	1	2	1	0	1	2	15	Medium
1.13	1	1	2	2	1	2	1	1	1	1	1	1	0	15	Medium
1.14	0	2	1	2	2	2	2	2	2	2	1	1	0	19	High
1.15	0	2	1	0	1	2	1	1	1	1	1	0	0	11	Medium
1.16	0	1	0	0	1	1	1	1	1	1	1	0	0	8	Low
1.17	0	1	0	0	1	1	1	1	1	1	1	0	0	8	Low
1.18	1	0	2	2	1	2	1	1	0	0	0	0	1	11	Medium
1.19	0	0	0	1	1	2	1	1	0	1	2	0	0	9	Low

## Goal 2: Protect Critical Infrastructure and Essential Facilities.

### Goal 2 Mitigation Actions – Basic Information

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
2.1	Consolidate Bank and Briggs Branch drains	Delta Township Eaton County	Combine two (2) drains into an intercounty drain system with larger capacity to mitigate the lack of capacity of the individual drains.	Flood
2.2	Retrofit critical structures to increase resistance to storm hazards and promote hazard-resistant construction	Ingham County	By retrofitting vulnerable structures that house critical infrastructure, it will increase the resistance to strong storms, high wind, lightning, and other natural hazards.	Flood Severe Weather (including fog, lightning and hail) Severe Wind Severe Winter Weather (including ice, sleet and snowstorm) Tornado
2.3	Encourage the construction of shelters at City and County Parks	Clinton County	Develop a program to build saferooms in public buildings and public spaces.	Severe Weather (including fog, lightning and hail) Severe Wind Tornado
2.4	Coordinate with schools to help identify timely warning needs	Clinton County	Ensure that all schools in Clinton County have indoor warning capabilities.	Severe Weather (including fog, lightning and hail) Severe Wind Tornado
2.5	Lake Lansing Dam Alternatives Analysis	Ingham County	Hire an engineer to present and analyze alternatives; implement chosen alternative.	Dam Failure Flood

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
2.6	Upgrade Water Resource Recovery Facility	Delta Township	Relocate the facility out of the floodplain by constructing a new facility in phases.	Flood
2.7	Encourage dam EAP compliance and updates to ensure information remains current	Eaton County Emergency Management	Having current dam EAPs with annual reviews identifies incidents that can lead to a potential emergency, areas that can be affected, and pre-planned actions to minimize property damage or loss of life.	Dam Failure
2.8	Encourage owners of Myers-Henderson Dam to write an EAP in accordance with state mandates to identify lines of communication, specific data for potential inundation, and lay out public warning mechanisms	Delta Township Eaton County	Having an EAP in place that is in accordance with state mandates would provide for the safety of both persons and property in the immediate area.	Dam Failure Flood



Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
2.9	Electronic infrastructure surge protection	Eaton County	Electronic infrastructure can be vulnerable during severe weather, especially lightning storms. The county will review its own electronic infrastructure and assess the need for additional protection and install where necessary. The county will also support communities in review of their electronic infrastructure. Ensuring the use of surge protectors on critical electronic infrastructure reduces the possibility of damage to the equipment in the event of a power surge when power is restored is reduced. Encouragement for stakeholders to use surge protectors can be done using an aggressive social media campaign.	Severe Weather (including fog, lightning, and hail)
2.10	Critical facility backup power	Eaton County	The county will work with communities to identify critical facilities that do not have backup power and identifying facilities where that backup is needed. Identifying backup sources of power for critical infrastructure will ensure continued services for the community. This can be done through a coordinated public information campaign, direct contacts and having resources available in a Resource Manual within the EOC.	Severe Wind
2.11	Retrofit critical structures to increase resistance to storm hazards and promote hazard-resistant construction.	Eaton County	Retrofitting vulnerable structures that house critical infrastructure will increase the resistance to strong storms, high wind, lightning, and other natural hazards.	Severe Weather (including fog, lightning, and hail)
2.12	Ensure all public electronic infrastructure is protected with surge protectors.	Ingham County	Ensuring the use of surge protectors on critical electronic infrastructure reduces the possibility of damage to the equipment in the event of a power surge when power is restored. This encouragement for stakeholders to use surge	Severe Weather (including fog, lightning, and hail)

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
			protectors can be done using an aggressive social media campaign.	
2.13	Identify backup sources of power for critical facilities.	Ingham County	By identifying backup sources of power for critical infrastructure, it will ensure the continued services expected in the community. This can be do through a coordinated public information campaign in addition to having resources available in a Resource Manual within the EOC.	Flood Severe Weather (including fog, lightning, and hail) Severe Wind Severe Winter Weather (including ice, sleet, and snowstorm) Tornado

#### Goal 2 Mitigation Actions – Background Information

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
2.1	Local Funding State Funding	Delta Township Utilities Director Special Drain Commissioner for Eaton County	Greater than \$1,000,000	2025
2.1	Local Funding State Funding	Delta Township Utilities Director Special Drain Commissioner for Eaton County	Greater than \$1,000,000	2025
2.2	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Ingham County	Greater than \$1,000,000	2027
2.3	Local Funding Other	Clinton County Community Development	Greater than \$1,000,000	2027

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
2.4	Local Funding Other Private Funding State Funding	Clinton County Emergency Management	Greater than \$1,000,000	2026
2.5	Local Funding BRIC Funding HMGP funding Private funding State funding	Ingham County Board of Commissioners; Ingham County Drain Commissioner	Greater than \$1,000,000	2023
2.6	Local Funding	Engineering Department Utilities Department	Greater than \$1,000,000	2025
2.7	Local Funding	Eaton County Emergency Management	Less than \$10,000	2025
2.8	Local Funding	Delta Township Fire Department Eaton County Drain Commissioner	Less than \$10,000	2024
2.9	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2025
2.10	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge	Less than \$100,000	2025

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
		City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville		
2.11	BRIC Funding FMA Funding HMGP Funding Local Funding Other Private Funding State Funding	Eaton County Equalization Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Greater than \$1,000,000	2027
2.12	BRIC Funding HMGP Funding Local Funding Private Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
2.13	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Ingham County	Less than \$100,000	2025

Goal 2 Mitigation Actions – Scoring Information

Action ID	Lives Saved	Reduced Property Damages	Reduced Response Actions	Benefits Exceed Costs	Social Acceptability	Technical Feasibility	Administrative Capability	Political Desirability	Legal Authority	Economic Benefits	Environmental Benefits	Hazard Impacts	Numbers of Hazards Addressed	TOTAL	PRIORITY
2.1	0	1	0	1	1	2	1	1	0	0	0	0	0	7	Low
2.2	0	1	1	1	1	2	2	1	1	1	0	0	0	11	Medium
2.3	1	0	1	1	1	2	2	1	0	0	0	0	1	10	Medium
2.4	1	0	1	2	1	2	1	1	2	0	0	1	0	12	Medium
2.5	0	2	1	2	1	2	2	1	2	2	1	1	1	18	Medium
2.6	0	0	0	1	1	2	1	1	1	1	1	1	0	10	Medium
2.7	1	1	1	2	1	2	1	1	1	0	0	0	0	11	Medium
2.8	1	1	1	1	1	2	1	1	1	0	0	0	0	10	Medium
2.9	0	1	0	2	1	2	2	1	1	1	0	0	0	11	Medium
2.10	0	0	0	1	1	2	2	1	2	1	0	0	0	10	Medium
2.11	0	1	0	0	1	2	0	1	0	1	0	0	0	6	Low
2.12	0	2	0	2	1	2	2	1	1	1	0	0	0	12	Medium
2.13	0	0	0	1	1	2	2	1	2	1	0	0	0	10	Medium

### Goal 3: Build Community and Public Resiliency.

#### Goal 3 Mitigation Actions – Basic Information

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
3.1	Develop drought communication plan to facilitate timely communication of relevant information to officials, decision makers, emergency managers, and the general public	Eaton County	Using social media strategies and other public information strategies, information can be relayed quicker and on a timelier basis to the affected stakeholders.	Drought
3.2	Educate residents about tornado safety.	Eaton County	A strong social media campaign to emphasize the dangers of tornadoes during Severe Weather Awareness Week, in addition to those times when severe weather is forecasted will only enhance the safety of the citizens of Eaton County.	Tornado
3.3	Educate residents on personal wildfire mitigation techniques, including defensible space and fire loading.	Eaton County	A strong public-education campaign through social media, television, and print media will educate the public on defensible spaces and other mitigation techniques put into place far in advance of and in preparation for the dry season. This will help protect the community from substantial losses due to wildfire.	Wildfire
3.4	Educate residents about good burning practices and burn bans, mitigating the risk of starting wildfires.	Eaton County	A strong public-education campaign through social media, television and print media will help educate the public on when to or not to burn. It will also educate the public on how to do a safe burn.	Wildfire
3.5	Encourage citizens to take water-related measures such as installing low-flow toilets and showerheads, adjusting sprinklers to water the lawn instead of the sidewalk, and other water conservation methods.	Eaton County	A strong public information campaign through social media and other outlets will educate the public on different techniques they can use to conserve water and thus lower the impact on the drought conditions within the community.	Drought

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
3.6	Develop a public awareness campaign around DAFN populations and needs during a disaster.	Eaton County	By developing a strong community approach through published literature, local media outlets, and a strong social media campaign, the DAFN population will be less impacted in the event of an emergency or disaster.	Dam Failure Drought Extreme Temperatures Flood Severe Weather (including fog, lightning and hail) Severe Wind Severe Winter Weather (including ice, sleet and snowstorm) Tornado Wildfire
3.7	Tree pruning and burn practices	Locke Township	The Township will review fire risk, review areas of overgrown vegetation on public lands, clear overgrown vegetation and use a public information campaign to champion good burning practices, especially in areas of high risk.	Drought Flood Severe Weather (including fog, lightning and hail) Severe Wind
3.8	Champion crop insurance across the township	Locke Township	Crop insurance is a major mitigator of the financial impacts of damages to crops from a variety of sources, including the hazards identified in this plan. The township will champion the purchase of crop insurance to those who would benefit from it, sharing information on the program and encouraging participation.	Drought Flood Severe Weather (including fog, lightning and hail) Severe Wind
3.9	Educate residents about good burning practices and burn bans	Williamstown Township	Educating residents on burn regulations encourages sound wildfire mitigation practices by individuals.	Drought Extreme Temperatures
3.10	Sycamore Creek Cleanup	Ingham County	Survey the creek area and clean up as needed.	Flood

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
3.11	Develop drought communication plan to facilitate timely communication of relevant information to officials, decision makers, emergency managers, and the general public.	Ingham County	Using social media strategies and other public information strategies, information can be relayed quicker and on a timelier basis to the affected stakeholders.	Drought
3.12	Remain compliant with regulations of National Flood Insurance Program.	Ingham County	Ingham County communities that participate in the NFIP will continue to enforce floodplain management regulations that help mitigate flooding effects.	Flood
3.13	Provide support to NFIP-participating communities in Eaton County to ensure continued compliance with the program.	Eaton County	Eaton County communities that participate in the NFIP will continue to enforce floodplain management regulations that help mitigate flooding effects.	Flood
3.14	Ensure adequate backup copies of data exist.	Ingham County	A data backup system, along with a disaster recovery plan, will allow a business to recover with zero-to-minimal damage to the business, reputation, and data. A public information campaign through social media will remind the businesses and infrastructure entities of the importance to backing up their data systems.	Severe Weather (including fog, lightning and hail) Severe Wind
3.15	Develop a public awareness campaign for personal preparedness.	Ingham County	A strong social media campaign advertising the benefits of personal mitigation efforts will enhance the community resilience and make it more self-sufficient before, during, and after a disaster.	Drought Extreme Temperatures Flood Severe Weather (including fog, lightning and hail) Severe Wind Severe Winter Weather (including ice, sleet and snowstorm) Tornado Wildfire



Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
3.16	Develop public awareness around freezing pipes and insulation techniques.	Ingham County	By providing a strong social media campaign through various outlets and public information avenues, people can be told how to insulate the pipes in their homes and how to prevent them from freezing, thus reducing personal losses because of extreme temperatures.	Extreme Temperatures
3.17	Develop public awareness around encouraging residents to relocate utilities and water heaters above base flood elevation and using tank-less heaters in limited spaces.	Ingham County	A strong social media campaign, much like a personal mitigation campaign, using social media and other outlets in addition to printed materials can educate the public on how to mitigate against damage to their home utilities.	Flood
3.18	Educate citizens about flood risks, flood conditions, and safe conduct during an incident.	Ingham County	A strong social media campaign directed at flooding education and using other avenues of information output will help minimize the dangers of citizens being caught in flood situations and increase the safety of those individuals.	Flood
3.19	Encourage residents to implement mitigation techniques such as metal roofs, shutters, hail-resistant glass, hail resistant siding and electronic surge protectors.	Ingham County	A strong social media campaign used in conjunction with other media outlets to explain different techniques that can be used to mitigate against damage by installing different protective measures at their homes will reduce the overall loss and enhance the safety of citizens in the event of severe weather.	Severe Wind
3.20	Educate residents about tornado safety.	Ingham County	A strong social media campaign to emphasize the dangers of tornadoes during Severe Weather Awareness Week, in addition to those times when severe weather is forecasted will only enhance the safety of the residents and visitors of Ingham County	Tornado
3.21	Educate residents about good burning practices and burn bans.	Ingham County Fire Departments	A strong public-education campaign through social media, television and print media will help educate the public on when to or not to burn. It will also educate the public on how to do a safe burn.	Wildfire
3.22	Encourage citizens to take water-related measures such as installing low-flow toilets and showerheads, adjusting sprinklers to water the lawn instead of	Ingham County	A strong public information campaign through social media and other outlets will educate the public on different techniques they can use to conserve water and thus lower the impact on the drought conditions within the community.	Drought

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
	the sidewalk, and other water conservation methods.			
3.23	Develop a public awareness campaign around DAFN populations and needs during a disaster.	Ingham County	By developing a strong community approach through published literature, local media outlets, and a strong social media campaign, the DAFN population will be less impacted in the event of an emergency or disaster.	Drought Extreme Temperatures Flood Severe Weather (including fog, lightning and hail) Severe Wind Severe Winter Weather (including ice, sleet and snowstorm) Tornado Wildfire
3.24	Increase number of outdoor warning systems	Delhi Township	Adding an outdoor warning system to the southwest area of the township that is unable to hear the existing warning systems due to thick vegetation that cannot be removed.	Tornado
3.25	Ensure adequate backup copies of data exist for public entities, and provide information to private entities on backups to mitigate data loss from disasters.	Eaton County	A data backup system, along with a disaster recovery plan, will allow a business to recover with minimal disruption. A public information campaign through social media will remind the businesses and infrastructure entities of the importance to backing up their data systems.	Severe Weather (including fog, lightning and hail)
3.26	Logjam clearance on major streams/rivers in Ingham County	Ingham County	Logjams cause impediments to recreation, as well as flooding and wildfire hazards; This project removes debris that can cause logjams.	Drought Flood Wildfire

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
3.27	Educate residents on personal wildfire mitigation techniques, including defensible space and fire loading.	Eaton County	A strong social media campaign, especially in times of dry conditions or drought, will educate the public on mitigation techniques and what defensible spaces are. This campaign can be conducted with the cooperation and participation of the local fire departments.	Wildfire
3.28	Develop a public awareness campaign for personal preparedness, with emphasis on personal actions residents can take to mitigate vulnerabilities to hazards in their homes and property.	Eaton County	A strong social media campaign advertising the benefits of personal mitigation efforts will enhance the community resilience and make it more self-sufficient before, during, and after a disaster.	Dam Failure Drought Extreme Temperatures Flood Severe Weather (including fog, lightning and hail) Severe Wind Severe Winter Weather (including ice, sleet and snowstorm) Tornado Wildfire
3.29	Develop public awareness campaigns around freezing pipes and insulation techniques.	Eaton County	By providing a strong social media campaign through various outlets and public information avenues, people can be told how to insulate the pipes in their homes and how to prevent them from freezing, thus reducing personal losses as a result of extreme temperatures.	Extreme Temperatures
3.30	Develop public awareness around encouraging residents to relocate utilities and water heaters above base flood elevation and using tank-less heaters in limited spaces.	Eaton County	A strong social media campaign, much like a personal preparedness campaign, using social media and other outlets in addition to printed materials can educate the public on how to mitigate damage to their home utilities.	Flood

Action ID	Mitigation Action	Jurisdiction(s)	Project Benefits	Hazard(s) Addressed
3.31	Educate citizens about flood risks, flood conditions, and safe conduct during an incident.	Eaton County	A strong social media campaign directed at flooding education and using other avenues of information output will help minimize the dangers of citizens being caught in flood situations and increase the safety of those individuals.	Flood
3.32	Encourage residents to implement mitigation techniques such as metal roofs, shutters, hail-resistant glass, hail resistant siding and electronic surge protectors.	Eaton County	A strong social media campaign used in conjunction with other media outlets to explain different techniques that can be used to mitigate against damage by installing different protective measures at their homes will reduce the overall loss and enhance the safety of citizens in the event of severe weather.	Severe Weather (including fog, lightning and hail)
3.33	Continue to implement and remain in good standing with the National Flood Insurance Program (NFIP)	Victor Township	The Township will continue to remain a participant in the National Flood Insurance Program, continuing to implement measures for flood mitigation and resilience.	Flood
3.33	Continue to implement and remain in good standing with the National Flood Insurance Program (NFIP)	Delhi Township East Lansing Locke Township Meridian Township Williamstown Township	Jurisdictions in Ingham County will continue to remain a participant in the National Flood Insurance Program, continuing to implement measures for flood mitigation and resilience.	Flood
3.34	Continue to implement and remain in good standing with the National Flood Insurance Program (NFIP)	Delta Township	The Township will continue to remain a participant in the National Flood Insurance Program, continuing to implement measures for flood mitigation and resilience.	Flood
3.35	Integrate the hazard mitigation plan with other community planning initiatives.	All	Capability data, risk information and these hazard mitigation actions can and should be integrated and implemented together in order to build resilience for the whole community.	All

Goal 3 Mitigation Actions – Background Information

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.1	Local Funding	Eaton County Emergency Management; area fire departments; Eaton County communities	Less than \$10,000	2023
3.2	Local Funding	Eaton County Emergency Management	Less than \$10,000	2023
3.3	Local Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2023
3.4	Local Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2023

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.5	Local Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2024
3.6	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2024
3.7	Local Funding	Locke Township Fire Department	Less than \$10,000	2022
3.8	Local Funding	Locke Township Fire Department	Less than \$10,000	2023
3.9	Local Funding	Williamstown Township	Less than \$10,000	2023
3.10	FMA Funding HMGP Funding Local Funding State Funding	Ingham County Drain Commission	Less than \$100,000	2024
3.11	Local Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2023

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.12	FMA Funding Local Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2026
3.13	FMA Funding Local Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale City of Grand Ledge City of Pottersville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2027
3.14	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$1,000,000	2026
3.15	BRIC Funding HMGP Funding Local Funding Private Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
3.16	BRIC Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2024
3.17	Private Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
3.18	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2024

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.19	BRIC Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$100,000	2024
3.20	Local Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
3.21	Local Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
3.22	Local Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2025
3.23	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding State Funding	Ingham County Office of Homeland Security & Emergency Management	Less than \$10,000	2026
3.24	Local Funding State Funding	Delhi Township Emergency Management	Less than \$100,000	2025
3.25	BRIC Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Pottersville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$1,000,000	2025



Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.26	Local Funding BRIC Funding HMGP funding Private funding State funding	Ingham County Drain Commission	Less than \$500,000	2024
3.27	Local Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2023
3.28	BRIC Funding HMGP Funding Local Funding State Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Potterville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2023

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.29	Local Funding	Eaton County Emergency Management, with support from: City of Eaton Rapids Village of Dimondale Township of Delta City of Grand Ledge City of Pottersville City of Charlotte City of Olivet City of Bellevue Village of Vermontville	Less than \$10,000	2024
3.30	Private Funding	Eaton County Emergency Management	Less than \$10,000	2024
3.31	BRIC Funding FMA Funding HMGP Funding Local Funding Private Funding State Funding	Eaton County Emergency Management	Less than \$10,000	2024
3.32	Private Funding	Eaton County Emergency Management	Less than \$100,000	2024
3.33	Local Funding	Victor Township; Clinton County Emergency Management	Less than \$10,000	2026
3.33	Local Funding	Delhi Township Emergency Management East Lansing Locke Township Meridian Township Williamstown Township Ingham County Emergency Management	Less than \$10,000	2026
3.34	Local Funding	Delta Township	Less than \$10,000	2026

Action ID	Potential funding sources	Lead Agency(ies)	Estimated cost	Completion Timeline
3.35	Local Funding	Emergency Management; Communities	Less than \$10,000	2027

### Goal 3 Mitigation Actions – Scoring Information

Action ID	Lives Saved	Reduced Property Damages	Reduced Response Actions	Benefits Exceed Costs	Social Acceptability	Technical Feasibility	Administrative Capability	Political Desirability	Legal Authority	Economic Benefits	Environmental Benefits	Hazard Impacts	Numbers of Hazards Addressed	TOTAL	PRIORITY
3.1	0	0	1	2	1	2	1	1	2	2	1	1	0	14	Medium
3.2	1	1	0	2	1	2	1	1	0	0	0	0	0	9	Medium
3.3	1	1	1	2	1	2	1	1	2	1	1	0	0	14	Medium
3.4	0	1	1	2	1	2	1	1	0	0	1	0	0	10	Medium
3.5	0	1	0	2	1	2	1	1	0	0	0	0	0	8	Low
3.6	1	0	1	2	1	2	1	1	2	0	0	1	2	14	Medium
3.7	0	0	0	0	1	2	0	1	0	0	1	0	2	7	Low
4.8	0	0	0	2	1	1	2	1	2	2	0	1	1	13	Medium
3.9	0	1	1	2	1	2	1	1	0	0	1	0	0	10	Medium
3.10	0	1	1	1	1	2	1	1	1	1	2	1	0	13	Medium
3.11	0	0	1	2	1	2	1	1	2	2	1	1	0	14	Medium
3.12	0	2	1	2	2	2	2	2	2	2	1	1	0	19	High
3.13	0	2	1	2	2	2	2	2	2	2	1	1	0	19	High
3.14	0	0	0	2	1	2	2	1	1	2	0	0	0	11	Medium
3.15	1	1	1	2	1	2	1	1	2	1	0	0	2	15	Medium
3.16	0	1	0	2	1	2	1	1	1	0	0	1	0	10	Medium
3.17	0	1	0	2	1	2	1	1	1	0	0	1	0	10	Medium
3.18	1	1	1	2	1	2	1	1	0	0	0	0	0	10	Medium

Action ID	Lives Saved	Reduced Property Damages	Reduced Response Actions	Benefits Exceed Costs	Social Acceptability	Technical Feasibility	Administrative Capability	Political Desirability	Legal Authority	Economic Benefits	Environmental Benefits	Hazard Impacts	Numbers of Hazards Addressed	TOTAL	PRIORITY
3.19	0	1	1	2	1	2	1	1	1	1	0	0	0	11	Medium
3.20	1	1	0	2	1	2	1	1	1	0	0	0	0	10	Medium
3.21	0	1	1	2	1	2	1	1	0	0	1	0	0	10	Medium
3.22	0	1	0	2	1	2	1	1	0	0	0	0	0	8	Low
3.23	0	0	0	2	1	2	1	1	0	0	0	1	2	10	Medium
3.24	1	0	1	1	1	2	0	1	1	0	0	0	2	10	Medium
3.25	0	0	0	2	1	2	2	1	0	0	0	0	0	8	Low
3.26	0	1	1	2	1	2	2	1	2	1	1	1	2	17	Medium
3.27	1	1	1	2	1	2	1	1	0	0	0	0	0	10	Medium
3.28	0	0	1	2	1	2	1	1	0	0	0	0	2	10	Medium
3.29	0	1	1	2	1	2	1	1	1	0	0	1	0	11	Medium
3.30	0	1	0	2	1	2	1	1	0	0	0	0	0	8	Low
3.31	1	1	1	2	1	2	1	1	0	0	0	0	0	10	Medium
3.32	0	1	0	2	1	2	1	1	0	0	0	0	0	8	Low
3.33	0	2	2	2	2	2	2	2	2	2	2	2	1	23	High
3.33	0	2	2	2	2	2	2	2	2	2	2	2	1	23	High
3.34	0	2	2	2	2	2	2	2	2	2	2	2	1	23	High
3.35	1	2	2	2	2	2	2	2	2	2	2	2	2	25	High

# 5. PLAN IMPLEMENTATION AND MAINTENANCE

## 5.1. Formal Adoption

The purpose of formally adopting the Tri-County Hazard Mitigation Plan is to secure buy-in from participating jurisdictions, raise awareness of the plan, and formalize the plan's implementation. The governing board for each participating jurisdiction has adopted this local hazard mitigation plan by passing a resolution. A copy of the generic resolution and the executed copies are included in the appendices. This plan will be updated and re-adopted every five (5) years in accordance with federal requirements.

## 5.2. Implementation

Once adopted, participating jurisdictions may begin implementing the hazard mitigation strategy in Chapter 4 of this document. The mitigation strategy identifies responsible agencies and entities, general timelines, prioritization, and potential funding sources to assist in strategy implementation.

## 5.3. Maintenance

To remain a living document of maximum use to the jurisdictions, the mitigation plan requires periodic maintenance.

### Maintenance Schedule

The emergency management departments in Clinton, Eaton, and Ingham counties are responsible for initiating an annual plan review to monitor progress and update the mitigation strategies. An annual mitigation action progress report will be prepared by the Emergency Management Coordinators and kept on file to assist with future updates.

The plan will require a full review and update ahead of its five (5)-year expiration date unless a disaster or other circumstances require a change to this schedule. It is recommended that the process to prepare the update should begin no later than 12 months prior to its expiration.

### Maintenance Evaluation Process

The mitigation planning team from each county will be invited to review and update the plan annually. The plan evaluation will focus on three (3) key areas of the 2022 Tri-County Hazard Mitigation Plan:

- Changes in capabilities
- Changes in hazards and new hazard history
- Status updates and reviews of the mitigation strategy

Each county can utilize the Annual Review Tool to assist in this process; a copy of the Annual Review Tool is located in the appendices. This reporting tool allows for continual tracking of evolving risks to the jurisdictions as well as progress toward the mitigation of the risks and impacts.

## **Incorporation into Existing Planning Mechanisms**

All jurisdictions that adopt this plan will consider integrating information on hazard mitigation into their capital improvement, comprehensive, master, and operational plans. Since the last update, Clinton County, Victor Township, East Lansing, and Meridian Township have updated either their comprehensive or master plan. Eaton County and Delhi Township are currently in the process of updating their master plans. Additionally, participating entities are encouraged to adopt updated building and zoning codes, as applicable, that contribute to environments that improve public, health, safety, welfare, and economic interests. The capabilities assessment summary in Chapter 2 of this document highlights specific planning mechanisms that can inform or be informed by the hazard mitigation plan.

## **Continued Public Involvement**

Input from the public was an integral part of the preparation of this plan and will continue to be essential as the plan evolves. Any significant change to this plan will require an opportunity for the public to provide input. Continued public involvement includes advertisement of any planned public meetings and posting revisions for public comment. This process will follow all county or jurisdiction rules as applicable.

Appendix A  
Sample Adoption Resolution

Name of Jurisdiction: \_\_\_\_\_

**RESOLUTION  
TO AUTHORIZE THE ACCEPTANCE AND ADOPTION OF THE 2023 TRI-COUNTY  
HAZARD MITIGATION PLAN UPDATE**

**WHEREAS**, the counties and communities in the Tri-County Region of Clinton, Eaton and Ingham counties have gathered information and prepared an update to the 2015 Tri-County Hazard Mitigation Plan; and

**WHEREAS**, the 2022 Tri-County Hazard Mitigation Plan has been prepared in accordance with the Disaster Mitigation Act of 2000 and Title 44 Code of Federal Regulations (CFR), Part 201; and

**WHEREAS**, Title 44 CFR, Chapter 1, Part 201.6(c)(5) requires each local government participating in the preparation of a Multi-Jurisdictional Mitigation Plan or Plan Update to accept and adopt such plan; and

**WHEREAS**, the County/City/Town/Village of \_\_\_\_\_, has reviewed the 2023 Tri-County Hazard Mitigation Plan Update, has found the document to be acceptable, and as a local unit of government, has afforded its citizens an opportunity to comment and provide input regarding the Plan Update and the actions included in the Plan; and

**WHEREAS**, the County/City/Town/Village of \_\_\_\_\_, will consider the 2023 Tri-County Hazard Mitigation Plan Update during the implementation and updating of local planning mechanisms, and will incorporate the hazard assessment data, hazard vulnerabilities, and mitigation actions in these mechanisms, where applicable;

**NOW THEREFORE, BE IT RESOLVED**, that the County/City/Town/Village of \_\_\_\_\_, as a participating jurisdiction, adopts the 2023 Tri-County Hazard Mitigation Plan Update, dated \_\_\_\_\_, 2023.

This resolution was thereupon declared duly adopted on \_\_\_\_\_.

\_\_\_\_\_  
(Mayor/Supervisor)

\_\_\_\_\_  
(Clerk)



Appendix B  
Planning Process  
Documentation

## Tri-County Hazard Mitigation Plan Planning Process Appendix

- County Kickoff Summary
- Eaton and Ingham County Planning Kickoff Meeting Documentation
- Clinton County Planning Kickoff and HIRA Meeting Documentation; Eaton and Ingham County HIRA Meeting Documentation
- Clinton, Eaton and Ingham County Strategy Meeting Documentation
- Background Information for Jurisdictions and the Public on Mitigation Planning
- Public Survey Sharing Documentation
- Plan Draft Committee and Public Review Documentation
- Plan Draft Stakeholder Review Documentation



**Tri-County Hazard  
 Mitigation Update  
 Kickoff Meeting  
 Thursday, October 28, 2021  
 1:30-2:30 EDT  
 Microsoft Team Video Conference**

**Facilitator: Kyle Karsjen**  
**Welcome & Introductions**

#	Last Name	First Name	Organization	Contact
1.	Avila	Luis	Tidal Basin	<a href="mailto:lavila@tidalbasin.rphc.com">lavila@tidalbasin.rphc.com</a>
2.	Boerkoel	Robert	Ingham County	<a href="mailto:rboerkoel@ingham.org">rboerkoel@ingham.org</a>
3.	Gray	Jacob	Tidal Basin	<a href="mailto:jgray@tidalbasin.rphc.com">jgray@tidalbasin.rphc.com</a>
4.	Karsjen	Kyle	Tidal Basin	<a href="mailto:kkarsjen@tidalbasin.rphc.com">kkarsjen@tidalbasin.rphc.com</a>
5.	Kline	Crystal	Tidal Basin	<a href="mailto:ckline@tidalbasin.rphc.com">ckline@tidalbasin.rphc.com</a>
6.	Delventhal	Ashlee	Tidal Basin	<a href="mailto:adelventhal@tidalbasin.rphc.com">adelventhal@tidalbasin.rphc.com</a>
7.	Dale	Rob	Ingham County, Meteorologist	<a href="mailto:rdale@ingham.org">rdale@ingham.org</a>
8.	Sadler	Rod	Eaton County, Planner	
9.	Wildes	Jowa	Clinton County, Planner	<a href="mailto:wildesj@clinton-county.org">wildesj@clinton-county.org</a>
10.	Wilkinson	Ryan	Eaton County Emergency Manager	<a href="mailto:rwilkinson@eatoncounty.org">rwilkinson@eatoncounty.org</a>

- ▶ **Welcome:** Kyle welcomed the group. Introduced the Tidal Basin team, including their roles and responsibilities within the project. The County introduced their team.

**Objective:** Kyle covered the project objective. “Facilitate a hazard mitigation planning process that updates capabilities, analyzes hazards and risks, buys down those risks with effective, comprehensive and achievable hazard mitigation strategy, and results in a compliant Regional Hazard Mitigation Plan for the participating jurisdictions.”

To make the process as painless for the client as possible.

- ▶ **Project Management**

*Project Management Plan (PMP)* – The PMP makes sure the project stays on track; lays out scope, tasks, and timeline.

*Bi-Weekly Project Management Meetings* – These meetings are generally brief, and cover project updates, required information, schedules, and any issues. The client is fairly flexible except for Thursdays. Kyle will send them some dates and times to choose from.

*Project Reports (Monthly)* – Kyle will send a report on the month’s activities.

- ▶ **Plan Update Framework**

Kyle covered the outline of the base plan. The base plan will include information that is true across the three counties. Jurisdiction-specific information will be covered in annexes. This will allow for more flexibility when updating parts of the plan. (i.e., a jurisdiction who is two years into a plan and wants to make an update can make that update to their own annex without making an impact on the rest of the plan).

- ▶ **The 9-Step Planning Process**

*Step 1: Determine the Planning Area and Resources*

The following jurisdictions will be considered “participating jurisdictions” in the hazard mitigation plan, and will be covered under a FEMA-approved hazard mitigation plan once the planning process is complete:

- Ingham County
- Eaton County
- Clinton County
- Delhi Township
- Delta Township

In order to be considered a participating jurisdiction under the hazard mitigation plan, jurisdictions have to meet certain requirements. Requirements for each participating jurisdiction include:

- There must be at least one representative from each jurisdiction at each planning meeting.

- Jurisdictions must provide information regarding the status of their hazard mitigation actions.
  - What you said you would do.
  - The status of that task.
  - Why it has or hasn't progressed.
- Provide information regarding impacts of the hazards.
- Identify at least one new or continuing mitigation action for the hazard mitigation strategy.
- Provide data as requested in a timely manner.
- Participate in the public engagement process. FEMA requires providing the public the opportunity to participate in the process. We will need community assistance with that.

### *Step 2: Build the Planning Team*

Kyle reviewed the planning committee for the 2015 plan with the group. The group discussed potential additional members, including city councils, county boards, emergency managers, floodplain administration, and others.

Stakeholder engagement is important to the process. For the 2015 plan, they had difficulty securing that engagement. It might be easier to attain stakeholder participation now that virtual meetings are a mainstream part of the professional lexicon.

Suggested stakeholders they might want to go after include community colleges, Michigan State University, Jackson National Life Insurance, and General Motors in Delta Township.

Kyle will send his recommended list and they will continue the conversation. Jake recommended inviting the State since they will be reviewing the plan.

### *Step 3: Create an Outreach Strategy*

FEMA requirements call for a robust strategy to encourage public input into the plan. The following process will be followed.

- Public information: A one pager introducing the mitigation process and public participation.
- Public survey: The public survey will be released early in the process. The brief (6-7 questions) survey is a tool to collect data that will inform us on what the public is looking for in a hazard mitigation plan. It will include questions about the public's experience with hazards and their recommendations. The public survey will be available for two weeks.
- Public review draft: This is released toward the end of the process. Hard copies will be provided in two different places in each county, and electronically on websites with another survey tool where the public can give their feedback. The public review draft will be available for two weeks.

#### *Step 4: Review Community Capabilities*

This step determines what mitigation practices are already in place (i.e., comprehensive plans, building codes) and provides a list of practices on which to build.

Emergency Management will provide the first review. Before going to the larger group, we will ask them to look at the capability assessment draft we put together.

#### *Step 5: Conduct a Risk Assessment.*

The group discussed the hazards to include for the hazard mitigation plan update. Kyle didn't remove any of the 2015 hazards but recommends combining some of them.

FEMA will require a mitigation action for each hazard. If we combine a few where they naturally fall, it provides more flexibility for what actions they have to include.

Hazard Analysis – includes hazard description, geographic extent, previous occurrences, probability, and magnitude/severity.

Risk Assessment – We break vulnerability into four categories, including infrastructure.

Overall Hazard Ranking – This will help us going forward into mitigation strategy.

#### *Step 6: Develop a Mitigation Strategy*

Report on existing hazard mitigation actions. Tidal Basin will identify new hazard mitigation actions for each participating jurisdiction.

#### *Step 7: Keep the Plan Current*

The plan will be reviewed annually.

FEMA wants to make sure the plan isn't developed in a vacuum. We will search for other planning efforts across the communities and tie the plan to it.

#### *Step 8: Review and Adopt*

The planning team will be able to review components as they are developed. The committee review of the plan and the public review will be completed concurrently. The public doesn't generally provide much feedback, so the planning committee review and the public review will be simultaneous.

The plan will then be submitted to the State for review, followed by the FEMA review. Tidal Basin has no control over state or FEMA review schedules. FEMA has 45 days from the receipt of the plan for their review. There is no way to predict or control the review turnaround at the state and federal levels.

#### *Step 9: Build a safe and resilient community*

- Implement the plan
- Annual review tools: We provide them with a packet. An annual review of community capabilities shouldn't take more than a couple of hours. The packet will include the community hazard mitigation strategies, providing them a leg up on the next iteration of

the plan. We will provide Ingham County and the participating jurisdictions with the tools and show them how to use them.

▶ *Meetings*

Virtual meetings will be held by county and township in three rounds:

- Meeting 1, December 2021: Kickoff/Capabilities Assessment
- Meeting 2, February 2022: HIRA/Mitigation Action Reporting
- Meeting 3, April 2022: Mitigation Strategy – We will finalize the plan, walk through it, talk about new mitigation actions, and discuss implementation strategy.

Microsoft Teams will be used to conduct the meeting.

▶ *Timeline/Schedule*

The timeline is accelerated due to the late start. A full schedule is included in the Project Management Plan.

▶ *Key Information Needs*

(Kyle will send a more detailed list of this). Rob Dale says most of this can be found in the City of Lansing.

GIS: Jessica has found a website that has the State of Michigan running GIS. She said Clinton County will provide some data. Rod Sadler says Eaton County has no GIS datasets, but perhaps Meridian township has some information.

Kyle will ask Jessica to dig further into specific hazards and will send the group a GIS-needs checklist.

▶ *Other Issues:*

- All administrative issues and planning issues will be run through Ingham County.
- There are no sensitive issues of which we need to be aware.

*Questions:*

Rob Dale: How should time be tracked?

Kyle will give them a worksheet they can use. Jake said make it well documented and clear that they are working on the update of the plan. Send all information to Kyle.

▶ **Action Items**

Action Item	Responsible Person	No Later Than
Distribute meeting minutes and presentation	Kyle Karsjen	11/5/21
Send Ingham County Bi-Weekly schedule dates and times to choose from.	Kyle Karsjen	11/5/21
Provide PMP to Ingham County for final approval	Kyle Karsjen	11/5/21
Send Ingham County a more detailed list of information needs.	Kyle Karsjen	11/5/21
Begin drafting of plan	Kyle Karsjen	11/5/21
Provide initial list of Meeting 1 invitees.	Robert Boerkoel	11/12/21

▶ **Adjourned:** 2:27 EST

▶ **Next Meeting:** TBD



## Kyle Karsjen

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**Subject:** Hazard Mitigation Plan Update - Eaton County Kickoff Meeting  
**Location:** Microsoft Teams Meeting

**Start:** Thu 12/9/2021 8:00 AM  
**End:** Thu 12/9/2021 9:30 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees**'jwhittum@eatoncounty.org'; 'tbarnes@eatoncounty.org'; 'jfuentes@eatoncounty.org'; 'sbarnett@eatoncounty.org'; 'gbryan@eatoncounty.org'; Ryan Wilkinson; 'rsadler@eatoncounty.org'; 'gginebaugh@deltami.gov'; 'sbrooks@eatoncounty.org'; 'kcunningham@eatoncounty.org'; 'tstowell@eatoncounty.org'; 'cwilliams@eatoncounty.org'; 'bballou@eatoncountyyroad.com'; 'tvandermark@eatoncounty.org'; 'jsnell@mitcrpc.org'; 'jmerrick@eatoncounty.org'; 'rwagner@eatoncounty.org'; 'rclarke@eatoncounty.org'; 'jcasarez@bedhd.org'; 'yonkerj@michigan.gov'; 'Brian.borzenski@gm.com'; 'James.standley@meijer.com'; 'Mark.alverson@nutrien.com'; 'chief@windsortownship.com'; 'assistantchief@windsortownship.com'; 'Taylor.hansen@sparrow.org'; 'Wolfinc1@lcc.edu'; 'rshockey@olivetcollege.edu'; 'elapere@charlottemi.org'; 'adesentz@cityofeatonrapids.com'; 'asmith@cityofgrandledge.com'; 'manager@pottervillemi.org'; 'rbarry@pottervillemi.org'; 'mayor@cityofolivet.org'; 'manager@bellevuemi.net'; 'dimondalemanager@gmail.com'; 'pkepitis@hotmail.com'; 'shellythekid@yahoo.com'; 'president@vermontville-mi.gov'; 'chasedonald@att.net'; 'Benton\_twp\_super@aol.com'; 'Debbiegranger3@gmail.com'; 'supervisor@carmeltownship.org'; 'dmstll@gmail.com'; 'kfletcher@deltami.gov'; 'supervisorertwp@acd.net'; 'supervisor@eatontownship.com'; 'supervisor@hamlintownshipmi.com'; 'brettramey@att.net'; 'dfcooley@oneidatownship.org'; 'dekpitis@hotmail.com'; 'duitssm@yahoo.com'; 'Jowens7540@yahoo.com'; 'waltontwpsupervisor@gmail.com'; 'supervisor@windsortownship.com'; 'breed@deltami.gov'; 'rtyrell@eatoncounty.org'; 'mkirkpatrick@deltami.gov'; 'mleach@deltamig.gov'; 'adoak@deltami.gov'; 'jkahler@deltami.gov'; 'bhatfield@deltami.gov'; 'rmorrissey@deltami.gov'

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval expired in 2020. An expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

You are invited to the kickoff meeting for the plan update process. During this meeting, we will:

- Discuss the overall process and requirements
- Walk through plan components
- Discuss jurisdictional capabilities.

The meeting will be held over Microsoft Teams from 9-10:30 AM ET; the sign-in information is below. Please join the meeting a few minutes early to make sure you can access it.

Please let me know if you have any questions.

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## Kyle Karsjen

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**Subject:** Hazard Mitigation Plan Update - Ingham County Kickoff Meeting

**Location:** Microsoft Teams Meeting

**Start:** Thu 12/9/2021 12:00 PM

**End:** Thu 12/9/2021 1:30 PM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees** bcrenshaw@ingham.org; rboerkoel@ingham.org; hamel@meridian.mi.us; adaenzer@ingham.org; b davidson@ingham.org; wfowler@ingham.org; KJones2@ingham.org; tmorgan@ingham.org; sbyers@ingham.org; jsnell@mitcrpc.org; rterill@ingham.org; ppratt@ingham.org; dillon@purelansing.com; gtodd@ingham.org; hep\_hendrickson@ingham.org; rdale@ingham.org; yonkerj@michigan.gov; Scott.berg@jackson.com; Jeff.Pridgeon@dart.biz; William.Engelter@lansingmi.gov; OsdundD@police.msu.edu; beards@police.msu.edu; wolfinc1@lcc.edu; kerrym@mason.mi.us; dcarson@cityofeastlansing.com; fcltfd@comcast.net; pmenser@cityofeastlansing.com; planningcommission@meridian.mi.us; Daniel.Ray@sparrow.org; dhayes@lansingtowship.org; deborahs@mason.mi.us; manager@cityofleslie.org; alaiedon@alaiedontwp.com; larrys@aureliustwp.org; gulrey@bunkerhilltownship.org; supervisor@inghamtownship.com; supervisor@leroytownship-mi.gov; Leslietownshipsupervisor@gmail.com; locketwpsupervisor@tds.net; priese@meridian.mi.us; walsh@meridian.mi.us; supervisor@onondagatowship.org; twpclerk@wowway.biz; clerk@vosmi.org; supervisor@vevaytownship.org; bloomquistw@williamstowntowship.com; manager@williamston-mi.us; Ashlee Delventhal; Jacob Gray; Crystal Kline; Jessica Henry

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery.

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You are invited to the kickoff meeting for the plan update process. During this meeting, we will:

- Discuss the overall process and requirements;
- Walk through plan components;
- Discuss jurisdictional capabilities.

The meeting will be held over Microsoft Teams from 1-2:30 PM ET; the sign-in information is below. Please join the meeting a few minutes early to make sure you can access it.

Please let me know if you have any questions.

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**Eaton County**  
**Tri-County Hazard Mitigation Plan Kickoff**  
**Bi-Weekly Meeting**  
**Thursday, December 9, 2021**  
**10:30-11:30 EDT**  
**Microsoft Team Video Conference**

**Facilitator: Kyle Karsjen**  
**Welcome & Introductions**

Last Name	First Name	Title	Organization	Contact
Ballou	Blair	Engineer/ Manager	Eaton County Road Commission	<a href="mailto:bballou@eatoncountyroad.com">bballou@eatoncountyroad.com</a>
Barnett	Steve	Physical Plant Director	Eaton County	<a href="mailto:sbarnett@eatoncounty.org">sbarnett@eatoncounty.org</a>
Boerkoel	Robert	Emergency Manager	Ingham County	<a href="mailto:rboerkoel@ingham.org">rboerkoel@ingham.org</a>
Borzenski	Brian, Sr.	Environmental Engineer	General Motors- Lansing, Eaton County, Delta Township	<a href="mailto:brian.borzenski@gm.com">brian.borzenski@gm.com</a> 517-388-0631
Casarez	Jennifer	RN, EPC	Barry Eaton District Health Department	<a href="mailto:jcasarez@bedhd.org">jcasarez@bedhd.org</a> 517-541-2693
Cunningham	Kelley	Director	Eaton County 911	<a href="mailto:kcunningham@eatoncounty.org">kcunningham@eatoncounty.org</a> 517-983-3397
Doak	Alannah	Assistant Township Manager	Delta Township, Eaton County	517-816-8235
D'Huyvetter	Francis	Deputy Director	Eaton County 911	<a href="mailto:fdhuyvetter@eatoncounty.org">fdhuyvetter@eatoncounty.org</a> 517-543-4948
Elliott	Becky		Delhi Township	<a href="mailto:becky.elliott@delhitownshipmi.gov">becky.elliott@delhitownshipmi.gov</a>
Fabijancic	William, Jr.	Assistant Chief, Emergency Services	Windsor Township	<a href="mailto:assistantchief@windsortownship.com">assistantchief@windsortownship.com</a> 517-648-3352
Fuentes	John	Controller/ Administrator	Eaton County	<a href="mailto:jfuentes@eatoncounty.org">jfuentes@eatoncounty.org</a> 517-543-2133

Last Name	First Name	Title	Organization	Contact
Ginebaugh	Gregg	Fire Chief/Emergency Manager	Delta Township	<a href="mailto:gginebaugh@deltami.gov">gginebaugh@deltami.gov</a> cell: 616-340-2101 office: 517-816-8161
Gray	Jacob	Deputy Program Manager	Tidal Basin	<a href="mailto:jgray@tidalbasin.rphc.com">jgray@tidalbasin.rphc.com</a>
Karsjen	Kyle	Project Manager	Tidal Basin	<a href="mailto:kkarsjen@tidalbasin.rphc.com">kkarsjen@tidalbasin.rphc.com</a>
Kirkpatrick	Marcus	Director, Parks and Recreation	Delta Township, Eaton County	<a href="mailto:mkirkpatrick@deltami.gov">mkirkpatrick@deltami.gov</a> 517-323-8555
Kline	Crystal	Planner	Tidal Basin	<a href="mailto:ckline@tidalbasin.rphc.com">ckline@tidalbasin.rphc.com</a>
LaPere	Erin	City Manager	City of Charlotte	<a href="mailto:elapere@charlottemi.org">elapere@charlottemi.org</a> 517-543-8850
Miller	Phillip	Chief Emergency Services Director	Windsor Charter Township	<a href="mailto:chief@windsortownship.com">chief@windsortownship.com</a> Office: 517-646-0893 Cell: 517-648-4151
Morrissey	Ryan	Firefighter – Emergency Management	Delta Township Fire Department	<a href="mailto:rmorrissey@deltami.gov">rmorrissey@deltami.gov</a>
Sadler	Rod	Emergency Management Planner	Eaton County	<a href="mailto:RSadler@eatoncounty.org">RSadler@eatoncounty.org</a> 517-543-5560
Shockey	Ryan	Vice President and Chief of Staff/Pandemic Response Coordinator	Olivet College	<a href="mailto:rshockey@olivetcollege.edu">rshockey@olivetcollege.edu</a> 269-749-7752
Smith	Adam	City Manager	City of Grand Ledge	<a href="mailto:asmith@cityofgrandledge.com">asmith@cityofgrandledge.com</a>
Standley	James	Asset Protection Manager	Meijer Distribution	<a href="mailto:James.standley@maijer.com">James.standley@maijer.com</a> 616-202-8248
Sterlin Smith	Jeffrey			
Wilkinson	Ryan	Emergency Manager	Eaton County	<a href="mailto:rwilkinson@eatoncounty.org">rwilkinson@eatoncounty.org</a> 517-543-5341
Wolfinger	Carol	Director of Emergency Management	Lansing Community College	<a href="mailto:wolfinc1@star.lcc.edu">wolfinc1@star.lcc.edu</a> 517-582-5072

### Welcome and Introductions

Kyle Karsjen, Project Manager welcomed the group and asked attendees to sign in via Teams Chat, leaving their name, title, jurisdiction, phone, and email. He introduced himself and the team. The meeting was recorded.

Ryan Wilkinson welcomed the team. Attendees introduced themselves.

## Meeting Purpose: Update the Tri-County Hazard Mitigation Plan

Kyle discussed the purpose for the plan update, explaining FEMA's requirements for Hazard Mitigation Plans and the five-year life cycle of FEMA approval. The previous plan was approved by FEMA in 2015, and expired in 2020. This process will update the plan through 2027.

Kyle defined hazard mitigation and explained what a hazard mitigation plan is and does. A hazard mitigation plan:

- Helps a community assess its level of capability in a disaster.
- Helps a community conduct a data-driven review of their hazards, vulnerabilities, and risks.
- Helps a community develop a hazard mitigation strategy.
  - What can we do? How can a community build off the capabilities in place to buy down the level of risk and vulnerability identified in the plan?
  - A hazard mitigation strategy can include things like building a flood wall, removing brush off wooded areas to remove some of the risk of forest fire, building earthquake-resistant structures, and removing structures from the floodplain, for example.

## What is Hazard Mitigation?

- "Any sustained action taken to reduce or eliminate the long-term risk to life and property from hazard events."
- "Breaks the cycle of damage and repair in hazardous areas."

~Federal Emergency Management Agency (FEMA)

Kyle spoke about what is covered in a hazard mitigation program and taking sustained actions to mitigate against the hazards. Mitigation takes place at the beginning and the end of the disaster process. It breaks the cycle of damage and repair in hazardous areas.

He spoke about why hazard mitigation is important, including gaining eligibility for hazard mitigation funding sources. Kyle covered the mission areas of emergency management and where hazard mitigation fits in, at both the beginning and end of the emergency management cycle.

## Why is Hazard Mitigation Important?

Hazard Mitigation is important for a variety of reasons, not the least of which is it ensures eligibility for hazard mitigation funding sources such as Building Resistant Infrastructure and Communities (BRIC) (replacing the Pre-Disaster Mitigation Program, Flood Mitigation Assistance (FMA), and the Hazard Mitigation Grant Program (HMGP). There is a lot of funding available right now; having a hazard mitigation plan opens participating jurisdictions to being eligible for that funding.

## Planning Process

**Task 1: Defining the Planning Area.** Eaton, Clinton, Ingham Counties, and Delta and Delhi townships are currently considered participants. Other townships are eligible to participate, and were encouraged to do so.

**Task 2: Build the Planning Team.** Kyle discussed the planning team, and discussed the minimum requirements for being considered a participating jurisdiction.

**Task 3: Create an Outreach Strategy.** The outreach strategy has 3 components: 1) One-pager introducing the process, 2) Public Survey, and 3) Public review draft.

The Public Survey is scheduled to go out in mid-January of 2022. It will be simple; 6-7 questions based on hazards, the opinions of the public in terms of prioritizations and experience, and what hazard mitigation strategies the public would like to see.

Once the first draft of the plan update is completed, Tidal Basin will work with jurisdictions to post a public review draft in multiple public places, complying with jurisdictional rules on notifying the public and gaining their input. A capabilities assessment is required for each participating jurisdiction.

**Task 4: Review Community Capabilities.** Communities will work to identify existing capabilities in place that the planning team can build upon or act in tandem with to implement mitigation actions. The goal is to build on the community capability baseline to build resilience within the community as a whole. The capabilities assessment is required from each jurisdiction.

**Task 5: Conduct a Risk Assessment.** Tidal Basin will conduct an analysis on the following hazards:

- Dam failure
- Drought
- Extreme temperatures
- Flood
- Severe wind
- Severe weather (including Fog, Lightning, and Hail)
- Tornado
- Wildfire
- Winter weather (including Ice, Sleet, Snowstorm)

Each hazard listed will have a hazard analysis and a risk assessment and will be ranked in order of threat, vulnerability and impact.

**Task 6: Develop a Mitigation Strategy.** Following the identification of capabilities and the analysis of hazards, the planning team and participating jurisdictions will work to identify mitigation actions that will buy down identified levels of risk. Each participating jurisdiction will be required to have at least one hazard mitigation action that they support.

**Task 7: Keep the Plan Current.** This section goes over how often the plan is reviewed, who is doing the reviewing, and how it is implemented in conjunction with other planning efforts. The goal is to avoid writing the plan in a vacuum, where it sits on a shelf and is never used. This section covers how the hazard mitigation plan is implemented as part of an overall emergency management plan or in tandem with a master plan, or to drive your capital improvement plan. Kyle went over the implementation tools Tidal Basin offers to allow jurisdictions to track projects as well as annual updates, making the update process faster, easier, and cheaper.

**Task 8: Review and Adopt.** Kyle went over the review processes with the planning committee, public review, state review, and finally FEMA review. Once FEMA reviews and approves the plan, it will issue an approval letter that will go into effect once the plan has been adopted. Each participating jurisdiction will be required to adopt the plan.

**Task 9: Build a Safe and Resilient Community.** Following the approval and adoption of the plan, participating jurisdictions will be able to begin implementing the plan.

**Timeline.** Kyle presented the project timeline that ends in October, 2022. Kyle noted that the state and federal review processes go on their own timelines, over which Tidal Basin has no control.

**Capabilities Assessment.** Kyle demonstrated a capabilities assessment that each participating jurisdiction will be asked to fill out. This assessment will be sent to jurisdictions after the new year.



### Next Steps

**Capabilities Assessment Worksheets.** Kyle will send the capabilities assessment separately after the new year.

**Hazard Identification and Risk Assessment.** The second meeting of the planning process will be held in February 2022, and will focus on the Hazard Identification and Risk Assessment.

**Public Survey.** Tidal Basin will send out information about the public survey after the new year, and ask townships to help publicize it.

### Q&A

*Q: Who is eligible to be considered a participating jurisdiction? Is this for local units of government or individual agencies, such as the health department?*

A: Counties, townships and other local units of government are considered eligible to be participating jurisdictions in this plan. Specific agencies would participate as part of their unit of government, not as a separate entity.

### Action Items

Action Item	Responsible Person	No Later Than
Meeting summary packet with Capabilities Assessment form and information on being a participating jurisdiction.	Kyle	
Fill out Capabilities Assessment forms and submit to Kyle.	Assigned person from each organization	Early January (hard deadline to be determined)

**Adjourned:** 9:47 EDT

**Ingham County**  
**Tri-County Hazard Mitigation Plan Kickoff**  
**Thursday, December 9, 2021**  
**1:00-2:30 EDT**  
**Microsoft Team Video Conference**

**Facilitator: Kyle Karsjen**  
**Welcome & Introductions**

Last Name	First Name	Title	Organization	Contact
Bennett	Darrin		Delhi Township	
Berg	Scott	Emergency Management Specialist	Jackson Financial, Inc.	<a href="mailto:scott.berg@jackson.com">scott.berg@jackson.com</a> 517-275-1307
Bloomquist	Wanda	Supervisor	Williamstown Township	<a href="mailto:bloomquistw@williamstowntownship.com">bloomquistw@williamstowntownship.com</a> 517-655-3196 ext. 302
Boerkoel	Robert	Engineer/Manager	Ingham County	<a href="mailto:rboerkoel@ingham.org">rboerkoel@ingham.org</a>
Dale	Rob	HSEM Planner	Ingham County	<a href="mailto:rdale@ingham.org">rdale@ingham.org</a> 517-244-8077
Davidson	Barb	Director, 911	Ingham County	<a href="mailto:bdavidson@ingham.org">bdavidson@ingham.org</a> 517-244-8100
Elliott	Becky	Emergency Management	Delhi Township	<a href="mailto:Becky.elliott@delhitownshipmi.gov">Becky.elliott@delhitownshipmi.gov</a>
Freese	Bill		Meridian Township Fire Department	
Gray	Jacob	Deputy Project Manager	Tidal Basin	<a href="mailto:jgray@tidalbasin.rphc.com">jgray@tidalbasin.rphc.com</a>
Hart	Dorothy	Township Supervisor	Locke	<a href="mailto:locketwpsupervisor@tds.net">locketwpsupervisor@tds.net</a>
Hendrickson	Christine	ICHD EM	Ingham County Health Department	<a href="mailto:Hep_hendrickson@ingham.org">Hep_hendrickson@ingham.org</a>
Karsjen	Kyle	Project Manager	Tidal Basin	<a href="mailto:kkarsjen@tidalbasin.rphc.com">kkarsjen@tidalbasin.rphc.com</a>
Kline	Crystal	Planner	Tidal Basin	<a href="mailto:ckline@tidalbasin.rphc.com">ckline@tidalbasin.rphc.com</a>

Larner	Dennis	Code Enforcement Officer	Delhi Charter Township	<a href="mailto:Dennis.larner@delhitownship.com">Dennis.larner@delhitownship.com</a>
Miller	Tracy	Township Manager and Community Development Director	Delhi Charter Township	<a href="mailto:tracy.miller@delhitownshipmi.gov">tracy.miller@delhitownshipmi.gov</a>
Montenegro	Susan	City Manager	City of Leslie	<a href="mailto:manager@cityofleslie.org">manager@cityofleslie.org</a>
Ray	Dan	Emergency Management Specialist	Sparrow Hospital	<a href="mailto:Danriel.ray@sparrow.org">Danriel.ray@sparrow.org</a>
Sabatini	Chris	GIS Technician	Ingham County	
Shorkey	Brian	Senior Planner, Community Planning and Development	Meridian Township	<a href="mailto:shorkey@meridian.mi.us">shorkey@meridian.mi.us</a> 517-853-4576
Terrill	Richard	Facilities Director	Ingham County	<a href="mailto:rterrill@ingham.org">rterrill@ingham.org</a> 517-676-7312
Wilkinson	Ryan	Emergency Manager	Eaton County Emergency Manager	<a href="mailto:rwilkinson@eatoncounty.org">rwilkinson@eatoncounty.org</a> 517-543-5341

**Welcome and Introductions**

Kyle Karsjen, Project Manager welcomed the group and asked attendees to sign in via Teams Chat, leaving their name, title, jurisdiction, phone, and email. He introduced himself and the team. The meeting was recorded.

Sgt. Robert Boerkoel welcomed the group. Attendees introduced themselves.

**Meeting Purpose: Update the Tri-County Hazard Mitigation Plan**

Kyle discussed the purpose for the plan update, explaining FEMA’s requirements for Hazard Mitigation Plans and the five-year life cycle of FEMA approval. The previous plan was approved by FEMA in 2015, and expired in 2020. This process will update the plan through 2027.

Kyle defined hazard mitigation and explained what a hazard mitigation plan is and does. A hazard mitigation plan:

- Helps a community assess its level of capability in a disaster.
- Helps a community conduct a data-driven review of their hazards, vulnerabilities, and risks.
- Helps a community develop a hazard mitigation strategy.
  - What can we do? How can a community build off the capabilities in place to buy down the level of risk and vulnerability identified in the plan?
  - A hazard mitigation strategy can include things like building a flood wall, removing brush off wooded areas to remove some of the risk of forest fire, building earthquake-resistant structures, and removing structures from the floodplain, for example.

## What is Hazard Mitigation?

- “Any sustained action taken to reduce or eliminate the long-term risk to life and property from hazard events.”
- “Breaks the cycle of damage and repair in hazardous areas.”

~Federal Emergency Management Agency (FEMA)

Kyle spoke about what is covered in a hazard mitigation program and taking sustained actions to mitigate against the hazards. Mitigation takes place at the beginning and the end of the disaster process. It breaks the cycle of damage and repair in hazardous areas.

He spoke about why hazard mitigation is important, including gaining eligibility for hazard mitigation funding sources. Kyle covered the mission areas of emergency management and where hazard mitigation fits in, at both the beginning and end of the emergency management cycle.

## Why is Hazard Mitigation Important?

Hazard Mitigation is important for a variety of reasons, not the least of which is it ensures eligibility for hazard mitigation funding sources such as Building Resistant Infrastructure and Communities (BRIC) (replacing the Pre-Disaster Mitigation Program, Flood Mitigation Assistance (FMA), and the Hazard Mitigation Grant Program (HMGP). There is a lot of funding available right now; having a hazard mitigation plan opens participating jurisdictions to being eligible for that funding.

## Planning Process

**Task 1: Defining the Planning Area.** Eaton, Clinton, Ingham Counties, and Delta and Delhi townships are currently considered participants. Other townships are eligible to participate, and were encouraged to do so.

**Task 2: Build the Planning Team.** Kyle discussed the planning team, and discussed the minimum requirements for being considered a participating jurisdiction.

**Task 3: Create an Outreach Strategy.** The outreach strategy has 3 components: 1) One-pager introducing the process, 2) Public Survey, and 3) Public review draft.

The Public Survey is scheduled to go out in mid-January of 2022. It will be simple; 6-7 questions based on hazards, the opinions of the public in terms of prioritizations and experience, and what hazard mitigation strategies the public would like to see.

Once the first draft of the plan update is completed, Tidal Basin will work with jurisdictions to post a public review draft in multiple public places, complying with jurisdictional rules on notifying the public and gaining their input. A capabilities assessment is required for each participating jurisdiction.

**Task 4: Review Community Capabilities.** Communities will work to identify existing capabilities in place that the planning team can build upon or act in tandem with to implement mitigation actions. The goal is to build on the community capability baseline to build resilience within the community as a whole. The capabilities assessment is required from each jurisdiction.

**Task 5: Conduct a Risk Assessment.** Tidal Basin will conduct an analysis on the following hazards:

- Dam failure

- Drought
- Extreme temperatures
- Flood
- Severe wind
- Severe weather (including Fog, Lightning, and Hail)
- Tornado
- Wildfire
- Winter weather (including Ice, Sleet, Snowstorm)

Each hazard listed will have a hazard analysis and a risk assessment and will be ranked in order of threat, vulnerability and impact.

**Task 6: Develop a Mitigation Strategy.** Following the identification of capabilities and the analysis of hazards, the planning team and participating jurisdictions will work to identify mitigation actions that will buy down identified levels of risk. Each participating jurisdiction will be required to have at least one hazard mitigation action that they support.

**Task 7: Keep the Plan Current.** This section goes over how often the plan is reviewed, who is doing the reviewing, and how it is implemented in conjunction with other planning efforts. The goal is to avoid writing the plan in a vacuum, where it sits on a shelf and is never used. This section covers how the hazard mitigation plan is implemented as part of an overall emergency management plan or in tandem with a master plan, or to drive your capital improvement plan. Kyle went over the implementation tools Tidal Basin offers to allow jurisdictions to track projects as well as annual updates, making the update process faster, easier, and cheaper.

**Task 8: Review and Adopt.** Kyle went over the review processes with the planning committee, public review, state review, and finally FEMA review. Once FEMA reviews and approves the plan, it will issue an approval letter that will go into effect once the plan has been adopted. Each participating jurisdiction will be required to adopt the plan.

**Task 9: Build a Safe and Resilient Community.** Following the approval and adoption of the plan, participating jurisdictions will be able to begin implementing the plan.

**Timeline.** Kyle presented the project timeline that ends in October, 2022. Kyle noted that the state and federal review processes go on their own timelines, over which Tidal Basin has no control.

**Capabilities Assessment.** Kyle demonstrated a capabilities assessment that each participating jurisdiction will be asked to fill out. This assessment will be sent to jurisdictions after the new year.

### Next Steps

**Capabilities Assessment Worksheets.** Kyle will send the capabilities assessment separately after the new year.

**Hazard Identification and Risk Assessment.** The second meeting of the planning process will be held in February 2022 and will focus on the Hazard Identification and Risk Assessment.

**Public Survey.** Tidal Basin will send out information about the public survey after the new year, and ask townships to help publicize it.

## Q&A

*Q: Who is eligible to be considered a participating jurisdiction? Is this for local units of government or individual agencies, such as the health department?*

A: Counties, townships and other local units of government are considered eligible to be participating jurisdictions in this plan. Specific agencies would participate as part of their unit of government, not as a separate entity.

## Action Items

Action Item	Responsible Person	No Later Than
Meeting summary packet with Capabilities Assessment form and information on being a participating jurisdiction.	Kyle	
Fill out Capabilities Assessment forms and submit to Kyle.	Assigned person from each organization	Early January (hard deadline to be determined)

## Kyle Karsjen

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**Subject:** Tri-County Hazard Mitigation Plan Update Meeting #1 - Clinton County  
**Location:** Microsoft Teams Meeting

**Start:** Wed 2/23/2022 9:00 AM  
**End:** Wed 2/23/2022 11:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees:** Jacob Gray; Crystal Kline; Ashlee Delventhal; Jessica Henry; helmst@clinton-county.org; wootenr@clinton-county.org; helmsk@clinton-county.org; thorntonk@clinton-county.org; ddekorte@dewittwp.org; hansesp@clinton-county.org; steffend@ccrc-roads.com; piontekt@clintontransit.com; campbellt@clinton-county.org; kmitchellcc@gmail.com; rileyd@clinton-county.org; Timothy Morin

**Optional Attendees:** Haviland, Joel

### \*\*\*Invite Updated with Agenda\*\*\*

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

You are invited to the first meeting of the plan update process for Clinton County. During this meeting, we will:

- Discuss the planning process;
- Discuss requirements for participation;
- Review the hazard analysis and risk assessment;
- Discuss mitigation measures from the last plan.

The meeting will be held on February 23<sup>rd</sup>, 2022 over Microsoft Teams from 10:00 AM to 12:00 PM ET; the sign-in information is below. Please join the meeting a few minutes early to make sure you can access it. If you are unable to attend but still wish for your community to be represented, please designate an alternate attendee.

Please let me know if you have any questions.

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## Kyle Karsjen

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**Subject:** Tri-County Hazard Mitigation Plan Update Meeting #2 - Eaton County  
**Location:** Microsoft Teams Meeting

**Start:** Tue 2/22/2022 12:00 PM

**End:** Tue 2/22/2022 2:00 PM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees** Jessica Henry; Jacob Gray; Ashlee Delventhal; Crystal Kline; elapere@charlottemi.org; adesentz@cityofeatonrapids.com; asmith@cityofgrandledge.com; manager@pottervillemi.org; mayor@cityofolivet.org; manager@bellevuemi.net; dimondalemanager@gmail.com; pkepitis@hotmail.com; 'jackiespotts@att.net'; shellythekid@yahoo.com; president@vermontville-mi.gov; chasedonald@att.net; Benton\_twp\_super@aol.com; Debbiegranger30@gmail.com; supervisor@carmeltownship.org; gginebaugh@deltami.gov; becky.elliott@delitownshipmi.gov; supervisorertwp@acd.net; supervisor@eatontownship.com; supervisor@hamlintownshipmi.com; bretttramey@att.net; dfcooley@oneidatownship.org; dekpitis@hotmail.com; duitssm@yahoo.com; Jowens7540@yahoo.com; waltontwpsupervisor@gmail.com; supervisor@windsortownship.com; Rodney Sadler; Ryan Wilkinson; dkepitis@hotmail.com; Susan Montenegro

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery.

You are invited to the second meeting of the plan update process. During this meeting, we will:

- Review the hazard analysis and risk assessment;
- Discuss mitigation measures from the last plan.

The meeting will be held February 22<sup>nd</sup>, 2022 over Microsoft Teams from 1:00 -3:00 PM ET; the sign-in information is below. If you are unable to attend but still wish for your community to be represented, please designate an alternate attendee. Please join the meeting a few minutes early to make sure you can access it.

The first meeting for Eaton County was held on December 9<sup>th</sup>, 2022. The summary of that meeting is attached for your reference.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

Please let me know if you have any questions.

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## Kyle Karsjen

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**Subject:** Tri-County Hazard Mitigation Plan Update Meeting #2 - Ingham County

**Location:** Microsoft Teams Meeting

**Start:** Tue 2/22/2022 9:00 AM

**End:** Tue 2/22/2022 11:00 AM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees** Jacob Gray; Jessica Henry; Ashlee Delventhal; Crystal Kline; rboerkoel@ingham.org; hamel@meridian.mi.us; kerrym@mason.mi.us; dcarson@cityofeastlansing.com; pmenser@cityofeastlansing.com; dhayes@lansingtownship.org; deborahs@mason.mi.us; manager@cityofleslie.org; alaiedon@alaiedontwp.com; larrys@aureliustwp.org; gulrey@bunkerhilltownship.org; supervisor@inghamtownship.com; supervisor@leroytownship.org; locketwpsupervisor@tds.net; supervisor@onondagatownship.org; twpclerk@wowway.biz; clerk@vosmi.org; supervisor@vevaytownship.org; bloomquistw@williamstowntownship.com; manager@williamston-mi.us; becky.elliott@delhitownshipmi.gov; 517-268-3001; 517-853-4576; Rob Dale

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery and mitigation.

You are invited to the second meeting of the plan update process. During this meeting, we will:

- Review the hazard analysis and risk assessment;
- Discuss mitigation measures from the last plan.

The meeting will be held February 22<sup>nd</sup>, 2022 over Microsoft Teams from 10:00 AM - 12:00 PM ET; the sign-in information is below. If you are unable to attend but still wish for your community to be represented, please designate an alternate attendee. Please join the meeting a few minutes early to make sure you can access it.

The kickoff meeting for Ingham County was held on December 9<sup>th</sup>, 2022. The summary of that meeting is attached for your reference.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

Please let me know if you have any questions.

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## Tri-County Hazard Mitigation Plan Update

### Planning Meeting #2 February 22 and 23, 2022 Microsoft Team Video Conference

On February 22 and 23, 2022, the Planning Team for the Tri-County Hazard Mitigation Plan Update held Planning Meeting #2. The meeting was divided into three separate meetings, one for each county:

- Ingham County, February 22, 10:00 a.m. ET
- Eaton County, February 22, 1:00 p.m. ET
- Clinton County (a combination of Planning Meeting #1 and #2), February 23, 10:00 a.m. ET

The following is a summary of the information covered during the three meetings since the same material was covered during each session. Discussion comments are separated by county; an attendee list is included at the end of the document.

#### **Facilitator: Kyle Karsjen**

#### **Welcome**

Kyle welcomed the group, introduced the Tidal Basin group, and held introductions of the attendees. Kyle asked everyone to sign in via chat with their name, organization, and contact info.

#### **Project Purpose**

Ingham, Clinton and Eaton counties are currently going through the process of updating the 2015 Tri-County Hazard Mitigation Plan.

- ▶ *What is hazard mitigation?* Kyle covered the emergency management cycle and explained hazard mitigation; what it is, examples of hazard mitigation, and how mitigation happens before and after a disaster occurs. Any sustained action taken to reduce or eliminate the long-term risk to life and property from hazard events. Hazard mitigation breaks the cycle of damage and repair in hazardous areas.
- ▶ *Why is hazard mitigation important?* A plan provides an understanding of risks and capabilities in a community. Participating in an approved hazard mitigation plan also ensures eligibility for different hazard mitigation funding sources, including the Building Resilient Infrastructure and Communities (BRIC) program, the Flood Mitigation Assistance (FMA) program, and the Hazard Mitigation Grant Program (HMGP).

#### **Risk Assessment Components**

- ▶ **Hazard Analysis:** Each chapter in the document will explain each hazard and the local hazard history. We extrapolate a probability, talk about extent, and cover the area of impact (the disaster footprint).
- ▶ **Risk assessment:** Impacts to people, property, infrastructure, and the environment. Get the data from the history.

- ▶ Methodology: Sources, GIS analysis, extrapolation of impacts (what can happen to people, property, etc.), total risk score (helps prioritize hazards).

## Hazard Overviews

### ▶ Dam Failure

Dams are classified as high, significant, and low hazard. All dams rated high or significant have approved Emergency Action Plans.

**Discussion: There are no recorded dam failures in the Tri-County region. Are there any we are missing? Are there any outside the counties that would impact them?**

Eaton: They review the dam EAPs annually and discuss with the private companies that run them. They discussed this question, but they were low probability low risk dams.

Ingham: The Midland dam failure was the closest to them, but it wasn't within their region. There was no direct impact to their communities.

Clinton: In the 1980s, Rainbow Dam broke and affected Clinton County. It didn't cause much damage.

### ▶ Drought

Drought contributes to wildfire risk; it is a regional hazard. The Standardized Precipitation Index shows the area doesn't stay dry for long. The weekly U.S. Drought Monitor Map shows none of the three counties in the Tri-County region are experiencing any kind of drought. The National Centers for Environment Information (NCEI) did not record any historical impacts. The Drought Impact Recorder shows some impacts related to drought conditions to crops, burn bans, and irrigation issues.

**Discussion: Do communities have drought mitigation plans or water regulations?**

Ingham: The City of Lansing, East Lansing, and City of Mason might. Bob will have to confirm and advise.

Clinton: The bigger issue would be an agricultural community. There is a lot of irrigation in Clinton County. That would be significant.

**Discussion: Are there any impacts from drought not addressed?**

Eaton: When they suffer drought, it is typically less yield in crops; burn bans are imposed. They have an ordinance that talks about natural disasters and the ability to mitigate against issues, but for drought, they don't have any authority. With the Grand River, it isn't an issue.

### ▶ Extreme Temperatures

Extreme heat or cold can increase the threat and can impact the entire region as a whole. The primary impacts affect people if they are exposed, or heat/ac goes out. Impacts to infrastructure: cold can burst pipes, tax electrical systems.

**Discussion: What impacts do they see from extreme heat or cold?**

Ingham: The extreme temperatures trigger ads about cooling or warming shelters. For their region, a lot of it has gone through the City of Lansing 211. They will promote it if it comes into play. There

are shelters across the county, primarily in Lansing. A lot of them are for the region. Meier will make a store available, or the library will be open for people to come in and cool off. It isn't orchestrated, but a lot of entities will open their doors to come in out of the extreme temperatures. There isn't a shelter run by the ARC, but they will put out a message encouraging people to go to the mall.

Clinton: There are impacts on people with exposure inside or out, and on infrastructure. Watertown Township Town Hall was turned into a cooling station in 2018. The extreme heat went on for three weeks – two full weeks of 90+ degrees. They have a large population of elderly people who are particularly vulnerable. There wasn't a lot of traffic in the town hall. It was usually the same 5-6 seniors who lived close by and appreciated it.

DeWitt Charter Township opens the high school for extreme heat/cold when the power is out.

Eaton: They have a plan in place with Ingham and Clinton for heating and cooling centers for the general public if the power goes out. They coordinate with the 211 system, they advertise via social media, the news, etc. Those steps are typically taken during power outages. Last year, they had temperatures at -30, and they closed governmental offices in all three counties. Typically, if there is extreme cold, they advertise how to mitigate damage to their homes. Basic common-sense things. The City of Eaton Rapids has an electric utility. They did have one occurrence a few years back. They never had to do rolling blackouts, but it was discussed. They have the infrastructure to do it. There is a plan in place to do that if necessary. The bulk of electricity is purchased through collaborative communities.

## ► Flood

There have been nine disaster declarations for flood since 1965. NCEI reports 13 flood events for the Tri-County region. This is river flooding incidents. Lots of opportunity for riverine flooding.

**Discussion: There are a lot of incidents of flash flooding that cause damage. Is that a huge problem?**

Eaton: Flood is always an issue in Eaton Rapids in the springs when ice melts; there are two areas inside the city and in a residential area where there are issues, but they have had no major floods in 30 years. There was some flooding in 2019 in the City of Eaton Rapids; they lost a large pump they were using and had to purchase a new one. Some roads washed out; some culverts due to heavy rains. No declaration, but some SBA loans. But it was not considered a major flood.

Clinton: Phil doesn't know if he would call it flash flooding, but the quicker floods are faster and of longer duration. They stayed away from building in the floodplains along the rivers. Jennifer Tubbs said they had their fair share in Watertown from the Looking Glass River.

**Discussion: What mitigation activities have they implemented?**

Eaton: They did sandbagging one year. They left sandbags in place with permission of the property owner. That has been somewhat effective. In Alva, Indian Creek was getting ready to overflow but sandbagging prevented it. Rod encouraged them to do some mitigation, but they just left the sandbags in place. The bags break down and evolve into a natural berm, not causing any issues.

**Discussion: Have they had major floods? Were they equal? Did they occur in the same area?**

Ingham: A current road project includes raising the road to mitigate against flooding that results in detours. No one has ever died from it. That is still a major flooding incident, because they are still lifting a road. It is an area of draining issues but is also adjacent to the river. Flooding is the major thing that affects Meridian Township, and it is going to get worse. It is the nature of development in

the future. Areas for development are next to wetlands or floodplains. An area in their township last year has snow melt and rain, is adjacent to wetlands, and a lot of people reported flooding in their basements.

Clinton: Not a lot of cross culverts or bridges washing out. Just more overtopping roads and closing roads to traffic. In regard to Brown Lake, if there were a river rise around Looking Glass River, the lake houses would be vulnerable, and the Victoria Dam are their two concerns.

What do they think is a major flood? Across the county, are there areas they are more concerned about than others? Are there areas they are raising to mitigate against it?

Ingham: In Meridian township, they are having developers include mitigation projects in their plans. Five detention basins in a 25-inch storm pipe. On a site by site, having to get more mitigation techniques involved.

Kyle explained the importance of the National Flood Insurance program to communities and to individual flood insurance rates.

### ► **Severe Weather**

For the purposes of this hazard mitigation plan, we incorporated fog, hail, and lightning under severe weather.

Lightning—no lightning strikes recorded.

**Discussion: Dense fog – one dense fog event that had no impact.**

Eaton: Traffic is a huge issue, with the freeway going through the county. There was a 1996 vehicle crash in Ingham County in dense fog. They had two fatalities.

**Discussion: Lightning – The NCEI is notorious for not recording lightning strikes? Is there anything not recorded that we should know about?**

Eaton: In the late 90s, they had a lightning strike at a county park that hit the water at Fox Park; the strike crawled up the beach and struck 11 people. It made national news.

**Discussion: Hail: 166 is a lot of events. Any specific hailstorms we should note?**

Ingham: About two years ago, a large hailstorm came through that hit a lot of roofs; some siding was damaged.

Eaton: Sometime between 2013 and 2018, there was a massive swath of hail that moved from the south to the northeast; a series of homes across a huge area that looked as if someone had fired a shotgun at them. The siding had to be replaced on so many of them. Rod had to do damage assessment and had never seen anything like it. There was some substantial crop damage as a result of that -- fields and fields of soybeans.

### ► **Severe Wind**

There were 295 severe wind events across the region reported by the NCEI. The Tri-County region is in an area with the potential of 250 mph winds even though winds are not expected to reach that speed.

**Discussion: Are there any notable incidents we should cover?**



Ingham: Becky Elliott referred to Windstorm Wednesday. The entire state was under an advisory. All resources were being used. Many fires started and then spread because of the wind, including one in Ingham County. Doesn't remember the date.

Eaton: Two in 2004. They had a straight-line wind that took the roof off Maple Valley High School. Last year, they had 70 mph straight line winds that took the roof off a structure and toppled a barn. In 2015, they had a straight-line wind that took down significant trees, shifted a house off its foundation, destroyed a barn, and caused a loss of power. It was a significant event. One in Grand Ledge 10 years ago took down several trees within the city. FEMA did damage assessment because they were historic trees.

**Discussion: What about the Delhi Township fire?**

Ingham: A landscaping facility with lots of mulch on the west side of the road -- the wind carried the fire and it jumped into their township. They tried to find crews, mutual aid to help combat the fire. This was part of "Windstorm Wednesday." Their whole area was taxed. Everyone was out on calls. They couldn't respond to requests for mutual aid. It was horrible. They had to get bulldozers to stir up the mulch to put out the fires. Taxed resources in every jurisdiction. Transformers were blowing.

► **Tornado**

Tornado risk exists across the Tri-County Region. NCEI reports 57 tornado events between 1970 and 2020 in the region.

**Discussion:** In 2003, an EF3 hit Pottersville. There were no fatalities; 5-12 houses were destroyed, many homes damaged. A tornado a few years later in Delta Township had one fatality. Between Bellville and Olivet a few years ago, and EF1 was filmed by a weather spotter. Rod filmed one a year or two ago. In the late 90's, early 200, one in Delta Township took down the power plant and leveled a store.

**Discussion: Are there any existing mitigation measures? Sirens? Community shelters?**

Ingham: In Delhi Township, they have tornado drills on the first Saturday of each month. Some people in the county can't hear the sirens. They are looking into why. Perhaps because of dense vegetation.

Eaton: There are a number of sirens around the county The latest advancement is that many of those are activated through central dispatch. Social media platforms, RAVE alert system. Many other systems are used to provide watches and warnings to the public. It is a more layered approach.

Clinton: Chief DeKorte noted there are two major trailer parks; both have basements, but he doesn't know if they are open to residents during tornados. Riley has a nice space that could be operationalized for access.

**Discussion: Are there any other notification methods or warning mechanisms?**

Ingham: Cell phones; Everbridge, which is subscription-based, but not everyone is signed up. How they send the notification determines the ability to receive it. They also use TV platforms. During the tornado drill in the State of Michigan, they try to put it on their social media; there are different apps and sources available for people to get warnings.

Clinton: Jennifer Tubbs noted there is no outdoor county-wide warning system that covers the bottom three townships. She doesn't know of any outdoor warning system. Kristie says there is an outdoor warning that doesn't hit everyone. They use NOAA alerts. Those are the main methods. None of the rural townships have access to an outdoor warning system.

**Discussion: Are there outdoor community shelters? Safe rooms?**

Ingham: A lot of the schools have some level of that incorporated into them, but they don't know if that is their specific purpose. Township halls have lower levels where people can go. The cities have many kinds of buildings, but not a lot of shelters exist in buildings for government-run entities due to liability issues. Many mobile home park people come to the township for shelter, but they are not a certified shelter. If people come, they won't turn them away, but they don't provide mass shelters due to the liability. They instead try to educate the people of their responsibility to shelter themselves.

Do the owners of the trailer parks have a sheltering area?

Ingham: Some do. They have a few in the area that do have some sort of shelter, but it's not big enough to hold everyone in the park. They try to educate people in trailer parks that they need to have a plan that includes some place to go.

► **Wildfire**

Kyle discussed the wildland-urban interface where wildland and urban areas meet and increase the risk of wildfire. No federal disaster emergency declarations for fire are recorded. Kyle discussed the Michigan State Plan which notes one average large-scale fire per year in the state (further north). There is no history of large-scale fires in the region.

**Discussion: Is wildfire something they deal with a lot?**

Ingham: Last spring, they had a good stretch of brush fires that kept taking off. One fire was responded to by 33 fire departments. Meridian Township had one. The fire departments did a great job catching them before the wind was able to do much with them. The Leslie fire did not occur in the urban-wildland interface, nor the White Oak Township fire. The Meridian Township fire may have.

Eaton: No. Rod hasn't seen a wildfire since 1987. They get grass fires, but no wildfires in Eaton County.

What started the Ingham County fires?

In Leslie, someone was burning stuff on a tree removing day. It went into a bunch of railroad ties. There were two small ones in Meridian Township, one was transformer related. Not sure about the second one. They don't know what started the one in White Oak Township.

**Discussion: Do the communities do any kind of mitigation? Brush clearing, removing dead trees?**

Ingham: The road commission takes out dead trees; more to mitigate against travel obstruction than fires. Burn bans is the only mitigation action Bob knows about.

Eaton: There were some tree-cutting efforts a while back around power lines. The state mows along the highways. Those are more to prevent a wildfire.

**Discussion: Does every community have the ability to establish a burn ban?**

Ingham: Yes, initiated by the fire chiefs that serve the respective areas.

Are there any specific areas of the county that they are especially worried about for wildfire?

Ingham: Probably not, unless they are in a dry spell.

Clinton: Chief DeKorte noted one area called the Pine, a subdivision with large pine trees. They cannot have open burning, burning leaves in the fall, etc. Nicole noted the Consumers Energy Training place; if a brushfire reached that, it could be very bad.

**Discussion: Are there significant wildfires we are missing?**

Clinton: Nicole said they do have an issue with brushfires and the ability to respond quickly. They could use another well for the fire trucks to fill up. They have had several homes burn down in the last 5-6 years. Those are electrical fires; not necessarily connected to the urban wildland interface.

► **Severe Winter Storm**

Severe Winter Storm includes blizzards, ice storms, sleet, and freezing rain. NCEI reports 167 severe winter events between 1970 and 2020. They are having large-scale winter storms with major impact resulting in multiple Disaster Declarations.

**Discussion: If the county is faced with severe weather, is there anything specific they do prior to severe winter if they think it will be bad? How long do the impacts last?**

Ingham: It depends on the storm. They will send out messaging through Everbridge to those who have subscribed. Those who haven't won't get it. Social media. Various entities will beef up manpower supplies for roads where they can, establish their schedule. Usually, the impacts last a day or two. If there is wind blowing and drifting snow, that might change it. Could last up to a week.

**Discussion: Are there any significant storms we should note?**

Eaton: Every year, they get one good snowstorm that shuts things down for a day or two. Some remember the big snowstorm of 1967, the 1983 ice storm, the 1978 huge blizzard. Every 4-5 years, there is a really big one. Things shut down for a few days, and life goes on. In 2013, there was a huge snow/ice storm that shut down the city (per Susan). The City of Lansing took a lot of heat. The director of the power company took a vacation in the middle of it.

Clinton: In 2013, there was a significant ice storm that took out power for a long time, cold during the holiday season. It was a historical event that should be included.

**Discussion: Are the impacts the usual suspects? Power lines, road closings, warming shelters opened, etc.?**

Clinton: Ice jams; there were some concerns last week. Rain and snow melted, resulting in ice jams. Ice jams are also a flood risk.

**Additional Comments**

Eaton County: Larry noted a significant mitigation project in the City of Grand Eaton. The City got a \$3 million grant to redo the sea wall because the park floods every year in the spring; the wall was replaced, they got a new walkway, new bridges. The project is nearly finished. They will have a soft grand opening at the end of May, with the Grand Opening in June. The project is 98% complete. A great example of a mitigation project that will have a significant impact on flood risk.

Clinton County: Ken Mitchell noted they are fortunate to have a strong EOC. They have a system in place where the sheriff's office is watching, sends out a message to the EOC board with a heads up. They do the same with severe weather. The EOC meets with the weather service. They have a heads up, a plan, so they are not caught unaware. When something happens, they have their roles, contingency plans, etc.

The draft HIRA will be submitted to the Tri-County region planning team by March 4, 2022. Information from this summary will be incorporated into it. There will be a two-week comment period and an opportunity to respond online.

### **Hazard Mitigation Strategy**

▶ **Hazard Mitigation Goals**

The 2015 plan had a list of goals that Kyle went over. New goals were proposed to the group:

1. Reduce risk of hazards to life and property
2. Protect critical infrastructure and essential facilities
3. Build community and public resiliency

Attendees from the Ingham, Clinton and Eaton meetings were presented these goals; all approved them as the plan goals for the 2022 update.

▶ **2015 Mitigation Strategy Update**

Clinton, Eaton and Ingham counties came together in 2015 to develop a hazard mitigation strategy. The strategy included defined mitigation actions that buy down some aspects of the risks identified in the HIRA. For the 2022 plan update, FEMA requires an accounting of progress on those mitigation strategies. Tidal Basin will work directly with the counties to identify this progress, including what actions have been completed, whether any need to be removed, and what actions need to be included in the 2022 plan update.

▶ **2022 Mitigation Strategy Development**

At the final meeting for the planning process, the counties and communities will identify new hazard mitigation actions that can be added to the hazard mitigation strategy. These actions will be focused on buying down the risks associated with the hazards identified and assessed in the HIRA. As a reminder, each community that is considered a participating jurisdiction will need to add at least one new hazard mitigation action to the strategy, and the plan will need to include one mitigation action per hazard in the HIRA.

### **Project Timeline**

The third set of meetings in the planning process are targeted for the week of April 18<sup>th</sup>. Invitations to those meetings will be sent soon.

### **Next Steps**

The draft HIRA has been released with this meeting summary. Planning team members are asked to provide any comments on the HIRA by **March 18<sup>th</sup>, 2022**.

The HIRA can be located [here](#).

Comments can be submitted [here](#).

## Attachment 1: Meeting Attendance

### Ingham County

#### Attending:

#	Last Name	First Name	Organization	Contact
1.	Boerkoel	Robert	Ingham County	<a href="mailto:rboerkoel@ingham.org">rboerkoel@ingham.org</a>
2.	Carson	Dawn	East Lansing Fire Department	<a href="mailto:dcarson@cityofesatlansing.com">dcarson@cityofesatlansing.com</a>
3.	Dale	Rob	Ingham County	<a href="mailto:rdale@ingham.org">rdale@ingham.org</a>
4.	Elliott	Becky	Delhi Township	<a href="mailto:becky.elliott@delhitownshipmi.gov">becky.elliott@delhitownshipmi.gov</a>
5.	Gray	Jacob	Tidal Basin	<a href="mailto:jgray@tidalbasin.rphc.com">jgray@tidalbasin.rphc.com</a>
6.	Hart	Dorothy	Locke Township	<a href="mailto:locketwpsupervisor@tds.net">locketwpsupervisor@tds.net</a>
7.	Henry	Jessica	Tidal Basin	<a href="mailto:jhenry@tidalbasin.rphc.com">jhenry@tidalbasin.rphc.com</a>
8.	Karsjen	Kyle	Tidal Basin	<a href="mailto:kkarsjen@tidalbasin.rphc.com">kkarsjen@tidalbasin.rphc.com</a>
9.	Kline	Crystal	Tidal Basin	<a href="mailto:ckline@tidalbasin.rphc.com">ckline@tidalbasin.rphc.com</a>
10.	Rewerts	Jeff	City of Mason	<a href="mailto:jeffr@mason.mi.us">jeffr@mason.mi.us</a>
11.	Shorkey	Brian	Meridian Township	<a href="mailto:shorkey@meridian.mi.us">shorkey@meridian.mi.us</a>

## Eaton County

### Attending:

#	Last Name	First Name	Organization	Contact
1.	Doak	Alannah	Delta Township	<a href="mailto:adoak@deltami.gov">adoak@deltami.gov</a>
2.	Henry	Jessica	Tidal Basin	<a href="mailto:jhenry@tidalbasin.rphc.com">jhenry@tidalbasin.rphc.com</a>
3.	Karsjen	Kyle	Tidal Basin	<a href="mailto:kkarsjen@tidalbasin.rphc.com">kkarsjen@tidalbasin.rphc.com</a>
4.	Kline	Crystal	Tidal Basin	<a href="mailto:ckline@tidalbasin.rphc.com">ckline@tidalbasin.rphc.com</a>
5.	LaPere	Erin	City of Charlotte	<a href="mailto:elapere@charlottemi.org">elapere@charlottemi.org</a>
6.	Montenegro	Susan	City of Eaton Rapids	<a href="mailto:smontenegro@cityofeatonrapids.com">smontenegro@cityofeatonrapids.com</a>
7.	Sadler	Rod	Eaton County	<a href="mailto:RSadler@eatoncounty.org">RSadler@eatoncounty.org</a>
8.	Slucter	Kern	Gannon Group	
9.	Weeks	Larry	City of Eaton Rapids Police Department	<a href="mailto:lweeks@cityofeatonrapids.com">lweeks@cityofeatonrapids.com</a>

**Clinton County**

**Attending:**

#	Last Name	First Name	Organization	Contact
10.	Brokob	Carolyn	Watertown Charter Township	<a href="mailto:cbrokob@watertownmi.gov">cbrokob@watertownmi.gov</a>
11.	Campbell	Todd	Clinton County	<a href="mailto:campbellt@clinton-county.org">campbellt@clinton-county.org</a>
12.	Cramton	Adam	DeWitt Charter Township	<a href="mailto:acramton@dewittwp.org">acramton@dewittwp.org</a>
13.	DeKorte	Dave	DeWitt Charter Township Fire	<a href="mailto:ddekorte@dewittwp.org">ddekorte@dewittwp.org</a>
14.	Fickes	Nicole	Victor Township	
15.	Gray	Jacob	Tidal Basin	<a href="mailto:jgray@tidalbasin.rphc.com">jgray@tidalbasin.rphc.com</a>
16.	Haviland	Joel	Clinton County	<a href="mailto:havilandj@clinton-county.org">havilandj@clinton-county.org</a>
17.	Hanses	Phil	Clinton County	<a href="mailto:hansesp@clinton-county.org">hansesp@clinton-county.org</a>
18.	Helms	Kristie	Clinton County	<a href="mailto:helmsk@clinton-county.org">helmsk@clinton-county.org</a>
19.	Henry	Jessica	Tidal Basin	<a href="mailto:jhenry@tidalbasin.rphc.com">jhenry@tidalbasin.rphc.com</a>
20.	Karsjen	Kyle	Tidal Basin	<a href="mailto:kkarsjen@tidalbasin.rphc.com">kkarsjen@tidalbasin.rphc.com</a>
21.	Kline	Crystal	Tidal Basin	<a href="mailto:ckline@tidalbasin.rphc.com">ckline@tidalbasin.rphc.com</a>
22.	Mitchell	Ken	Clinton County Board of Commissioners	
23.	Piontek	Ty	Clinton Area Transit System	<a href="mailto:piontekt@clintontransit.com">piontekt@clintontransit.com</a>

#	Last Name	First Name	Organization	Contact
24.	Potts	Don		
25.	Powell	Lisa	Riley Township	<a href="mailto:rileytownship@aol.com">rileytownship@aol.com</a>
26.	Steffen	Doug	Clinton County Road Commission	
27.	Thornton	Kyle	Clinton County Parks and Green Space	<a href="mailto:thorntonk@clinton-county.org">thorntonk@clinton-county.org</a>
28.	Tubbs	Jennifer	Watertown Township	<a href="mailto:jtubbs@watertowntownshipmi.gov">jtubbs@watertowntownshipmi.gov</a>
29.	Wooten	Rob	Clinton County	<a href="mailto:wootenr@clinton-county.org">wootenr@clinton-county.org</a>
30.		Elizabeth	Olive Township	517-275-0006



## Kyle Karsjen

---

**From:** Kyle Karsjen  
**Sent:** Friday, March 4, 2022 3:16 PM  
**To:** Kyle Karsjen  
**Subject:** Tri-County Hazard Mitigation Plan - Meeting #2 Summary and Draft HIRA for Review  
**Attachments:** Tri-County HMP Update - Meeting 2 Summary.pdf

Clinton, Eaton and Ingham County Planning Teams,

Thank you for attending last week's meeting for the update of the Tri-County Hazard Mitigation Plan. A summary of the meetings is attached to this email.

As we talked about during our meeting last week, the first draft of the Hazard Identification and Risk Assessment (HIRA) for the Tri-County Hazard Mitigation Plan is completed and is available for your review and comment. Thank you for your contributions to this document during our meeting discussions.

- The draft HIRA can be found [here](#).
- Please return any comments through the feedback form, which can be found [here](#).

Comments will be accepted through **Friday, March 18<sup>th</sup>, 2022**.

In April, we will have our third and final round of county meetings to finish out the planning process. Invitations and meeting information will be sent for those meetings soon. At the third meeting, we will identify hazard mitigation actions to reduce risk from the hazards identified in the HIRA.

If you have any questions, please respond to this email or ask your county emergency management office.

Thank you, and have a great weekend.

Kyle

### Kyle Karsjen

*Senior Emergency Preparedness Specialist*

Tidal Basin Group

P: 515.460.4711

[kkarsjen@tidalbasin.rphc.com](mailto:kkarsjen@tidalbasin.rphc.com)

[www.tidalbasingroup.com](http://www.tidalbasingroup.com)

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## Kyle Karsjen

---

**Subject:** Tri-County Hazard Mitigation Plan - Mitigation Strategy Meeting (Clinton County)  
**Location:** Microsoft Teams Meeting

**Start:** Tue 4/19/2022 12:00 PM

**End:** Tue 4/19/2022 2:00 PM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees:** Crystal Kline; Jessica Henry; Jacob Gray; Ashlee Delventhal; Helms, Tom; Helms, Kristie; wootenr@clinton-county.org; thorntonk@clinton-county.org; ddekorte@dewittwp.org; hansesp@clinton-county.org; steffend@ccrc-roads.com; piontekt@clintontransit.com; campbellt@clinton-county.org; kmitchellcc@gmail.com; rileyd@clinton-county.org; Timothy Morin; Sandra June

**Optional Attendees:** Haviland, Joel; Adam Cramton; Mail Service; Longnecker, Craig; Westphalia Township

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery and mitigation.

You are invited to the second and final meeting of the plan update process. During this meeting, we will:

- Discuss hazards and potential impacts;
- Discuss potential hazard mitigation actions to buy down risks identified in the hazard identification and risk assessment.

The meeting will be held April 19<sup>th</sup>, 2022 over Microsoft Teams from 1:00 PM - 3:00 PM ET; the sign-in information is below. If you are unable to attend but still wish for your community to be represented, please designate an alternate attendee. Please join the meeting a few minutes early to make sure you can access it.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

Please let me know if you have any questions.

### Agenda

- Welcome and Introductions
- Recap of Hazards and Risks
- Mitigation vs. Response
- Identification of Mitigation Actions
- Plan Implementation and Maintenance
- Follow-up

- Questions and Close
- 

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**Tri-County Hazard Mitigation Plan Update – Mitigation Action Worksheet**

<b>Mitigation Action Name</b>	
<b>What Hazards does the Mitigation Action Address?</b>	
<input type="checkbox"/> Dam Failure <input type="checkbox"/> Drought <input type="checkbox"/> Extreme Temperatures <input type="checkbox"/> Flood <input type="checkbox"/> Severe Weather (including fog, lightning and hail) <input type="checkbox"/> Severe Wind <input type="checkbox"/> Tornado <input type="checkbox"/> Wildfire <input type="checkbox"/> Severe Winter Weather (including ice, sleet and snowstorm)	
<b>Issue/Background</b>	
<b>Mitigation Action Summary</b>	
<b>Community (If Applicable)</b>	<b>County</b>
<b>Agency or Agencies Responsible for Implementation</b>	
<b>Estimated Cost</b>	<b>Potential Funding Sources</b>
<input type="checkbox"/> Less than \$10,000 <input type="checkbox"/> Less than \$100,000 <input type="checkbox"/> Less than \$500,000 <input type="checkbox"/> Less than \$1,000,000 <input type="checkbox"/> Greater than \$1,000,000	<input type="checkbox"/> BRIC Funding <input type="checkbox"/> HMGP Funding <input type="checkbox"/> FMA Funding <input type="checkbox"/> Local Funding <input type="checkbox"/> Private Funding <input type="checkbox"/> State Funding
<b>Timeline</b>	<b>Name and Contact Information of Person who Completed Worksheet</b>
<input type="checkbox"/> 2022 <input type="checkbox"/> 2023 <input type="checkbox"/> 2024 <input type="checkbox"/> 2025 <input type="checkbox"/> 2026 <input type="checkbox"/> 2027	

# S A M P L E

Mitigation Action Name	
Replace temporary floodwall protecting water treatment plant in Rivertown with permanent, concrete structure.	
What Hazards does the Mitigation Action Address? (Select All That Apply)	
<input type="checkbox"/> Dam Failure <input type="checkbox"/> Drought <input type="checkbox"/> Extreme Temperatures <input checked="" type="checkbox"/> Flood <input type="checkbox"/> Severe Weather (including fog, lightning and hail) <input type="checkbox"/> Severe Wind <input type="checkbox"/> Tornado <input type="checkbox"/> Wildfire <input type="checkbox"/> Severe Winter Weather (including ice, sleet and snowstorm)	
Issue/Background (What is the Strategy Trying to Address?)	
The water treatment plant in Rivertown is at risk from floodwaters rising from the Kansas River. Flooding events in 2005, 2007 and 2012 spurred the plan to erect a sandbag wall in 2013. This sandbag wall prevented damage in from waters in 2015 and 2016. The sandbag wall is currently deteriorating and needs to be replaced.	
Mitigation Action Summary (What does the Strategy do?)	
The mitigation action removes the deteriorating sandbag wall and replaces it with a permanent, concrete wall solution.	
Community (If Applicable)	County
Rivertown	Kansas County
Local Agency or Agencies Responsible for Implementation?	
<ul style="list-style-type: none"> <li>Kansas County Public Works</li> <li>Rivertown Water Treatment Plant</li> </ul>	
Estimated Cost	Potential Funding Sources
<input type="checkbox"/> Less than \$10,000 <input type="checkbox"/> Less than \$100,000 <input type="checkbox"/> Less than \$500,000 <input checked="" type="checkbox"/> Less than \$1,000,000 <input type="checkbox"/> Greater than \$1,000,000	<input checked="" type="checkbox"/> BRIC Funding <input type="checkbox"/> HMGP Funding <input type="checkbox"/> FMA Funding <input checked="" type="checkbox"/> Local Funding <input type="checkbox"/> Private Funding <input type="checkbox"/> State Funding <input type="checkbox"/> Other: _____
Anticipated Completion Timeline	Name and Contact Information of Person who Completed Worksheet
<input type="checkbox"/> 2022 <input checked="" type="checkbox"/> 2023 <input type="checkbox"/> 2024 <input type="checkbox"/> 2025 <input type="checkbox"/> 2026 <input type="checkbox"/> 2027	Joe Mitigator 555-555-5555 <a href="mailto:jmitigator@watertreatment.gov">jmitigator@watertreatment.gov</a>

## Kyle Karsjen

---

**Subject:** Tri-County Hazard Mitigation Plan - Strategy Update Meeting (Eaton County)  
**Location:** Microsoft Teams Meeting

**Start:** Wed 4/20/2022 12:00 PM

**End:** Wed 4/20/2022 2:00 PM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees** Jacob Gray; Jessica Henry; Crystal Kline; Ashlee Delventhal; Rodney Sadler; Ryan Wilkinson; Greg Ginebaugh; adesentz@cityofeatonrapids.com; asmith@cityofgrandledge.com; manager@pottervillemi.org; mayor@cityofolivet.org; elapere@charlottemi.org; manager@bellevuemi.net; dimondalemanager@gmail.com; pkepitis@hotmail.com; jackiespotts@att.net; shellythekid@yahoo.com; president@vermontville-mi.gov; chasedonald@att.net; Benton\_twp\_super@aol.com; Debbiegranger30@gmail.com; supervisor@carmeltownship.org; becky.elliott@delitownshipmi.gov; supervisorertwp@acd.net; supervisor@eatontownship.com; supervisor@hamlintownshipmi.com; brettramey@att.net; dfcooley@oneidatownship.org; dekpitis@hotmail.com; duitssm@yahoo.com; Jowens7540@yahoo.com; waltontwpsupervisor@gmail.com; supervisor@windsortownship.com; dkepitis@hotmail.com; Roger McNutt; Larry Weeks

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery and mitigation.

You are invited to the third and final meeting of the plan update process. During this meeting, we will:

- Discuss hazards and potential impacts;
- Discuss potential hazard mitigation actions to buy down risks identified in the hazard identification and risk assessment.

The meeting will be held April 20<sup>th</sup>, 2022 over Microsoft Teams from 1:00 PM - 3:00 PM ET; the sign-in information is below. If you are unable to attend but still wish for your community to be represented, please designate an alternate attendee. Please join the meeting a few minutes early to make sure you can access it.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

Please let me know if you have any questions.

### Agenda

- Welcome and Introductions

- Recap of Hazards and Risks
  - Mitigation vs. Response
  - Identification of Mitigation Actions
  - Plan Implementation and Maintenance
  - Follow-up
  - Questions and Close
- 

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## Kyle Karsjen

---

**Subject:** Tri-County Hazard Mitigation Plan - Mitigation Strategy Meeting (Ingham County)  
**Location:** Microsoft Teams Meeting

**Start:** Tue 4/19/2022 9:00 AM  
**End:** Tue 4/19/2022 11:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Kyle Karsjen

**Required Attendees** Jessica Henry; Jacob Gray; Ashlee Delventhal; Crystal Kline; Rob Dale; Robert Boerkoel; Becky Elliott; hamel@meridian.mi.us; kerrym@mason.mi.us; dcarson@cityofeastlansing.com; pmenser@cityofeastlansing.com; dhayes@lansingtownship.org; deborahs@mason.mi.us; manager@cityofleslie.org; alaiedon@alaiedontwp.com; larrys@aureliustwp.org; gulrey@bunkerhilltownship.org; supervisor@inghamtownship.com; locketwpsupervisor@tds.net; supervisor@onondagatownship.org; twpclerk@wowway.biz; clerk@vosmi.org; supervisor@vevaytownship.org; bloomquistw@williamstowntownship.com; manager@williamston-mi.us; becky.elliott@delhitownshipmi.gov; 517-268-3001; 517-853-4576; supervisor@leroytownship-mi.gov; Michael Olson; Jeff Rewerts; Berg, Scott

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery and mitigation.

You are invited to the third and final meeting of the plan update process. During this meeting, we will:

- Discuss hazards and potential impacts;
- Discuss potential hazard mitigation actions to buy down risks identified in the hazard identification and risk assessment.

The meeting will be held April 19<sup>th</sup>, 2022 over Microsoft Teams from 10:00 AM - 12:00 PM ET; the sign-in information is below. If you are unable to attend but still wish for your community to be represented, please designate an alternate attendee. Please join the meeting a few minutes early to make sure you can access it.

The hazard mitigation plan focuses on building resilience and mitigating impacts from the natural hazards facing the county, including tornadoes, drought, severe winter weather, severe summer weather, severe summer weather, flooding, wildfire, winds and drought. When completed, the plan will result in a better understanding of jurisdictional capabilities, potential hazard impacts, and result in an updated strategy to reduce impacts and risks.

Please let me know if you have any questions.

### Agenda

- Welcome and Introductions
- Recap of Hazards and Risks
- Mitigation vs. Response



- Identification of Mitigation Actions
  - Plan Implementation and Maintenance
  - Follow-up
  - Questions and Close
- 

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## Tri-County Hazard Mitigation Plan Update

### Planning Meeting #3

April 19 and 20, 2022

### Microsoft Team Video Conference

On April 19 and 20, 2022, the Planning Teams for the Tri-County Hazard Mitigation Plan Update held Planning Meeting #3. The process was divided into three separate meetings, one per county:

- ▶ Ingham County, April 19, 10:00 a.m. ET
- ▶ Clinton County, April 19, 1:00 p.m. ET
- ▶ Eaton County, April 20, 1:00 p.m. ET

The following is a summary of the information covered during the three meetings since the same material was covered during each session.

Facilitator Kyle Karsjen welcomed the group, introduced the Tidal Basin team, and asked for introductions from attendees. Kyle asked everyone to sign in via chat with their name, organization, and contact info for tracking purposes.

#### Process Recap

The attendees reviewed the hazard mitigation planning process the counties have undertaken so far. Ingham, Clinton and Eaton counties are currently going through the process of updating the 2015 Tri-County Hazard Mitigation Plan.

- ▶ *What is hazard mitigation?* The group reviewed the emergency management cycle and explained hazard mitigation; what it is, examples of hazard mitigation, and how mitigation happens before and after a disaster occurs. Any sustained action taken to reduce or eliminate the long-term risk to life and property from hazard events. Hazard mitigation breaks the cycle of damage and repair in hazardous areas.
- ▶ *Why is hazard mitigation important?* A plan provides an understanding of risks and capabilities in a community. Participating in an approved hazard mitigation plan also ensures eligibility for different hazard mitigation funding sources, including the Building Resilient Infrastructure and Communities (BRIC) program, the Flood Mitigation Assistance (FMA) program, and the Hazard Mitigation Grant Program (HMGP).
- ▶ This is the third meeting of a three-step process. The first meeting focused on kicking off the process, discussing requirements and discussing capabilities assessment. The second meeting contained an overview presentation of the draft Hazard Analysis and Risk Assessment.

#### Hazard Mitigation Strategy

Attendees reviewed the requirements for the hazard mitigation strategy in the plan update. Each

jurisdiction that provided a Capabilities Assessment is asked to provide or sign on to at least one hazard mitigation action in the plan update to be considered a “participating jurisdiction.” The following communities provided assessments.

Clinton	Eaton	Ingham
Clinton County	Eaton County	Ingham County
DeWitt Charter Township	Village of Bellevue	Meridian Township
Victor Township	Brookfield Township	East Lansing
Riley Township	Delta Township	Ingham Township
Olive Township	Hamlin Township	Locke Township
Dallas Township	Oneida Township	Williamstown Township
Watertown Charter Township	Windsor Township	Delhi Township

**Hazard Assessed**

The following hazards were assessed during the hazard analysis and risk assessment:

- ▶ Dam Failure
- ▶ Drought
- ▶ Extreme Temperatures
- ▶ Flood
- ▶ Severe Weather
- ▶ Severe Wind
- ▶ Severe Winter Weather
- ▶ Tornado
- ▶ Wildfire

The hazard mitigation plan must include at least one new or continuing hazard mitigation action for each hazard assessed in the plan.

**Potential Hazard Mitigation Actions**

The group reviewed potential hazard mitigation actions for each hazard assessed in the plan, including a range of options, recommended actions, and actions identified by the counties and communities themselves. A table of hazard mitigation actions approved for inclusion in Tri-County Hazard Mitigation Plan Update are included as attachments to this summary.

**Additional Hazard Mitigation Actions**

Communities are encouraged to submit additional hazard mitigation strategies, as appropriate. It is recommended that communities review current projects the community may be undertaking that tie to hazard mitigation, and to make sure that those are included.

Should you or your community have an idea for an additional hazard mitigation action for inclusion into the 2022 strategy, please email [kkarsjen@tidalbasin.rphc.com](mailto:kkarsjen@tidalbasin.rphc.com) by **May 6<sup>th</sup>, 2022**.

### **Implementation and Maintenance**

FEMA requires an implementation and maintenance schedule over the 5-year life cycle of the plan. The implementation and maintenance schedule will include the following items:

- ▶ The plan will be reviewed annually
- ▶ Hazard incidents and changes in capability will be tracked
- ▶ Updates will be provided on the status of hazard mitigation actions
- ▶ The plan will be reviewed and updated in full every 5 years

### **Next Steps**

Submit additional mitigation actions	May 6, 2022
Committee review of full plan draft	Late May 2022
Public review of full plan draft	Late May 2022
Submit full plan to State of Michigan for review	June 2022*
Submit full plan to FEMA for review and approval	August 2022*

### Attendance Roster – Clinton County

Name	Position	Jurisdiction
Bahorski, Alex	Planner	DeWitt Charter Township
Brokob, Carolyn	Clerk	Watertown Charter Township
Campbell, Todd	Deputy County Administrator	Clinton County
Cramton, Adam	Clerk	DeWitt Charter Township
Hanses, Phil	Drain Commissioner	Clinton County
Haviland, Joel	Building Official, Zoning and Soil Erosion Administrator	Clinton County
Helms, Kristie	IMAT	Clinton County
Helms, Tom	Emergency Manager	Clinton County
Mitchell, Ken	County Commissioner	Clinton County
Piontek, Ty	Operations Manager	Clinton Area Transit System
Gray, Jacob	Consultant	Tidal Basin
Henry, Jessica	Consultant	Tidal Basin
Karsjen, Kyle	Consultant	Tidal Basin
Kline, Crystal	Consultant	Tidal Basin

### Attendance Roster – Eaton County

Name	Position	Jurisdiction
LaPere, Erin	City Manager	City of Charlotte
Montenegro	City Manager	City of Eaton Rapids
Roberts, Nicole	Village Manager	Bellevue
Sadler, Rod	Regional Planner	Eaton County
Smith, Adam	City Administrator	Grand Ledge
Gray, Jacob	Consultant	Tidal Basin
Henry, Jessica	Consultant	Tidal Basin
Karsjen, Kyle	Consultant	Tidal Basin
Kline, Crystal	Consultant	Tidal Basin

### Attendance Roster – Ingham County

Name	Position	Jurisdiction
Berg, Scott	EM Specialist	Jackson Financial
Bloomquist, Wanda	Township Supervisor	Williamstown Township
Boerkoel, Robert	Emergency Management	Ingham County
Dale, Rob	Deputy Emergency Manager	Ingham County
Easterbrook, Kirk	Safety Training Officer	East Lansing
Elliott, Becky	Emergency Management	Delhi Township
Hamel, Mike	Fire Chief	Meridian Township
Hart, Dorothy	Township Supervisor	Locke Township
Delventhal, Ashlee	Consultant	Tidal Basin
Gray, Jacob	Consultant	Tidal Basin
Henry, Jessica	Consultant	Tidal Basin
Karsjen, Kyle	Consultant	Tidal Basin
Kline, Crystal	Consultant	Tidal Basin

## Kyle Karsjen

---

**From:** Kyle Karsjen  
**Sent:** Monday, April 25, 2022 4:33 PM  
**Subject:** Tri-County Hazard Mitigation Plan - April 19-20 Meetings Summary and Follow-Up  
**Attachments:** Tri-County HMP Update - Meeting 3 Summary.pdf; Tri-County HMP Meeting 3.pdf; Tri-County Hazard Mitigation Strategy (Draft).pdf

Good afternoon,

Attached to this email, please find:

- Summary from the Clinton, Eaton and Ingham county hazard mitigation plan update meetings occurring April 19-20, 2022
- Powerpoint Presentation used
- DRAFT Hazard Mitigation Action Strategy from meetings

A slight adjustment to the information presented in last week's presentation – jurisdictions are invited to provide additional hazard mitigation actions for inclusion into the strategy. Should you or your community have an additional action to add, please reply to this email with a brief summary of the action by **May 6, 2022**.

If you have any questions, please let me know. Thank you!

Kyle

### Kyle Karsjen

*Senior Emergency Preparedness Specialist*

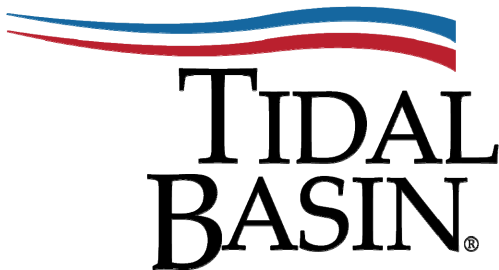
Tidal Basin Group

P: 515.460.4711

[kkarsjen@tidalbasin.rphc.com](mailto:kkarsjen@tidalbasin.rphc.com)

[www.tidalbasingroup.com](http://www.tidalbasingroup.com)

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## Tri-County Hazard Mitigation Plan 2022 Update

Disasters can cause loss of life, damage buildings and infrastructure, and have devastating consequences for a community's economic, social, and environmental well-being. Natural disasters can and will continue to occur; hazard mitigation is the effort to reduce loss of life and property by lessening the impact of disasters when they happen. *Hazard mitigation* is defined as any action taken before, during, or after a disaster to permanently eliminate or reduce the long-term risk to human life and property. Hazard mitigation is a key component of a comprehensive emergency management program, occurring before and after disaster events.

Hazard mitigation is best accomplished when based on a comprehensive, long-term plan developed before a disaster strikes. Mitigation planning is the process used by state, and local leaders to understand risks from natural hazards and develop long-term strategies that will reduce the impacts of future events on people, property, and the environment.

Implemented correctly in tandem with preparedness, response and recovery efforts, hazard mitigation will help participating jurisdictions to reduce risk while building resilient communities.

The Emergency Management Cycle



The current Hazard Mitigation Plan was approved by FEMA in 2015 and has expired. Ingham County has contracted with the consulting firm of Tidal Basin, a full services emergency management company, to facilitate the Tri-County Hazard Mitigation Plan update. The updated plan is slated to be approved in 2022 and will be good through 2027. Tidal Basin will facilitate the following:

- Assessment of County and Township Capabilities
- Hazard and Risk Assessment
- Development of a Hazard Mitigation Strategy
- Public input

A FEMA-approved hazard mitigation plan is a requirement for receiving certain types of non-emergency disaster assistance, including funding for funding for mitigation projects. The 2022 update of the Tri-County Hazard Mitigation Plan provides a framework to enhance the general welfare and safety of residents in Ingham, Clinton and Eaton Counties, as well as Delhi Township and Delta Township. This plan considers the impact of natural hazards across the region and identifies some level of mitigation activity for each hazard.

## **Why Should My Jurisdiction Participate in the Tri-County Hazard Mitigation Plan?**

### **Overview**

The Tri-County Region has begun the process of updating its hazard mitigation plan, last approved in 2015. The plan is anticipated to have achieved approval and adoption in Fall 2022. Participating in a FEMA-approved Hazard Mitigation Plan can provide multiple benefits for a jurisdiction.

### **Benefits of Participating in the Process**

A FEMA-approved hazard mitigation plan is a requirement for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects. Ultimately, hazard mitigation planning enables communities to take action to reduce loss of life and property thereby lessening the impact from disasters.

Jurisdictions that participate in the development of a hazard mitigation plan receive the following benefits::

- Substantive understanding of their community's capabilities, vulnerabilities, threats and overall risks.
- Eligibility to apply for federal financial support to fund hazard eligible mitigation projects. There is currently over \$1 billion competitively available for eligible hazard mitigation activities in the State of Michigan.

### **Requirements for Participating in the Process**

Per FEMA requirements, jurisdictions must meet the following requirements to be considered a "participating jurisdiction" in the Tri-County Hazard Mitigation Plan update:

- Jurisdictions must take part in the planning process. This includes having a representative attend planning meetings, as well as providing feedback on plan elements and plan drafts when requested.
- Jurisdictions must provide data on community capabilities; this is important as it provides a community baseline to build upon as we develop a hazard mitigation strategy.
- Jurisdictions must identify at least one hazard mitigation action in the plan update.
- Jurisdictions must formally adopt the plan by resolution once it has been approved by FEMA.

If your jurisdiction has questions regarding participation in the hazard mitigation planning process, please contact your local emergency management agency.



# COVID-19 RESPONSE

COVID-19 Response  
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The Tri-County Hazard Mitigation Plan update information



Meeting Agendas/Minutes



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## Clinton, Eaton, Ingham counties request input on Tri-County Hazard Mitigation Plan

Which county is your community located in?

Clinton  Eaton  Ingham

What types of hazards are most likely to impact your community? (Check all that apply) \*

Dam Failure

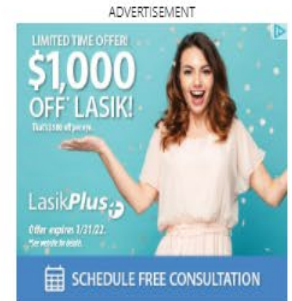
Flooding

High Wind

Severe Weather (summer: i.e. fog, lightning, hail)

Severe Weather (winter: i.e. ice, sleet, snowstorm)

Tornado



Officials need residents to fill out a survey to help plan for potential disasters. (WILX)

By Dane Kelly

Published: Jan. 19, 2022 at 3:57 PM MST | Updated: 17 hours ago



LANSING, Mich. (WILX) - The counties of Clinton, Eaton and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan in order to be eligible to receive types of mitigation to reduce hazard risk.

**Related:** [East Lansing residents and businesses asked for feedback on proposed food truck ordinance](#)

Participating in hazard mitigation planning enables communities to develop a framework by which county and local governments can make coordinated, cost-effective efforts towards reducing losses from disasters.

Officials need residents to fill out a survey to help plan for potential disasters. The plan will help to identify hazardous issues and vulnerabilities, so that funding can be requested for improvements.



The survey will be active through Feb. 4. To contribute, [click here](#).

More:

- [East Lansing moped regulations go into effect](#)
- [Meijer employee fired after reportedly throwing feces at coworker](#)
- [Here's how you can order your free COVID-19 tests](#)
- [Capital Area Humane Society raises over \\$30k in Betty White Challenge, will name room in her honor](#)



Eaton County Emergency Management

2m · 🌐



The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain types of mitigation funding to reduce hazard risk. Participating in hazard mitigation planning enables communities to develop a framework by which county and local governments can make coordinated, cost-effective efforts towards reducing losses from disasters. The HMP identifies natural hazards and vulnerabilities, assesse... [See more](#)



# Public Input Requested for Local Hazard Mitigation Plan



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B-59



Public Safety ~ Public Trust

📍 Charlotte, MI 📅 Joined May 2018

367 Following 271 Followers

Tweets

Tweets & replies

Media

Likes



Eaton County Emergency Management @EatonCoEM · 4m



Your opinion matters. We're updating the Tri-County Hazard Mitigation Plan to be eligible for certain types of mitigation funding. It can help lead to a reduction in the risk of injury or property damage. Click here to share your concerns. [ow.ly/xGKI50HuBkk](https://ow.ly/xGKI50HuBkk) #preparedness







Tue 1/18/2022 1:53 PM

Ryan Wilkinson

**Hazard Mitigation Plan Public Survey**

To  Rodney Sadler;  Bill Fabijancic (assistantchief@windsortownship.com);  Bob Hale;  Britney Gardner (gardn1bn@gmail.com);  chief@bellevuefiremi.com;  Don Buck (dbuckbentontwpfire@gmail.com);  Eric Bernard (bernardeo515@gmail.com);  Francis Dhuyvetter;  Greg Ginebaugh;  Jake Jackson;  Jason Freer (jasfreer@aol.com);  Jeff Wetzel;  Jim Ivy;  John Collins;  John Kahler (jkahler@deltami.gov);  John Truba (jtruba@hgbhealth.com);  Matt Emery (mattemeryvfd@hotmail.com);  Phil Miller (chief@windsortownship.com);  Rob Herig (ertfd1201@yahoo.com);  Robert Vogel;  Rodney VanDeCastele (chief.rodney@comcast.net);  Roger McNutt (rmcnutt@cityofeatonrapids.com);  Scott Blackmer (slb@lbwl.com);  Stuart Black (sblack.bellevuemfrs@gmail.com);  Tim James - Benton Fire/Sunfield Fire (tjamesbentontwpfire@gmail.com);

Good morning fire and law enforcement partners -

We posted on our Facebook page this morning about a public survey for the update of our Tri-County Hazard Mitigation Plan. FEMA likes to see as much whole community participation as possible prior to approving this plan so if you feel compelled to help us as force multipliers by “sharing” this message on your social media platforms we would appreciate it!

**Ryan Wilkinson**  
 Emergency Manager  
 County of Eaton  
 Emergency Management  
 911 Courthouse Dr., Charlotte, Michigan 48813  
 Desk: 517-543-5341  
 Cell: 517-983-4354



Home › News Flash

**Home - What's New in the County**

Posted on: January 18, 2022

**Tri-County Hazard Mitigation Plan Survey**

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain types of mitigation funding to reduce hazard risk. Participating in hazard mitigation planning enables communities to develop a framework by which county and local governments can make coordinated, cost-effective efforts towards reducing losses from disasters. The HMP identifies natural hazards and vulnerabilities, assesses risk, and identifies mitigation initiatives to reduce or eliminate future losses resulting from those hazards.



This survey provides an opportunity for you to share your opinions of hazards in your community and participate in the mitigation planning process. The survey will be available through Friday, February 4<sup>th</sup>, 2022. The survey can be accessed at <https://tinyurl.com/yc49sbd1>. It can also be accessed by scanning the QR code below.



The information you provide will help us better understand your hazard concerns and can lead to mitigation activities that reduce the risk of injury or property damage in the future. We look forward to your input!

[Link to survey...](#)



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- Prosecuting Attorney
- Office of the Eaton County Sheriff - Alerts News Flash
- Home - County Spotlight
- Home - What's New in the County
- Office of the Eaton County Sheriff - Weekly Update

# Charlotte Michigan Police Department

Department's non-emergency telephone number is (517) 543-1552. The receptionists window

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Charlotte Michigan Police Department

1h · 



Public Input  
Requested for  
Local Hazard  
Mitigation Plan


Eaton County Emergency Management

6h · 

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)

B-63

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Thank you to all police officers



# Grand Ledge Police Department

Grand Ledge Police Department Facebook page. In an emergency please call 911, otherw

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Grand Ledge Police Department

25m · 



Please see this message from [Eaton County Emergency Management](#) and consider participating with your input. Thank you, Grand Ledge!




Public Input  
Requested for  
Local Hazard  
Mitigation Plan

Eaton County Emergency Management

6h · 

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#) B-64

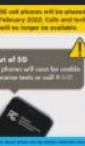
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City of Grand Ledge Government

30m · 🌐



Please see this message from [Eaton County Emergency Management](#) and consider participating with your input. Thank you, Grand Ledge!

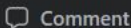


# Public Input Requested for Local Hazard Mitigation Plan

Eaton County Emergency Management

6h · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)



B-65



Hamlin Township Fire Rescue

1h · 🌐



# Public Input Requested for Local Hazard Mitigation Plan

**Eaton County Emergency Management**

Published by Ryan Wilkinson 🌐 · 6h · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)



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Charlotte Michigan Police Department



Eaton County 911

1h · 🌐



# Public Input Requested for Local Hazard Mitigation Plan

**Eaton County Emergency Management**

Published by Ryan Wilkinson · 6h · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)

B-67



2



Rob Dale Retweeted



Eaton County Emergency Management @EatonCoEM · 6h



Your opinion matters. We're updating the Tri-County Hazard Mitigation Plan to be eligible for certain types of mitigation funding. It can help lead to a reduction in the risk of injury or property damage. Click here to share your concerns. [ow.ly/xGKI50HuBkk](https://ow.ly/xGKI50HuBkk) #preparedness

Public Input  
Requested for  
Local Hazard  
Mitigation Plan

B-68



1



2



# Eaton Rapids Police Department

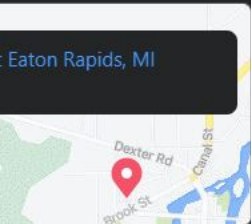
@EatonRapidsPolice · ★ 4.3 (33 reviews) · Police Station

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**Eaton Rapids Police Department**

Just now · 🌐



Please take some time and provide your valuable feedback to this hazard mitigation planning survey.



**Eaton County Emergency Management**

6h · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)

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[eatonrapids.com/](http://eatonrapids.com/)



Gregg Ginebaugh

13h · 🌐



# Public Input Requested for Local Hazard Mitigation Plan

## Eaton County Emergency Management

Published by Ryan Wilkinson 📍 · 22h · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain types of mitigation funding to reduce hazard risk. Participating in hazard mitigation planning enables communities to develop a framework by which county and local governments can make coordinated, cost-effective efforts towards reducing losses from disasters. The HMP identifies natural hazards and vulnerabilities, assesses risk, and identifies mitigation initiatives to reduce or eliminate future losses resulting from those hazards.

B-70

This survey provides an opportunity for you to share your opinions of hazards in your community and participate in the mitigation



Ingham Township

6m · 🌐



# Public Input Requested for Local Hazard Mitigation Plan

## Eaton County Emergency Management

Published by Ryan Wilkinson 📍 · 22h · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain types of mitigation funding to reduce hazard risk. Participating in hazard mitigation planning enables communities to develop a framework by which county and local governments can make coordinated, cost-effective efforts towards reducing losses from disasters. The HMP identifies natural hazards and vulnerabilities, assesses risk, and identifies mitigation initiatives to reduce or eliminate future losses resulting from those hazards.

This survey provides an opportunity for you to share your opinions of hazards in your community and participate in the mitigation planning process. The survey will be available through Friday, February 4th, 2022. The survey can be accessed at <https://tinyurl.com/yc49sbdt>.

The information you provide will help us better understand your hazard concerns and can lead to mitigation activities that reduce the risk of injury or property damage in the future. We look forward to your input!



# Delta Township Fire Department

@deltatwpfire · Fire Station

Send message

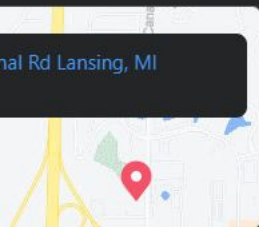
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Delta Township Fire Department

17h · 🌐



Public Input Requested for Local Hazard Mitigation Plan



Eaton County Emergency Management

January 18 at 9:00 AM · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)





## People who shared this



**Kathleen Johnson**

January 20 at 5:41 PM · 🌐



# Public Input Requested for Local Hazard Mitigation Plan

### Eaton County Emergency Management

Published by Ryan Wilkinson · January 18 at 9:00 AM · 🌐

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain type... [See more](#)



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Comment as Eaton County Emergency Mana...



**April Stopczynski** ▸ Eaton County Citizens to Protect and Preserve Farmland

January 20 at 3:18 PM · 🌐



An important opportunity for input.

[Show Attachment](#)

B-73

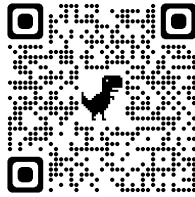


5

1 Share

The counties of Clinton, Eaton, and Ingham and several townships are updating the Tri-County Hazard Mitigation Plan (HMP) to be eligible to receive certain types of mitigation funding to reduce hazard risk. Participating in hazard mitigation planning enables communities to develop a framework by which county and local governments can make coordinated, cost-effective efforts towards reducing losses from disasters. The HMP identifies natural hazards and vulnerabilities, assesses risk, and identifies mitigation initiatives to reduce or eliminate future losses resulting from those hazards.

This survey provides an opportunity for you to share your opinions of hazards in your community and participate in the mitigation planning process. The survey will be available through Friday, February 4<sup>th</sup>, 2022. The survey can be accessed at <https://tinyurl.com/yc49sbdx>. It can also be accessed by scanning the QR code below.



The information you provide will help us better understand your hazard concerns and can lead to mitigation activities that reduce the risk of injury or property damage in the future. We look forward to your input!

## Kyle Karsjen

---

**From:** Kyle Karsjen  
**Sent:** Friday, June 10, 2022 4:14 PM  
**To:** Becky Elliott; 'Ryan Wilkinson'; Rob Dale; Robert Boerkoel; Rodney Sadler; 'gginebaugh@deltami.gov'; wootenr@clinton-county.org; Helms, Tom; helms.kristie.em@gmail.com  
**Cc:** Jacob Gray; Crystal Kline; Ashlee Delventhal; Jessica Henry  
**Subject:** HMP review draft and public sharing information  
**Attachments:** 2022 Hazard mitigation plan review information.docx

Tri-County Team,

The review draft of the plan is ready. Attached is some language you can use to share the review doc; if you want to write your own, that is fine as well. Remember to screenshot how you share it, forward me any emails, stuff like that. We'll want to document the process.

Should you need it, the direct link to the draft doc on google drive is: <https://drive.google.com/file/d/175DHWxisk9dcnEMvoRvJJrCiJujCXTRf/view?usp=sharing>

Also should you need it, the direct link to the smartsheet to collect comments is: <https://app.smartsheet.com/b/form/ee41a1a574a9484184cdec1498bab39d>

In putting the plan together, I think we might want to add a few more hazard mitigation actions and I've got a few ideas on how to do that – we'll discuss at our next bi-weekly meeting.

I'll be out of the office and away from my computer for the next week, returning June 20. In my absence, Jess Henry will be the POC on this project if you run into any issues. You can contact her at [jhenry@tidalbasin.rphc.com](mailto:jhenry@tidalbasin.rphc.com).

Everybody have a good weekend!

Kyle

**Kyle Karsjen**  
*Senior Emergency Preparedness Specialist*  
Tidal Basin Group  
P: 515.460.4711  
[kkarsjen@tidalbasin.rphc.com](mailto:kkarsjen@tidalbasin.rphc.com)  
[www.tidalbasingroup.com](http://www.tidalbasingroup.com)

**A Rising Phoenix Holdings Company**



## Kyle Karsjen

---

**From:** Kyle Karsjen  
**Sent:** Tuesday, June 28, 2022 10:28 AM  
**Subject:** Tri-County Hazard Mitigation Plan - stakeholder review opportunity

Good afternoon –

My name is Kyle Karsjen, and I am the project manager working with the counties and communities in the Tri-County region to update their regional hazard mitigation plan. A draft of the plan update is currently developed and has been released for public review.

As part of FEMA’s hazard mitigation planning process, the plan is also shared with key stakeholders to provide an opportunity for input. Our list of stakeholders includes counties and emergency management agencies surrounding the region. Should you have any interest, Ingham, Eaton and Clinton counties invite you to review the plan and provide any input or comments that you may have.

The plan is posted on google drive, and can be accessed [here](#).

A comment survey has been developed, and can be accessed [here](#).

Please return any comments by July 8. Please let me know if you have any questions.

Thank you,

Kyle

**Kyle Karsjen**  
*Senior Emergency Preparedness Specialist*  
Tidal Basin Group  
P: 515.460.4711  
[kkarsjen@tidalbasin.rphc.com](mailto:kkarsjen@tidalbasin.rphc.com)  
[www.tidalbasingroup.com](http://www.tidalbasingroup.com)

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## Kyle Karsjen

---

**From:** Kyle Karsjen  
**Sent:** Friday, June 10, 2022 4:27 PM  
**Subject:** Tri-County Hazard Mitigation Plan - Review Draft and Public Review  
**Attachments:** 2022 Hazard mitigation plan review information.docx

Good afternoon,

My name is Kyle Karsjen; I work with a consulting firm called Tidal Basin. Our firm has been contracted with Ingham, Eaton and Clinton counties to update the Tri-County Hazard Mitigation Plan. The plan's approval from FEMA expired in 2020; an expired hazard mitigation plan reduces opportunities for jurisdictions to receive federal funding for disaster recovery and mitigation.

Many of you have been attending planning meetings, reviewing documents, providing input and participating in the planning process. The process is nearing its end, and a first full draft of the plan has been developed. The plan is now ready for review. You are invited to review the draft and provide any feedback. Feedback will be accepted through **Friday, June 24**.

- The draft plan can be found [here](#).
- Please go [here](#) to provide input.

Please pay particular attention to a few specific items:

- We ranked hazards based on a defined review tool; these rankings can change based on your feedback. Are the hazard rankings correct?
- The mitigation strategy includes actions that have been submitted by participating jurisdictions. Are there any other mitigation actions that should be included in the overall strategy?

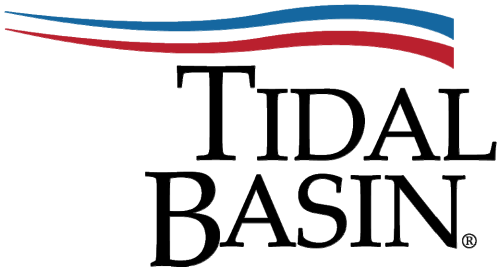
Additionally, the plan can be shared with the public. I have attached some sample language your communities can use, should you want to share the plan with the public. If you do so, please send me screenshots or copies of how you share it so I can document that in the plan. Should you have any questions on sharing the plan, please contact Jessica Henry at [jhenry@tidalbasin.rphc.com](mailto:jhenry@tidalbasin.rphc.com).

Thank you, and have a great weekend!

Kyle

**Kyle Karsjen**  
*Senior Emergency Preparedness Specialist*  
Tidal Basin Group  
P: 515.460.4711  
[kkarsjen@tidalbasin.rphc.com](mailto:kkarsjen@tidalbasin.rphc.com)  
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## Clinton County, Michigan

June 15 at 3:04 PM · 🌐



The Tri-County Hazard Mitigation Plan is getting an update, and public participation plays an important role. All residents of Clinton, Eaton and Ingham counties are encouraged to review the plan and submit comments by Friday, June 24, 2022.

The plan can be accessed here

<https://drive.google.com/.../175DHWxisk9dcnEMvoRvJJr.../view>.

To submit comments, please go here.

<https://app.smartsheet.com/.../ee41a1a574a9484184cdec1498...>

The document provides a comprehensive introduction to common hazards we face within our community, as well as a thorough overview of mitigation efforts against natural disasters, like hurricanes and fires.

### Importance of the plan

Hazard mitigation planning reduces the risk to people and property, and reduces the cost of recovering from a disaster. A hazard mitigation plan can help communities become more sustainable and disaster-resistant by focusing efforts on the hazards, disaster-prone areas and identifying appropriate mitigation actions.

B-79



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## Clinton County MI Emergency Services

June 15 at 12:39 PM · 🌐



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The Tri-County Hazard Mitigation Plan is getting an update. All residents of Eaton county are encouraged to review the plan and submit comments by Friday, June 24, 2022. View here: [drive.google.com/.../175DHWxisk...](https://drive.google.com/.../175DHWxisk...)  
Comment here: [l.facebook.com/l.php?u=https%...](https://l.facebook.com/l.php?u=https%...)

# HAZARD MITIGATION PLAN

Switch into Eaton County Emergency Management's Page to start managing it.

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Eaton County Emergency Management

Promote website

## Intro

Eaton County Emergency Management is responsible for activities relating to the preparedness, mitiga

Page · Government organization

(517) 543-4704

[eatoncounty.org/522/Emergency-Management](https://eatoncounty.org/522/Emergency-Management)

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Eaton County Emergency Management

20h · 🌐

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Submit any comments at [https://app.smartsheet.com/\\_/ee41a1a574a9484184cdec1498...](https://app.smartsheet.com/_/ee41a1a574a9484184cdec1498...)

## Photos

See all photos



# HAZARD MITIGATION PLAN

B-83



Home » News Flash

Home - What's New in the County

Posted on: June 13, 2022

Tri-County Hazard Mitigation Plan Public Participation

The Tri-County Hazard Mitigation Plan is getting an update, and public participation plays an important role! All residents of Clinton, Eaton and Ingham counties are encouraged to review the plan and submit comments by Friday, June 24, 2022.



The plan can be accessed here. To submit comments, please go here.

The document provides a comprehensive introduction to common hazards we face within our community, as well as a thorough overview of mitigation efforts against natural disasters, like extreme temperatures, severe wind, and tornados.

Importance of the plan:

Hazard mitigation planning reduces the risk to people and property, and reduces the cost of recovering from a disaster. A hazard mitigation plan can help communities become more sustainable and disaster-resistant by focusing efforts on the hazards, disaster-prone areas and identifying appropriate mitigation actions.

Ryan Wilkinson
Emergency Manager
County of Eaton
Emergency Management
911 Courthouse Dr., Charlotte, Michigan 48813
Desk: 517-543-5341

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Home - What's New in the County
Office of the Eaton County Sheriff - Weekly Update


**Ingham County Office of Homeland Security & Emergency Management**

Posted by Rob Dale

4d · 🌐

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## TRI-COUNTY REGION HAZARD MITIGATION PLAN

NEW DRAFT – NOT FINAL

drive.google.com

Tri-County Region Hazard Mitigation Plan - Review Draft.pdf

See insights

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9

1 Share



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# Ingham Countywide Hazard Mitigation Planning

Auto Refresh 

Sent Notification ID: 2912610596972703

Retroadcast

Send Follow Up

Status Method

## Details



Notification Type:	Standard
Imminent Threat to Life:	No
Priority Greeting:	No
Recurring:	No
Sent From:	Web Manager Portal
Start:	Jun 16, 2022 07:17:00 EDT
End:	Jun 16, 2022 09:17:00 EDT
Sent by:	Rob (AccountAdmin) Dale
Sent to:	10324 contacts
Voice Recording:	None
Message Format:	Text
Attach Files:	<a href="#">Tri-County+Region+Hazard+Mitigation+Plan+-+Review+Dr aR.pdf</a>
Escalation:	No

## Message

ning

The Tri-County Hazard Mitigation Plan is getting an update, and public participation plays an important role. All residents of Clinton, Eaton and Ingham counties are encouraged to review the plan and submit comments by Friday, June 24, 2022.

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—importance of the plan—

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Please submit comments at <https://app.smartsheet.com/b/form/ee41a1a574e9484184cdec1498bab39d>

Delivery Details Settings

Confirmed	Contact Name	Confirmed Method	Confirmed Method Value	Confirmation Time	First Attempt Time
+ N	Stella Kelly				

Appendix C  
Planning Process Participants

Planning Process Participants by Participating Jurisdiction			
Jurisdiction	Name	Agency	Title
Clinton County	Todd Campbell	County Administration	Deputy County Administrator
Clinton County	Joel Haviland	Zoning and Soil Erosion	Building Official, Zoning and Soil Erosion Administrator
Clinton County	Phil Hanses	Drain Commission	Drain Commissioner
Clinton County	Kristie Helms	Emergency Management	Incident Management Assistance Team (IMAT)
Clinton County	Tom Helms	Emergency Management	Emergency Manager
Clinton County	Ken Mitchell	Board of Commissioners	County Commissioner
Clinton County	Ty Piontek	Clinton Area Transit System	Operations Manager
Clinton County	Doug Steffen	Clinton County Road Commission	Managing Director
Clinton County	Kyle Thornton	Clinton County Parks and Green Space	Green Space Coordinator
Clinton County	Rob Wooten	Buildings and Grounds	Director
Victor Township	Nicole Fickes	Administration	Trustee
Eaton County	Rod Sadler	Emergency Management	Planner
Eaton County	Ryan Wilkinson	Emergency Management	Emergency Manager
Eaton County	Blair Ballou	Eaton County Road Commission	Engineer/Manager
Eaton County	Steve Barnett		Physical Plant Director
Eaton County	Jennifer Casarez	Barry Eaton District Health Department	RN, EPC
Eaton County	Kelley Cunningham	Eaton County 911	Director
Eaton County	Francis D'Huyvetter	Eaton County 911	Deputy Director
Eaton County	John Fuentes	Administration	Controller/Administrator
Delta Township	Alannah Doak	Administration	Assistant Township Manager
Delta Township	Gregg Ginebaugh	Delta Township Fire Department	Fire Chief/Emergency Manager
Delta Township	Marcus Kirkpatrick	Parks and Recreation	Director
Delta Township	Ryan Morrisey	Delta Township Fire Department	Firefighter/Emergency Management
Ingham County	Robert Boerkoel	Emergency Management	Emergency Manager
Ingham County	Rob Dale	Emergency Management	Homeland Security Planner
Ingham County	Christine Hendrickson	Ingham County Health Department	Emergency Manager
Ingham County	Chris Sabatini	Tax Mapping	GIS Technician
Ingham County	Richard Terrill	Ingham County	Facilities Director
Delhi Township	Becky Elliott	Emergency Management	
Delhi Township	Darrin Bennett	Community Development	Building Inspector



Planning Process Participants by Participating Jurisdiction			
Delhi Township	Dennis Larner	Code Enforcement	Code Enforcement Officer
Delhi Township	Tracy Miller	Administration	Township Manager Community Development Director
City of East Lansing	Dawn Carson	East Lansing Fire Department	Fire Chief
City of East Lansing	Kirk Easterbrook	City of East Lansing	Safety Training Officer
Locke Township	Dorothy Hart	Township Supervisors	Supervisor
Meridian Township	Brian Shorkey	Community Planning and Development	Senior Planner
Meridian Township	Mike Hamel	Meridian Township Fire Department	Fire Chief
Williamstown Township	Wanda Bloomquist	Township Supervisors	Supervisor

Planning Process Participants - Stakeholders			
Jurisdiction	Name	Agency/Organization	Title
N/A	Brian Borzenski	General Motors	Environmental Engineer
Windsor Township	William Fabijancic	Emergency Services	Assistant Fire Chief
City of Charlotte	Erin LaPere	Administration	City Manager
Windsor Township	Phillip Miller	Emergency Services	Fire Chief Emergency Services Director
N/A	Ryan Shockey	Olivet College	Vice President Chief of Staff Pandemic Response Coordinator
City of Grand Ledge	Adam Smith	Administration	City Administrator
N/A	James Standley	Meijer Distribution	Asset Protection Manager
N/A	Carol Wolfinger	Lansing Community College	Director of Emergency Management
N/A	Scott Berg	Jackson Financial	Emergency Management Specialist
City of Leslie	Susan Montenegro	Administration	City Manager
N/A	Dan Ray	Sparrow Hospital	Emergency Management Specialist
City of Mason	Jeff Rewerts	City of Mason	Utility Foreman
N/A	Kern Slucter	Gannon Group	Principal
Eaton Rapids	Larry Weeks	Police Department	Chief
Watertown Charter Township	Carolyn Brokob	Watertown Charter Township	Township Clerk
DeWitt Charter Township	Adam Cramton	DeWitt Charter Township	Clerk
DeWitt Charter Township	Dave DeKorte	DeWitt Fire Department	Chief
Riley Township	Lisa Powell	Riley Township	Clerk
Watertown Charter Township	Jennifer Tubbs	Watertown Charter Township	Township Manager
Village of Bellevue	Nicole Roberts	Administration	Village Manager