



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
October 3, 2023 6:00 PM

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
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-September 20, 2023 Regular Township Board Meeting
  - C. Bills
  - D. Acceptance of 2024 Office of Highway Safety Planning (OHSP) Project Grant
  - E. Set a Public Hearing Date for Corridor Improvement Authority Tax Increment Financing
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS
12. ACTION ITEMS
  - A. Paid Parental Leave Program
  - B. 2023 Halloween Trick-or-Treat Hours
13. BOARD DISCUSSION ITEMS
  - A. Corridor Improvement Authority Tax Increment Financing
  - B. Township Audit Services Request for Proposals
  - C. Ordinance 2023-05 Redevelopment Ready Communities (RRC) Housing Updates
  - D. Study Session-Set a Date for Senior/Community Center Discussion
  - E. Meridian Township Investment Policy Revision
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.



A PRIME COMMUNITY  
meridian.mi.us



9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATIONS**



**FOR IMMEDIATE RELEASE**  
**September 16, 2023**

**CONTACT:** Rick Grillo, Chief of Police  
517.853.4800 | [grillo@meridian.mi.us](mailto:grillo@meridian.mi.us)

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## **Meridian Township Police Investigate Motor Vehicle Crash** *Injury Accident*

**MERIDIAN TOWNSHIP, MI** — On September 15, 2023 at approximately 6:05pm Meridian Township Police were dispatched to the area of Haslett Rd and Westminster Way for an accident involving injuries.

The investigation showed a westbound van, driven by a 24 year old female from Haslett, had struck a bicyclist, attempting to cross Haslett Road. The bicyclist was transported to an area hospital for medical treatment. The circumstances of the crash are still under investigation.

The investigation of this incident is ongoing. Anyone who has information regarding this incident is requested to contact the Meridian Township Police Department at 517.853.4800, or submit an anonymous tip through the Department's social media sites.

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**FOR IMMEDIATE RELEASE**  
**September 19, 2023**

**CONTACT:** Deborah Guthrie, Township Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**Meridian Township Clerk's Office to Recognize National Voter Registration Month**  
*Ensuring that Every Resident is a Registered Voter with the Opportunity to Vote*

**Meridian Township, MI** – In recognition of National Voter Registration Month, the Meridian Township Clerk's Office will offer opportunities for Township residents to learn more about voter registration, state requirements, and deadlines for voting in the upcoming 2024 elections.

This recognition coincides with the Meridian Township Board passing a resolution of support commemorating this month at their September 5 meeting, encouraging residents to be prepared to vote in the upcoming election year.

The Clerk's Office will have a booth at the Meridian Township Farmers' Market every Wednesday in September from 3:00 pm to 7:00 pm at the Marketplace on the Green Pavilion (1995 Central Park Drive, Okemos). Township residents will have the ability to register to vote at the booth.

In conjunction with National Coffee Day, the Clerk's Office will also host an Open House on Saturday, September 30 from 8:00 am to 12:00 pm at the Meridian Municipal Building (5151 Marsh Road, Okemos). This will provide the opportunity for residents to have coffee, ask questions, register to vote, and apply to be on the permanent mail ballot list.

"Registering to vote provides residents the opportunity to be an active participant in our democracy and answer these big questions that most directly affect our lives and communities," stated Township Clerk Deborah Guthrie. "The calendar may say 2023, but the 2024 election is just around the corner."

Please note that Meridian Township will not hold any elections in 2023. For questions, contact the Meridian Township Clerk's Office at 517.853.4300 or [ClerksOffice@meridian.mi.us](mailto:ClerksOffice@meridian.mi.us).

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**FOR IMMEDIATE RELEASE**  
**September 20, 2023**

**CONTACT:** Deborah Guthrie, Township Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**CORRECTED:** Please note the correct date for the Open House is Friday, September 29.

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**FOR IMMEDIATE RELEASE**  
**September 22, 2023**

**CONTACT:** Deborah Guthrie, Township Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**Meridian Township Clerk's Office Launches Clerk's Citizens' Academy**  
*New Program Will Educate Residents on Clerk's Office Functions and Elections*

**Meridian Township, MI** – Throughout the month of October, the Meridian Township Clerk's Office will offer a new program for Township residents interested in learning more about the functions of the Clerk's Office, local elections, and how they're administered.

The Clerk's Citizens' Academy is a free, four-week educational program that will run every Thursday evening in October from 6:00 pm to 7:00 pm in the Town Hall Room of the Meridian Municipal Building (5151 Marsh Road, Okemos). New topics will be featured each week, and residents will be able to learn more about the Clerk's Office, interact with voting equipment, learn what's changing in the election landscape and how they might be affected, and understand how votes on Election Day are tallied and submitted.

"With National Voter Education Week being the first week of October, and Proposal 2 being passed with many new changes for voters, we thought this would be a perfect opportunity to launch a Clerk's Citizens' Academy for residents to learn more about the election process and what we do in the Clerk's Office," stated Township Clerk Deborah Guthrie.

**Clerk's Citizens' Academy Dates and Topics:**

- **Week 1: Introduction and Overview of Clerk's Office Duties**
  - Thursday, October 5 | 6:00 pm – 7:00 pm
- **Week 2: Upcoming Changes with Proposal 2 and Absentee Voting**
  - Thursday, October 12 | 6:00 pm – 7:00 pm
- **Week 3: Voting Equipment and Precincts**
  - Thursday, October 19 | 6:00 pm – 7:00 pm
- **Week 4: Election Day and Post-Election Day Procedures**
  - Thursday, October 26 | 6:00 pm – 7:30 pm

There will be 30 spots available for the four-week academy, and registration is open until full. To reserve your spot, please email [ClerksOffice@meridian.mi.us](mailto:ClerksOffice@meridian.mi.us).

For questions, please contact the Meridian Township Clerk's Office at 517.853.4300.

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**From:** [Christine Goodrick Beavers](#)  
**To:** [Board](#)  
**Subject:** Park Lake, Grand River Apartments  
**Date:** Monday, September 25, 2023 7:44:50 AM

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I am opposed to the building of anymore apartments in the Wardcliff neighborhood and Grand River corridor. We have already been impacted by Whole Food's and Costco traffic and by next year Trader Joes. The apartments behind Whole Foods are also using the neighborhood roads to access Hagadorn or Park Lake roads. Since the school leaders have no interest in providing a school for children living in the west side of the township students are standing on street corners waiting for bus, many times in the dark. You are probably unaware of the lack of sidewalks in the neighborhood which makes walking or waiting for a ride unsafe for everyone.

Please do not insult me with another traffic study. Like Fox news I know someone can be hired to produce a report favoring the client. Developers swoop in 'pay everyone in their path to support their building than gather up their money and leave. The neighborhood is left with an ugly building, no trees and the police with more work. There are more apartments now than owner occupied homes and that is unacceptable. Because of duplexes and single family homes rented we have cars parked on streets from overcrowded conditions and visitors. The township seems to lack the ability to clean up current rentals so why add more?

I know rentals bring in more money for your projects but the residents are faced with higher property taxes and water bills so we get little benefit from this income. We actually taxed ourselves with passage of bonds to pay for fire, police and roads. That should give you a clue to what the majority of residents really want from their community.

I am tired of Democrats trying to look like the good guys by building apartments and low income apartments at the same time building homes so expensive that first time home buyers and young families are priced out. Rentals do not put people on the road to financial security. They are day to day and illness, job loss can send people into the streets. People have to put up with their neighbors using drugs, smoking marijuana, alcohol abuse, fighting and guns. How can anyone live with the stress of what or who is moving nextdoor? Since I have a duplex next door I am very aware how one bad tenant can take away your security and peace. You should be working with financial institutions, builders, to bring in affordable, smaller homes. I remember when a group of builders, Mayberry, MSHDA, and I believe MSU credit Union came together and built Avalon Square in an East Lansing neighborhood plagued by rentals. These homes are owner occupied with all levels of schools just down the street. It is a lovely area, only a handful of homes because of limited space, but very nice. Which is why you need to leave the zoning as single family than get out and find partners to build smaller but affordable homes. Be leaders. Walk the talk.

Wardcliff along with a few other neighborhoods are the most affordable in the township. Because they are not HOA's they do not impose monthly fees on owners. But this Board is going out of its way to make it less desirable for families by the increase in transient housing complexes, grocery stores and unsafe traffic patterns and speed. You know this is a horrible development for the area of Grand River that has already had multiple fatalities. It is time to stop and support one of the last areas of affordability in the township.



FOR IMMEDIATE RELEASE  
September 25, 2023

CONTACT: Emma Campbell, Stewardship Coordinator  
517.853.4614 | [ecampbell@meridian.mi.us](mailto:ecampbell@meridian.mi.us)

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## Meridian Township Deer Management Program to Begin October 1 *Program Continues for 12th Consecutive Year*

**Meridian Township, MI** – In an effort to lessen vehicle/deer accidents, public health risks, and disruptions to the ecological balance of Meridian Township’s natural areas, the Township’s Deer Management Program, which reduces local over-population of deer, will begin October 1 for the regular 2023 archery season.

The 2023 Deer Management Plan will be carried out using the following procedures:

- The archery portion of deer management takes place between October 1 and January 1.
- This year's program will take place on 44 Township-owned properties, and 27 approved private properties.
- **The managed harvest is NOT open to the general public.** Participants include 67 qualified, experienced volunteer hunters who are familiar with the area. All registered hunters attend a required training, perform safety checks, and complete a proficiency test with their equipment.
- Program volunteers utilize archery hunting only.
- Entrances to designated hunting properties are marked to advise visitors of management.
- Michigan State University researchers will conduct a research study coinciding with the Deer Management program to gather more information on the white-tail deer and tick population in the Township. More information about this study is provided in this release.

“We are working closely with the Michigan Department of Natural Resources (DNR) to help reduce the population of deer for a safer community and healthier deer herd,” said Emma Campbell, Stewardship Coordinator. “Due to the program’s increased effectiveness since 2020, we have seen a 32% decrease in car-deer collisions, achieving a key goal.”

Each year, Meridian Township staff receive frequent communications from residents regarding deer over-population, risks when traveling due to vehicle/deer accidents, and public health. In response, Meridian Township developed a Deer Management Plan that outlines measures for a highly managed program to harvest white-tailed deer in high traffic areas throughout the Township. Neighbors of the properties that will be managed received notification about the harvest. All parks and land preserves remain open to the public during this time.

Continuing the organized practice from previous years, venison collected in this program will be donated to local food banks through a collaboration with the Michigan Sportsman Against Hunger (MSAH) organization. MSAH covers the cost for all venison processing. In 2022, this collaboration enabled the archery program to provide 1,900 lbs. of venison (7,600 meals) to local food banks.

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**FOR IMMEDIATE RELEASE**  
**September 25, 2023**

**CONTACT:** Emma Campbell, Stewardship Coordinator  
517.853.4614 | [ecampbell@meridian.mi.us](mailto:ecampbell@meridian.mi.us)

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To find more information on Meridian Township's 2023 Deer Management Program, visit <http://www.meridian.mi.us/residents/living-with-wildlife/deer-management-program> or call 517.853.4600.

### **Michigan State University Deer Research Project**

Michigan State University (MSU) researchers Dr. Matthew Buchholz, Dr. Jean Tsao, and Dr. Henry (Rique) Campa have partnered with Meridian Township to conduct a research study to assess the feasibility of using a food-based delivery method to administer medication to control ticks on deer. This project seeks to reduce the burden of ticks on white-tailed deer and subsequently reduce the risk of Lyme disease and other tick-borne diseases.

During this collaboration, the research group will assess the potential to use the food-based delivery method by providing deer with a food product containing a placebo in parks and other public lands. The goals for this year's Deer Management Program are for the team to assess white-tailed deer activity and consumption rates of this alfalfa-based medication delivery method.

The placebo included in the alfalfa-based delivery units, Rhodamine B, is not an active drug. Rhodamine B is being used in this study as it enables the research team to identify deer that have consumed the units with a distinguishable pink color it leaves around its mouth and whiskers.

For more information on the MSU deer research project, contact Dr. Matthew Buchholz at [FW.deertickresearch@msu.edu](mailto:FW.deertickresearch@msu.edu) or visit: <https://www.meridian.mi.us/community/living-with-wildlife/deer-management-program>.

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**FOR IMMEDIATE RELEASE**  
**September 27, 2023**

**CONTACT:** Mike Hamel, Fire Chief  
517.853.4704 | [hamel@meridian.mi.us](mailto:hamel@meridian.mi.us)

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**Meridian Township Board Approves Funding for Final Four Outdoor Warning Sirens**  
*Outdoor Warning Siren Project to Wrap Up Two Years Early in 2024*

**Meridian Township, MI** – At their September 19 regular meeting, the Meridian Township Board approved the 2024 recommended Township budget.

Part of that budget included the allotment of \$120,000 dollars towards the installation of four outdoor warning sirens in the Township, fulfilling a 2018 goal to provide warning siren coverage to all regions of Meridian Township.

“In light of recent severe weather, it is imperative that we do everything we can to ensure the safety and well-being of our residents,” said Trustee Scott Hendrickson. “Accelerating our program of outdoor warning siren installation is the right thing to do to see that our residents are given adequate time to safely take cover in the event of an emergency.”

In 2018, the Meridian Township Board set a goal to include all Township residents within the coverage area of an outdoor warning siren by the year 2026. The 2024 Township Budget will allow for the completion of this goal, bringing the final outdoor warning siren count to 16.

“It has been our goal to have 16 operating emergency warning sirens to cover all areas in the Township. With the installation of the final four next year, all Meridian Township residents will be within the coverage area of our sirens,” said Trustee Marna Wilson.

Meridian Township uses outdoor warning sirens to alert residents of tornadoes, flash floods, extremely high winds, and other severe weather conditions. This multi-year goal was put in place for the protection of residents previously living in areas without warning siren coverage.

“Knowing that our residents will be within reach of a warning siren provides assurance that there is increased communication and time for community members to seek protection in the event of an emergency,” said Fire Chief Mike Hamel. “These updates help reduce preventable emergencies and strain on local emergency response systems during these events.”

The outdoor warning sirens can be found throughout the Township at the following locations: Academic Way, Harris Nature Center, the Lodges of East Lansing, Wonch Park, Marshall Park, Bennett Woods Elementary, the Township Pump Building, Park Lake Road & East Lake Lansing Road, Van Atta Road & Grand River Avenue, and all three Meridian Township Fire Stations.

For additional information or questions about the outdoor warning sirens, please contact the Meridian Township Fire Department at 517.853.4700.

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**FOR IMMEDIATE RELEASE**  
**September 28, 2023**

**CONTACT:** Mike Hamel, Fire Chief  
517.853.4704 | [hamel@meridian.mi.us](mailto:hamel@meridian.mi.us)

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**Meridian Township 2024 Budget Adds Two Firefighter/Paramedic Positions**  
*Additional Positions Bring Staffing Levels Back to 2010 Numbers*

**Meridian Township, MI** – At their September 19 regular meeting, the Meridian Township Board approved the 2024 Recommended Township Budget.

Included in that budget was the addition of two new Firefighter/Paramedic positions. This would bring the staffing levels from the current number of 34 to 36, beginning in 2024.

“This increase of two additional staff members will allow the Meridian Township Fire Department to deploy a fire engine staffed with three firefighters 24 hours a day, seven days a week,” said Fire Chief Mike Hamel. “This will allow us to better ensure the protection and safety of our residents.”

In 2010, staffing levels for the Meridian Township Fire Department were cut from 36 to 33, followed by another reduction in 2011 from 33 to 30.

Since 2010, Meridian Township has grown 10.5% in population, with the Fire Department’s annual call volume increasing by 49%. This increase represents a 35% increase in fire-related calls and a 74% increase in Emergency Medical Services (EMS) related calls.

“The Township Board has had a goal to bring our fire department staffing level to 36 full-time Firefighter/Paramedics. The addition of these two positions will enhance our ability to respond to the growing number of calls for service,” stated Township Supervisor Patricia Herring Jackson.

“Our top priority in Meridian Township is the safety of our residents,” stated Township Manager Frank L. Walsh. “The Board’s actions strengthen our ability to continue to offer top-notch police and fire services.”

For additional information or questions, please contact the Meridian Township Fire Department at 517.853.4700.

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9.B

**CONSENT AGENDA  
PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of September 19, 2023 as submitted. (1)**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of September 19, 2023 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD 2023 -DRAFT-  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
TUESDAY, September 19, 2023, 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, Township Manager Walsh, Communications Manager Diehl, Chief of Police Grillo, Deputy Clerk Gordon

1. CALL MEETING TO ORDER  
Supervisor Jackson called the September 19, 2023, Regular Township Board meeting to order at 6:00 pm.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS  
Supervisor Jackson led the Pledge of Allegiance.
3. ROLL CALL  
Deputy Clerk Gordon called the roll of the Board. All board members present at 6pm.
4. PRESENTATION
  - A. Howard Tanner Recognition - Presented by Director Maisner and Parks and Recreation Commissioner Mark Stevens
  
  - B. Deer Management Program - Presented By Emma Campbell
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS  
Supervisor Jackson opened public comment at 6:30 pm.
6. TOWNSHIP MANAGER REPORT
  - Township Manager Walsh acknowledged and gave condolences to residents who spoke during public comment regarding a car accident on Haslett Road.
  - He congratulated Assessor Ashley Winstead and the staff who went through the audit process and got a perfect score.
  - Manager Walsh has a meeting with Government Affairs meeting with Michigan State University Thursday September 21<sup>st</sup>.
  - Thanked the renovation team of Director of Public Works and Deputy Township Manager Dan Opsommer, IT Director Steven Gebes and IT department staff.

- Met with Chief Grillo who has brought a few candidates for interviews for the Police Department
- Thanked everyone for the Rotary Club hero lunch lead Treasurer Deschaine, as well as Supervisor Jackson, Trustee Wilson, and Clerk Guthrie, and acknowledged how much Rotary does for the community.
- Manager Walsh spoke at Kiwanis Club on September 12th acknowledging the community impact the club has.
- Director Ianni scheduled a meeting for the pension board.
- The bridge over red cedar is being put in place, managed by Director of Public Works and Deputy Township Manager Dan Opsommer. This is near Hagadorn and Shaw.
- The Parks and Recreation director process with Luann Maisner leaving will not begin until October, with a start time of December.
- Recycling event at Chippewa Saturday, September 23<sup>rd</sup>, from 9 am – 1:00 pm

## 7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

### Trustee Hendrickson

- Attended the listening session September 12<sup>th</sup>, stating that it was a success and thanked staff who attended.
- Stated that there is another listening session on September 26<sup>th</sup> and encouraged residents to attend.

### Trustee Sundland

- Attended Economic Development Corporation meeting September 7<sup>th</sup>, where they spoke about Haslett Road Square, the Village of Okemos project, and a logo for reusable bags for Meridian Area Business Association (MABA) to distribute at the Marketplace on the Green.

### Trustee Wisinski

- Missed the first listening session but heard it was very appreciated by residents.

### Treasurer Deschaine

- Reiterated Trustee Hendrickson on the very successful listening session.
- Held a homerooms workshop with the Ingham County Treasurer and helped over 12 families.
- Stated that there are still funds available for that program.

### Clerk Guthrie

- Stated that September 19<sup>th</sup> is National Voter Registration Day
- The Clerk's Office held a drive at Okemos High School with National Honor Society Students and Alpha Kappa Alpha Fraternity Graduate chapter for National Voter Registration Day
- Presented 2024 voter changes at Rotary Club Meeting on September 19<sup>th</sup>.
- Worked with CATA on a bus shelter for residents to stand under near the municipal building and that it should be installed in a few weeks.

- Thanked Emma Campbell and Dan Opsommer for helping a resident understand how to manage Japanese Knotweed
- Swore in the new Chief of Police Grillo Monday, September 11<sup>th</sup> and congratulated him on his new position.

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

**NAYS: None**

**Motion carried: 7-0**

9. CONCENT AGENDA

Supervisor Jackson reviewed the Consent Agenda

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

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

**NAYS: None**

**Motion carried: 7-0**

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

A. 2024 Township Budget - Manager Walsh outlined the 2024 Township Budget

**Hendrickson motioned to adopt the 2024 Township Budget. Supported by Wisinski**

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

**NAYS: None**

**Motion carried: 7-0**

- B. HOMTV & CAMTV Channel Playback Equipment Purchase - Director Deihl outlined the Equipment Purchase

**Treasurer Deschaine motioned to adopt the HOMTV & CAMTV Channel Playback Equipment Purchase Supported by Clerk Guthrie**

**ROLL CALL VOTE**

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

**NAYS:** 0

**Motion carried:** 7-0

13. BOARD DISCUSSION ITEMS

- A. Paid Parental Leave Program

Trustee Hendrickson introduced the proposed Paid Parental Leave Program.

Discussion was held with the general consensus of the Board to bring this item back as an action item at the next meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened comments from the public at 7:33 pm

Supervisor Jackson closed comments from the public at 7:33 pm

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

**Trustee Wisinski Motioned to enter into closed session for a discussion of a confidential written legal opinion. Michigan's Open Meetings Act (Act 267 of 1976, MCL 15.261 et seq) permits a board to enter closed session in certain limited circumstances. See MCL 15.268. seconded by Clerk Guthrie**

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

**NAYS:** 0

**Motion carried:** 7-0.

Meeting entered into closed session at 7:34 pm

**The regular meeting of the board came back to session at 9:34 pm.**

**Treasurer Deschaine moved to direct legal counsel to proceed as discussed in closed session.**

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

**NAYS: 0**

**Motion carried: 7-0.**

**Trustee Wilson motioned to adjourn seconded by Treasurer Deschaine**

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Patricia Jackson  
Township Supervisor

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Deborah Guthrie  
Township Clerk



To: Board Members  
From: Dante Ianni, Finance Director  
Date: October 3, 2023  
Re: Board Bills

Charter Township of Meridian  
Board Meeting  
10/3/2023

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

COMMON CASH	\$	1,259,756.34
PUBLIC WORKS	\$	208,004.93
TRUST & AGENCY	\$	2,358.70

TOTAL CHECKS: \$ 1,470,119.97

CREDIT CARD TRANSACTIONS

09/14/2023 to 09/27/2023

\$ 11,756.42

TOTAL PURCHASES: \$ 1,481,876.39

ACH PAYMENTS

\$ 923,338.11

09/28/2023 03:32 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 10/03/2023 - 10/03/2023  
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Vendor Name	Description	Amount	Check #
1. 56-A DISTRICT COURT	CASH BOIND RAYSHELL ANN NICK	395.00	110365
2. 65-A DISTRICT COURT	CASH BOND BRITTANY HAMILATON	386.00	110362
3. ALLGRAPHICS CORP	PRIDE EVENT TEE-SHIRTS	1,454.00	
4. ASAP PRINTING	BUSINESS CARDS - IANNI & BLONDE	59.43	
5. AUTO VALUE OF EAST LANSING	UNIT #150 - FLEET REPAIR PARTS	34.18	
	SHOP SUPPLIES - FLEET REPAIR PARTS	11.38	
	UNIT #675 - FLEET REPAIR PARTS	79.89	
	SHOP SUPPLIES - FLEET REPAIR PARTS	25.77	
	SHOP SUPPLIES (WHEEL WEIGHTS) - FLEET REPAIR PARTS	63.23	
	SHOP SUPPLY/UNIT #135 - FLEET REPAIR PARTS	206.99	
	UNIT #135 - FLEET REPAIR PARTS	12.59	
	UNIT #144 - FLEET REPAIR PARTS	208.65	
	TOTAL	642.68	
6. AXON ENTERPRISE, INC	TASER TARGET	342.20	
7. BARKHAM & CO	SEPT 2023 - BICYCLE/PEDESTRIAN PATHWAY MOWING	5,400.00	
8. BARYAMES CLEANERS	8/18/23 TO 9/17/23 - POLICE UNIFORM CLEANING	399.65	
9. BECKS PROPANE	HARRIS NATURE CENTER PROPANE CAP	40.00	
10. BEST BARRICADING INC.	BARRICADING IN CONJUNCTION WITH ICDC TIMBERLANE ST	1,265.20	
11. BOBCAT OF LANSING	AUGER RENTAL - SIGN & POST INSTALLATION	3,681.48	
12. BOUNDTREE MEDICAL	ORDER 104755308 - MEDICAL SUPPLIES	3,928.72	
	ORDER 104755309 - MEDICAL SUPPLIES	204.42	
	TOTAL	4,133.14	
13. BRD PRINTING, INC	WINDOW & REGULAR ENVELOPES	613.95	
	POSTAGE FOR THE SIX TOWNSHIP BOARD LISTENING SESSI	632.87	110363
	TOTAL	1,246.82	
14. BRIGHTLINE TECHNOLOGIES	TECHNOLOGY CONSULTING/ENGINEERING SERVICES	11,500.00	
	50% - AZURE & MICROSOFT 365 ANALYSIS & HARDENING	2,500.00	
	TOTAL	14,000.00	
15. BULL ENTERPRISES	AUG 2023 CONSTRUCTION CLEAN UP/WINDOW WASHING 7/13	2,260.00	
16. CAPITAL ASPHALT LLC	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	331,261.36	
17. CATA	REDI-RIDE SERVICES FOR MERIDIAN TOWNSHIP	385,000.00	110364
18. CGS SAFETY TRAINING INC	OSHA COMPLIANCE TRAINING 8/22/2023	535.68	
19. CINTAS CORPORATION #725	9/13/2023 - MECHANICS UNIFORMS	30.00	
	9/20/2023 - MECHANICS UNIFORMS	30.00	
	TOTAL	60.00	
20. CITY PULSE	8/30/23 TWP LEGAL ADS	370.00	
	9/6/23 - TWP LEGAL ADS	92.50	
	TOTAL	462.50	
21. CONWAY SHIELD INC	FIREFIGHTER SHIELDS	282.50	
22. CREATIVE PRODUCT SOURCING	DARE PROMO PRODUCTS	422.94	

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Vendor Name	Description	Amount	Check #
23. DETROIT PUBLIC SAFETY FOUNDATION	FIRE INVESTIGATION - PRACTICAL APPLICATION COURSE	500.00	110358
	FIRE INVESTIGATION COURSE - PRACTICAL APPLICATION	600.00	110358
	TOTAL	1,100.00	
24. ELECTRICAL TERMINAL SERVICE	ELECTRICAL SUPPLIES FOR SHOP	264.65	
25. FISHBECK, THOMPSON, CARR & HUBER	PROF SERV TROUGH 9.1.23 -WDV23-02 FOR 3659 BANDERA	1,143.90	
26. FORESIGHT GROUP	WATER BILLS & POSTAGE 9/15/23	551.27	
	ENGRAVED NAME PLATE - DAN OPSOMMER	40.00	
	TOTAL	591.27	
27. GRANGER	ACCT 18775560 - JUNE/JULY/AUG - BENNETT RD - RECYC	58.87	110359
28. GWENDELLYN DOERFLER	9/13/2023 SUMMER CONCERT SERIES PERFORMANCE	200.00	
29. HASLETT ANIMAL HOSPITAL	2023 K9 WELLNESS EXAM	644.86	
30. HOME INSTEAD INC	BE A SANTA FOR A SENIOR PROGRAM DONATIONS	4,135.08	110360
31. HUBBEL, ROTH & CLARK INC	FIELD AND CONTRACT ADMIN SERVICES FOR PHASE I OF M	58,569.53	
32. INGHAM COUNTY TREASURER	2023 MEMBERSHIP DUES	20,185.00	
33. INTERSTATE BILLING SERVICE INC	ACCT 55963 - CAT BACKHOE REPAIR	861.02	
34. JACK DOHENY COMPANIES INC	UNIT 30 - TOP DEBRIS HOSE REPLACEMENT	390.92	
35. JACKSON NATIONAL LIFE INSURANCE CO	2023 ANNUAL PREMIUM - F WALSH	965.00	
36. JASON CLEMENTS	REIMB AMMO DEER MGT PROG GUN TEST	84.78	
37. JOHNSON SIGN COMPANY	WELCOME & WAYFINDING SIGN PROJECT	172,793.75	
38. JUSTIN JONES	REIMB PARAMEDIC TUITION SUMMER 2023	915.21	
39. KENTWOOD OFFICE FURNITURE	BRIEFING ROOM UPDATE	10,674.65	
40. KIESLER'S POLICE SUPPLY INC	CUST #L76628 - DUTY AMMUNITION	5,063.25	
41. KIWANIS CLUB OF HASLETT-OKEMOS	PHIL DESCHAIINE MEMBERSHIP 10.1.22-9.30.23	135.00	110366
42. LAFONTAINE AUTOMOTIVE GROUP	REPAIR PARTS FOR UNIT 124	314.32	
43. LANSING UNIFORM COMPANY	FIRE UNIFORM STOCK & ALTERNATIONS MCDERMOTT	676.20	
	ALTERATIONS -HILLARD & CARETTI - DRESS UNIFORM - K	349.90	
	MISC OFFICER UNIFORM ITEMS	2,483.40	
	TOTAL	3,509.50	
44. MADISON NATIONAL LIFE INS CO	OCT 2023 LIFE/DISABILITY INSURANCE	3,497.68	110370
45. MANNIK AND SMITH	PROF SERV THRU JULY 28 2023 - LOCAL RD PROG ENGINE	60,786.76	
46. MCKEARNEY ASPHALT & SEALING INC	GLENDALE - PARKING LOT SEALCOAT W/PM MASTERSEAL ST	5,600.00	
	C FIRE - SEALCOAT LOT W/ PM MASTERSEAL STRIPE	2,495.00	
	N FIRE - SEALCOAT LOT W/PM MASTERSEAL STRIPE	1,300.00	
	S FIRE - SEALCOAT LOT W/PM MASTERSEAL STRIPE	1,425.00	
	SERV CENTER - SEALCOAT W/PM MASTERSEAL STRIPE	4,295.00	
	TOTAL	15,115.00	
47. MFB, INC	54 IN X 93 IN PANCAKE BREAKFAST SIGN UPDATES	153.88	
48. MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP PERIOD: 09/01/2023 - 08/31/2024	9,527.00	110367

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49. MICHIGAN POLICE EQUIPMENT CO	GUN PURCHASES AND TRADE INS	3,927.00	
50. MICHIGAN STATE UNIVERSITY	MSU DEPT OF FISHERIES AND WILDLIFE PROJECT FISH	200.00	
51. MICHIGAN TOWNSHIPS ASSOCIATION	NOW YOU KNOW LIVE WEBINAR - THE ART OF THE AGENDA	25.00	
52. NATALIE HOOL	VENDOR BOND RETURN	500.00	
53. NICKALUS WING	MILEAGE REIMB MPARKS BOARD RETREAT	93.14	
54. OKEMOS PUBLIC SCHOOLS	SENIOR CENTER STAFF PAY REQUEST 06.30.2023	65,909.12	110368
55. ORKIN, 551-LANSING, MI	BEE TREATMENT HIST VILLAGE SCHOOLHOUSE	300.00	
56. PALMER CONSTRUCTION	FARMHOUSE ROOF AT HISTORICAL VILLAGE	1,690.00	
57. PIONEER MFG.CO/PIONEER ATHLETICS	QUIK STRIPE PAINT STICK	40.50	
58. PRINTING SYSTEMS INC	ACCT #2768 - ELECTION SIGNATURE RESPONSE CARDS	79.00	
59. PROGRESSIVE AE	PROF SERV THRU AUG 25 2023 - LAKE LANSING WATERSHE	453.15	
60. PRO-TECH MECHANICAL SERVICES	W/O 50027 - SERV CNTR - AC UNIT ON ROOF - PM & CON	140.72	
	W/O 50017 - SERV CNTR - BOILER WORK	90.00	
	MUN BLDG - 2023 HVAC PM SERVICE	4,206.25	
	W/O 50030 - OKEMOS LIBRARY - HVAC REPAIRS	272.80	
	W/O 50051 - PUB SAFETY BLDG - HVAC REPAIRS	846.72	
	W/O 50052 - N FIRE - HVAC REPAIR - HUMIDIFIER VALV	460.00	
	W/O 50050 - C FIRE - R & R CRANKCASE, HEATERS, DAM	1,373.12	
	TOTAL	7,389.61	
61. PURITY CYLINDER GASES INC	ORDER 0004287913-00 -MEDICAL OXYGEN & RELATED FEES	128.74	
62. QUALITY TIRE INC	POLICE - TIRES -STOCK	750.60	
	SCRAP - TIRE DISPOSAL	31.00	
	MOTOR POOL TIRES	625.60	
	TOTAL	1,407.20	
63. RACHEL ZYLSTRA	REIMB DAMAGED VEHICLE DURING LRP CONSTRUCTION	350.00	
64. REFPAY TRUST ACCOUNT	OKEMOS/HASLETT SOCCER & FLAG FOOTBALL REFS	7,750.00	
65. RICHARD JANKA PSY.D	PRE-EMPLOYMENT EVALUATION SERVICES - WICKS/KLING/B	1,800.00	
66. SIGNARAMA OF LANSING EAST	NAME BADGES-GORDON AND SUNDLAND	61.00	
67. SPALDING DEDECKER ASSOCIATES	PROF SERV JULY 31 2023 TO AUG 27 2023 - 2024 LOCAL	16,751.28	
68. SPARTAN DISTRIBUTORS	UNIT 79 - REPAIR PARTS	284.93	
	UNIT 70 - MOWER REPAIRS	1,697.18	
	UNIT 79 - MOWER REPAIR PARTS	171.47	
	TOTAL	2,153.58	
69. ST MARTHA CONFERENCE OF	P.WELCH - EMERGENCY RENT ASSISTANCE	500.00	110361
	D.PROCTOR - EMERGENCY RENT ASSISTANCE	500.00	110361
	T. JACKSON - EMERGENCY RENT ASSISTANCE	219.35	110361
	TOTAL	1,219.35	
70. ST THOMAS AQUINAS PARISH	S.MCFADDEN - EMERGENCY RENT ASSISTANCE	500.00	110369
	T. JESSEE - EMERGENCY RENT ASSISTANCE	285.44	110369
	M. FROHRIEP - EMERGENCY RENTAL ASSISTANCE	500.00	110369
	TOTAL	1,285.44	

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Vendor Name	Description	Amount	Check #
71. STRYKER SALES LLC	ACCT 20108019 - MISC MEDICAL SUPPLIES	898.54	
72. SUPREME SANITATION	SEPT 2023 - EASTGATE PARK - PORTABLE TOILET RENTAL	90.00	
	SEPT 2023 - HILLBROOK PARK - PORTABLE TOILET RENTA	90.00	
	SEPT 2023 - TOWNER RD PARK - PORTABLE TOILET RENTA	90.00	
	SEPT 2023 - NANCY MOORE PARK - PORTABLE TOILET REN	90.00	
	SEPT 2023 - NEWTON ST - PORTABLE TOILET RENTAL	90.00	
	TOTAL	450.00	
73. TARGET SOLUTIONS LEARNING LLC	7/25/2024 - 7/24/2024 - GUARDIAN TRACKING SOFTWARE	2,593.50	
74. TED FERRIS	REIMB 2023 FIRE DEPT/SCOUTS BREAKFAST	779.65	
75. THE BLOWHARD COMPANY LLC	BLOWHARD FAN REPAIR	221.00	
76. THE HARKNESS LAW FIRM PLLC	SEPT 2023 - PROSECUTION SERVICES	6,681.20	
77. WEST MICHIGAN CRIMINAL JUSTICE	ACTIVE ASSAILANT DEBRIEF TRAINING 9/22/23	25.00	
78. WILLIAMSTOWN TOWNSHIP	2023 WILLIAMSTOWN TWP FIELD RENTAL FEE	120.00	
79. WOOD PRODUCT SIGNS	LAND PRESERVE HANGING NAME PLATES	5,345.00	
80. YOUNG ST JOHNS CHEVROLET	UNIT 93 - 1HA6GUCG4HN001782 - MEDIC REPAIR	3,717.88	
TOTAL - ALL VENDORS		1,259,756.34	

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Vendor Name	Description	Amount	Check #
1. CAPITAL ASPHALT LLC			
	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	2,800.00	
2. CGS SAFETY TRAINING INC			
	OSHA COMPLIANCE TRAINING 8/22/2023 - DPW	714.32	
3. CUMMINS INC			
	PM & REPAIRS - WOOD VALLEY LIFT STATION	1,948.01	
4. FERGUSON ENTERPRISES LLC #3325			
	HYDRANT METER WITH RPZ & BACKFLOW PREVENTOR	7,981.05	
5. FERGUSON WATERWORKS #3386			
	BRASS ORDER - CUSTOMER INSTALLATIONS	919.95	
	CURB BOXES & BUSHINGS - CUSTOMER INSTALLATION	3,320.00	
	TOTAL	4,239.95	
6. HYDROCORP			
	AUG 2023 INSP & REPORTING SERVICES - CROSS CONNECT	2,673.00	
7. INGHAM COUNTY REGISTER OF DEEDS			
	RECORDING FEE FOR EASMENTS AT COPPER CREEK 3& 4, A	180.00	
8. KIWANIS CLUB OF HASLETT-OKEMOS			
	CORPORATE MEMBERSHIP 2022-2023	135.00	29468
9. LANGE LAND, CHRISTIE			
	FINAL WATER/SEWER REFUND	138.20	
10. LEAVITT & STARCK EXCAVATING INC			
	REPAIR TO COPPERHILL SEWER MAIN	27,214.73	
11. MADISON NATIONAL LIFE INS CO			
	OCT 2023 LIFE/DISABILITY INSURANCE	504.47	29471
12. MAULDON BROTHERS CONSTRUCTION LLC			
	2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT	56,205.00	29469
	2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT	61,582.50	
	TOTAL	117,787.50	
13. MERIDIAN TOWNSHIP RETAINAGE			
	VISU-SEWER LLC - 2023 SANITARY SEWER REHABILITATIO	1,206.00	
	2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT	6,245.00	29470
	MAULDON BROTHERS - 2023 TIMBERLANE WATER MAIN REPL	6,842.50	
	TOTAL	14,293.50	
14. OWEN, WAYNE & JENNY			
	6090 PORTER AVE - REFUND OVER PAID ON UB BILL	1,647.20	
15. TRI-COUNTY REGIONAL PLANNING			
	FY 2024 FAIR SHARE PLEDGE GROUNDWATER	14,894.00	
16. VISU-SEWER			
	2023 SANITARY SEWER REHABILITATION PROJECT	10,854.00	
TOTAL - ALL VENDORS		208,004.93	

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Vendor Name	Description	Amount	Check #
1. BENEICKE REAL ESTATE	2023 SUM TAX REFUND	2.82	13441
2. CORELOGIC CENTRALIZED RETURNS	3836 WINDY HIEGHTS DR - OKEMOS MI - 2023 SUM TAX R	402.82	13442
3. GREAT LAKES CRYSTAL TECHNOLOGIES	4942 DAWN AVE - 2023 SUM TAX REFUND	30.08	13443
4. LIBERTY BANKERS LIFE INSURANCE CO	MERIDIAN CROSSINGS - 2023 SUM TAX REFUND	1,801.56	13444
5. LIN, HONG & YONG-HUI ZHENG	1300 SWEETWOOD DR - 2023 SUM TAX REFUND	43.59	13445
6. MULDER, AARON B	2421 SEVILLE DR - 2023 SUM TAX REFUND	6.00	13446
7. PIDO, CORI	6129 RUTHERFORD AVE - 2023 SUM TAX REFUND	69.04	13447
8. R & D BENEICKE FOUNDATION	6066 HART ST - 2023 SUM TAX REFUND	2.79	13448
TOTAL - ALL VENDORS		2,358.70	

**Credit Card Report 9/14/2023-9/27/2023**

<b>Posting Date</b>	<b>Merchant Name</b>	<b>Amount</b>	<b>Name</b>
2023/09/14	OFFICEMAX/OFFICEDEPT#3379	\$105.36	DEBORAH GUTHRIE
2023/09/14	ELKAY SALES INC	\$183.00	ROBERT MACKENZIE
2023/09/14	AMZN MKTP US*TR7O390C1	\$72.74	MICHELLE PRINZ
2023/09/14	DETROITNEWS.COM	\$11.99	MICHELLE PRINZ
2023/09/14	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/09/14	GRAINGER	\$2,507.12	DANIEL OPSOMMER
2023/09/14	MVP MEDIA NETWORK	\$349.00	SAMANTHA DIEHL
2023/09/15	THE HOME DEPOT #2723	\$51.43	LAWRENCE BOBB
2023/09/15	SQ *THE KEYLESS SHOP	\$12.75	KYLE FOGG
2023/09/15	OFFICEMAX/OFFICEDEPT#3379	\$120.42	DEBORAH GUTHRIE
2023/09/15	JETS PIZZA - MI-053 MOTO	\$57.69	ANDREW MCCREADY
2023/09/15	LANSINGSTATE JOURNAL	\$14.99	RICHARD GRILLO
2023/09/15	AMZN MKTP US*TX0XM73V2	\$16.31	MICHELLE PRINZ
2023/09/15	TRAVERSE CITY RECORD EAGL	\$17.99	MICHELLE PRINZ
2023/09/15	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/09/15	GRAINGER	\$1,270.36	DANIEL OPSOMMER
2023/09/15	MEIJER # 253	\$19.47	ALLISON GOODMAN
2023/09/18	THE HOME DEPOT #2723	\$14.59	TYLER KENNELL
2023/09/18	COMPLETE BATTERY SOURCE	\$25.46	JACOB FLANNERY
2023/09/18	PRECISION ROLLER	\$199.95	STEPHEN GEBES
2023/09/18	MTU-CASHIERS OFFICE WEB	\$60.00	YOUNES ISHRAIDI
2023/09/18	QUALITY DAIRY#31	\$60.04	LUANN MAISNER
2023/09/18	QUALITY DAIRY#31	\$3.98	LUANN MAISNER
2023/09/18	OFFICEMAX/OFFICEDEPT#3379	\$45.98	LUANN MAISNER
2023/09/18	THE HOME DEPOT #2723	\$168.00	LUANN MAISNER
2023/09/18	AMZN MKTP US	(\$16.31)	MICHELLE PRINZ
2023/09/18	OGDEN NEWSPAPERS	\$20.00	MICHELLE PRINZ
2023/09/18	CHICK-FIL-A #03695	\$679.91	MICHELLE PRINZ
2023/09/18	MORNING STAR PUBLISHING	\$14.00	MICHELLE PRINZ
2023/09/18	AMZN MKTP US*TX1877B32	\$321.48	MICHELLE PRINZ
2023/09/18	LANSINGSTATE JOURNAL	\$11.99	MICHELLE PRINZ
2023/09/18	FREEP.COM	\$14.99	MICHELLE PRINZ
2023/09/18	TITANHQ	\$300.00	DANIEL OPSOMMER
2023/09/18	FACEBK LNMCR7T2	\$125.00	SAMANTHA DIEHL
2023/09/18	MARCOS PIZZA 1235	\$39.95	ALLISON GOODMAN
2023/09/18	MARCOS PIZZA 1235	\$1.61	ALLISON GOODMAN
2023/09/19	USPS PO 2569800864	\$28.75	MICHAEL HAMEL
2023/09/19	MIDWEST POWER EQUIPMENT	\$42.99	JACOB FLANNERY
2023/09/19	COVERT SCOUTING	\$32.99	ED BESONEN
2023/09/19	CITY OF LANSING, MI	\$1.65	ED BESONEN
2023/09/19	GRAINGER	(\$1,074.48)	DANIEL OPSOMMER
2023/09/20	THE HOME DEPOT #2723	\$27.65	TYLER KENNELL
2023/09/20	THE HOME DEPOT #2723	\$76.98	CHRISTOPHER JOHNSON
2023/09/20	OFFICEMAX/OFFICEDEPT#3379	\$94.79	TODD FRANK
2023/09/20	ZOOM.US 888-799-9666	\$449.85	STEPHEN GEBES
2023/09/20	AMZN MKTP US*TX73K47C2	\$92.04	MICHELLE PRINZ
2023/09/20	AMZN MKTP US*TX6DZ63F1	\$125.96	MICHELLE PRINZ
2023/09/20	AMAZON.COM*TX2VA9UX2	\$24.99	MICHELLE PRINZ
2023/09/20	AMZN MKTP US*TX2707UL2	\$61.36	MICHELLE PRINZ
2023/09/20	AMAZON.COM*TX9414UR2	\$9.98	MICHELLE PRINZ
2023/09/20	GANNETT NEWSRPR CN	\$9.99	MICHELLE PRINZ
2023/09/20	BLINDPARTSCOM	\$21.74	CATHERINE ADAMS

2023/09/20	CITY OF LANSING, MI	\$1.65	ED BESONEN
2023/09/20	GRAINGER	\$142.20	DANIEL OPSOMMER
2023/09/20	DISPLAYS2GO	\$1,674.61	DANIEL OPSOMMER
2023/09/20	FEEDERS SUPPLY COMPANY #4	\$23.92	ALLISON GOODMAN
2023/09/21	THE UPS STORE 811	\$163.26	ROBERT STACY
2023/09/21	THE HOME DEPOT 2723	\$98.88	TYLER KENNEL
2023/09/21	KROGER #793	\$4.36	MICHAEL HAMEL
2023/09/21	BLUE CARD COMMAND	\$125.00	MICHAEL HAMEL
2023/09/21	OFFICEMAX/DEPOT 6869	\$27.55	DEBORAH GUTHRIE
2023/09/21	MICHIGAN POLICE EQUIPMENT	\$510.00	ANDREW MCCREADY
2023/09/21	SONETICS CORPORATION	\$188.77	JACOB FLANNERY
2023/09/21	GRAINGER	\$46.18	ROBERT MACKENZIE
2023/09/21	AMZN MKTP US*T19617022	\$119.95	CATHERINE ADAMS
2023/09/21	FACEBK YQ33VTF7T2	\$26.59	SAMANTHA DIEHL
2023/09/21	FACEBK JVVSTTT7T2	\$31.17	SAMANTHA DIEHL
2023/09/22	SONETICS CORPORATION	\$188.77	ROBERT STACY
2023/09/22	OFFICEMAX/OFFICEDEPT#2922	\$129.73	DEBORAH GUTHRIE
2023/09/22	ELITE K9 INC 2	\$16.95	ANDREW MCCREADY
2023/09/22	LUCKY'S STEAKHOUSE - OKEM	\$86.88	FRANK L WALSH
2023/09/22	CITY OF LANSING, MI	\$1.65	ED BESONEN
2023/09/25	OLIVE GARDEN 0021187	\$192.75	MICHAEL HAMEL
2023/09/25	THE HOME DEPOT #2723	\$9.98	AL DIAZ
2023/09/25	SPORTSMANS WAREHOUSE 194	\$47.98	MIKE ELLIS
2023/09/25	CRACKER BARREL #517 OKEMO	\$25.28	FRANK L WALSH
2023/09/25	QUALITY DAIRY#31	\$8.48	LUANN MAISNER
2023/09/25	QUALITY DAIRY#31	\$3.98	LUANN MAISNER
2023/09/25	QUALITY DAIRY#27	\$14.98	LUANN MAISNER
2023/09/25	WAL-MART #2866	\$88.14	LUANN MAISNER
2023/09/25	MIDWEST POWER EQUIPMENT	\$10.00	LUANN MAISNER
2023/09/25	SQ *GROOVY DONUTS	\$59.20	LUANN MAISNER
2023/09/25	MEIJER # 025	\$72.54	LUANN MAISNER
2023/09/25	THE HOME DEPOT #2723	\$44.80	KEITH HEWITT
2023/09/25	COMCAST	\$165.41	BART CRANE
2023/09/25	BRIMAR INDUSTRIES	\$124.99	DANIEL OPSOMMER
2023/09/25	FACEBK DN3R8V78T2	\$125.00	SAMANTHA DIEHL
2023/09/25	FEEDERS SUPPLY COMPANY #4	\$14.56	ALLISON GOODMAN
2023/09/26	TST* SAROKI'S PIZZA - HAS	\$61.46	ANDREW MCCREADY
2023/09/26	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/09/26	GRAINGER	(\$1,432.64)	DANIEL OPSOMMER
2023/09/26	DISPLAYS2GO	(\$85.56)	DANIEL OPSOMMER
2023/09/27	MIDWEST POWER EQUIPMENT	\$174.86	LAWRENCE BOBB
2023/09/27	OFFICEMAX/OFFICEDEPT#3379	\$289.17	DEBORAH GUTHRIE
2023/09/27	THE HIGHLANDS -DINING	\$69.24	DEBORAH GUTHRIE
2023/09/27	JETS PIZZA - MI-053 ECOM	\$48.70	ANDREW MCCREADY
2023/09/27	SP PLANETIZEN STORE	\$299.00	TIMOTHY SCHMITT
2023/09/27	LOS AZTECAS INC 2	\$21.61	RICHARD GRILLO
2023/09/27	LOS AZTECAS INC 2	\$18.11	RICHARD GRILLO
2023/09/27	DELTA COLLEGE CASHIER	\$55.00	RICHARD GRILLO
2023/09/27	PSI - MCOLES	\$68.00	RICHARD GRILLO
2023/09/27	GOVERNMENT FINANCE OFFIC	\$100.00	MICHELLE PRINZ
2023/09/27	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/09/27	B&H PHOTO 800-606-6969	\$521.86	SAMANTHA DIEHL

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Total	\$11,756.42
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ACH Transactions

Date	Payee	Amount	Purpose
9/11/2023	Delta Dental	\$ 14,347.07	Employee Dental Insurance
9/14/2023	Alerus	\$ 8,896.50	Payroll Deductions 09/22/2023
9/14/2023	Consumers Energy	\$ 3,811.92	Utilities
9/15/2023	Gallagher Benefit Services	\$ 3,250.00	Employee Health Insurance
9/18/2023	ELAN	\$ 25,398.47	Credit Card Payment
9/20/2023	Blue Care Network	\$ 10,389.83	Employee Health Insurance
9/22/2023	Various Financial Institutions	\$ 317,872.96	Direct Deposit 09/22/2023
9/22/2023	IRS	\$ 113,595.49	Payroll Taxes 09/22/2023
9/22/2023	State of Michigan	\$ 33,991.21	MI Business Tax
9/22/2023	Nationwide	\$ 6,862.35	Payroll Deductions 09/22/2023
9/22/2023	ICMA	\$ 46,080.22	Payroll Deductions 09/22/2023
9/22/2023	MCT Utilities	\$ 276.63	Water/Sewer
9/25/2023	Alerus	\$ 8,511.88	Payroll Deductions 09/22/2023
9/25/2023	MERS	\$ 305,825.48	Employee Retirement
9/26/2023	Health Equity	\$ 22.65	Employee Health Savings
9/27/2023	Blue Care Network	\$ 24,205.45	Employee Health Insurance
<b>Total ACH Payments</b>		<b>\$ 923,338.11</b>	



**To: Board Members**  
**From: Rick Grillo, Chief of Police**  
**Date: September 29, 2023**  
**Re: Acceptance of 2024 Office of Highway Safety Planning (OHSP) Project Grant From**

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The Office of Highway Safety Planning (OHSP) grant provides funding for agencies to place enhanced focus on the enforcement of speeding, driving while intoxicated and distracted driving in an effort to reduce traffic crashes. Historically, the Meridian Township Police Department has participated with other OHSP programs. For the FY2024, our project is eligible for \$8,394 in overtime funding for enforcement. No Township match is required.

It is being requested of the Township Board to confirm the application of the grant and to authorize acceptance of the grant funds from the Office of Highway Safety Planning in the amount of \$8,394. All of these grant funds will be used by our Police Department to fund traffic enforcement in high traffic crash areas.

The following motion is prepared for Board consideration:

**MOVE TO CONFIRM THE TOWNSHIP'S APPLICATION AND AUTHORIZE ACCEPTANCE OF GRANT FUNDS THROUGH THE OFFICE OF HIGHWAY SAFETY PLANNING MICHIGAN SAFE COMMUNITIES GRANT IN THE AMOUNT OF \$8,394 WITH NO MATCH REQUIRED.**



9 E &  
13. A

**To: Township Board Members**  
**From: Amber Clark, Neighborhoods and Economic Development Director**  
**Date: October 3, 2023**  
**Re: Corridor Improvement Authority TIF Discussion and Request to Set a  
Public Hearing for Thursday November 9<sup>th</sup>, 2023**

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At their September 20<sup>th</sup> regular meeting, the CIA Body adopted the Final Draft TIF Plan for the Corridor Improvement Authority District of Meridian Township. This Plan compliments the previously established district and sets the expectation for the use of captured funding for a duration of 20 years. The CIA district and governing body were established in 2017 as a response to the public conversation related to BRT. The BRT discussion inspired a vision for the Grand River Ave corridor to include a mixture of housing sizes and types, a mixture of commercial business, identifiable design/aesthetic that emphasizes “Meridian Township, and update non-motorized travel options. When established the CIA was restricted from discussing a TIF as a financing option. This year the Township Board amended the resolution establishing the CIA and encouraged the CIA to develop a TIF plan.

Included with the packet today is a presentation prepared for the Township, tax jurisdictions, and the general public regarding the TIF plan for the CIA.

**Motion:** Move to set the public hearing for November 9<sup>th</sup>, 2023 to allow for public comment regarding the adoption of a Tax Increment Finance plan for the Corridor Improvement Authority. Authorize notice of the public hearing twice in two general newspaper circulations.

**DRAFT CORRIDOR IMPROVEMENT AUTHORITY  
OF MERIDAIN CHARTER TOWNSHIP  
DEVELOPMENT AND TAX INCREMENT  
FINANCING PLAN  
2023**

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## **Executive Summary and Development Plan Purpose**

The Meridian Township Corridor Improvement Authority (the “Authority” or “CIA”) established in 2017 began as a commission empowered on behalf of Meridian Township residents, businesses, and its representatives regarding the regional discussion of the rapid bus transit. The discussion drove the response of the community to envision and support concentrated redevelopment along Grand River Avenue. The boundary lines of the CIA were established to appeal to a central business district and to define the goals for redevelopment specifically for the area. Promising the redevelopment would assist in the definition of Meridian Township’s business core, setting a standard for development along the corridor, and in time creating a cohesive use of passage along Grand River Avenue. The BRT (Bus Rapid Transit) option did not gain enough support from the community to proceed with formation of that plan. The proposal for a concentrated Grand River remained appealing to residents and members of the Meridian Township Board. The Township Board enacted the creation of the CIA with the intent that the Authority would bring about a development change in support of pedestrian access, enhanced architecture design, and creating a cohesive space for business enterprises. The resolution adopted enacting the Meridian Township Corridor Improvement Authority have set with E. Brookfield Drive on Grand River Avenue as its western border and Cornell Road on Grand River on the eastern border. The Corridor Improvement Authority is a Township Board appointed commission run by appointed Board of Directors with the primary purpose to correct deterioration in business districts, authorize the creation and implementation of development plans and development areas in districts; to promote the economic growth of districts, to authorize the levy and collection of taxes, to authorize the issuance of bonds and other financing opportunities. A primary element to a Corridor Improvement Authority is the authorization, creation, and use of a Tax Increment Financing plan. The capture of increased value in the properties listed within the district and associated with a plan will support a Corridor Improvement Authority through their defined powers. These tax revenues are used to finance improvement projects or activities within the district, which furthers the goal of economic growth.

A Development Plan is one tool the CIA may rely upon for identifying and implementing projects and activities to meet the goals, objectives, and recommended actions necessary to revert deterioration of the district. The elements presented in this document are intended to plan and prioritize projects/activities and ensure that development and redevelopment within the CIA District occurs. This is only conducted through the approval of the Development Plan, adoption of a Tax Increment Financing Plan, creation of a TIF Application, promotion of the program and support of public private partnerships. If the Authority determines it is for the public purpose as intended by the Act, it shall prepare and submit a tax increment financing plan to the governing body of the municipality. A CIA may capture new tax increment in the district and use it to pay for improvements that otherwise could not be afforded by either local businesses or township government, referred to as Tax Increment Financing (“TIF”). Moreover, creation of a TIF district does not take away current tax revenue; it captures any new increment that results from improvements to property or an increase in value.

The included Plan was prepared in accordance with the Corridor Improvement Authority Act 280 of 2005 and the Recodified Tax Increment Financing Act 57 of 2018, sec 618. The foundation of the Plan is focused on incentivizing the Corridor District to build enhanced public spaces, common commercial areas, and increase the walkability of the district. With a proposed development, the Authority by vote of approval may utilize the TIF incentive to gain access to higher quality development, assist with the completion of a development or propose a development project of their own. The vision for the use of this Plan will be set by the annual goals of the Meridian Township Board, Township Staff, and the appointed members of the Corridor Improvement Authority.

# DEVELOPMENT PLAN

## LEGAL BASIS OF THE PLAN

This Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 618, 620 and 621 of PA 57 of 2018. Specifically, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621, a detailed explanation of the tax increment procedure, the maximum amount of indebtedness, and the duration of the program and shall comply with section 619 of the Act.

## DEVELOPMENT PLAN REQUIREMENTS

Section 618, 619 and 620 of the Act, also indicates that the Development Plan shall contain all of the following:

### **A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.**

The boundaries for the district and development area are shown on page 11(*CIA District Map Boundary, Map 1*) of this document. The primary roads in and around the district include; E. Brookfield Drive, Grand River Avenue, Marsh Road, Central Park Drive and Cornell Road. The legal description is presented on page 26(*Legal Description of the CIA District*) of this document.

### **B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.**

The location of existing streets and public facilities are indicated on the associated Corridor Improvement Authority boundary map. The district includes zoning designations of professional office, multifamily residential, and dense commercial retail. The included map indicates the existing land uses (*Existing Use of CIA Boundary, Map 2*)

### **C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

One improvement in pedestrian safety and agility has recently been addressed along Grand River Avenue. The structural improvements required along M-43, by the Michigan Department of Transportation include the raising of Grand River and Okemos Road. The construction project was a 20-month reconstruction of the drainage system beneath Okemos and Grand River Avenue intersection. The inclusion of three pedestrian islands occurred at the final stages of the road improvement. These three islands are introduced at the 4900 block, 2000 block, and 1800 block of Grand River Avenue. Remaining improvements in the development area have not yet occurred but are further described in the development plan under "Proposed Improvements."

**D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

The estimated cost of improvements is not yet known as the Corridor Improvement Authority does not have a potential project yet proposed. The expected "Proposed Improvements" are listed below.

**E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.**

The specific projects to be undertaken by the CIA are not known yet. The "Proposed Improvements" will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

**F. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND USE CONTEMPLATED FOR THE SPACE.**

There are no known parts of the development area that are designated to be left as open space at this time. Contemplated open space may include the designated land preserve along Grand River Avenue that was established prior to the establishment of the CIA.

**G. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.**

The Corridor Improvement Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the CIA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

**H. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, OR UTILITIES.**

Mixed-use by right is a required zoning allowance for Corridor Improvement Authorities based on PA 57 of 2018 (Recodified Act). The Mixed Use Planned Unit Development (MUPUD) zoning district will be included in the updated Masterplan adopted in 2023 and allowance will coincide with the CIA District and anticipated forms of development. It is not anticipated that the road network's location will change significantly, although there will be physical improvements to the roads and underground utilities. The most recent notable change to the road infrastructure occurred with the Grand River Okemos Road construction project assumed by the Michigan Department of Transportation and Ingham County Road Departments. The improvement involved the raising of the intersection of Okemos Road and Grand River Avenue, the raising of Grand River Avenue at Hamilton Road, and the milling and paving of Grand River Avenue from Hamilton Road to Cornell Road. The Ingham County Drain office included updated infrastructure to support increased water flow capacity at the Okemos and Grand River Avenue intersection to allow the continued flow of water to the Red Cedar River and reduction of flooding during heavy rainstorms. This update began in May of 2022 and will be completed in August of 2023.

**I. AN ESTIMATE OF THE COST OF DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.**

Development project cost estimates will vary per proposed project. There are no active proposed projects at this time and schedule of implementation, for each improvement project that will be completed within the

district is contained in the project schedule and budget in this Plan under “**Future Progress and Eligible Supporting Activities**”. In addition to TIF tax capture, the CIA reserves the ability to utilize the following financing options for CIA projects/activities:

- a. Special assessments;
- b. Revenue bonds;
- c. Revenues from property owned or leased by the CIA;
- d. Donations to CIA;
- e. Grants to CIA; and
- f. Contributions from the local unit of government.

**J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.**

No known designated person, persons natural or corporate to whom all or a portion of a development that will be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken.

**K. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.**

Proper procedures for bidding for projects associated with the Authority will be conducted based on the requirements of the Charter Township of Meridian, State of Michigan, and Federal laws of the United States of America. Any leasing, purchasing, or conveying in any manner of all or a portion of development upon its completion will be expressed in a signed agreement if the Authority will be the entity to provide such an agreement between itself, persons natural or corporate of the manner in which it shall be leased, conveyed, sold, or otherwise managed.

**L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.**

There are no known persons residing in the development area or families and individuals that the Authority expects to be displaced.

**M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.**

There are currently no known persons to be relocated or displaced due to the establishment of a development in or any new housing in the development area. Should a project be presented to the Authority or undertaken by the Authority in which a designated site includes persons or individuals to be displaced, a plan will be presented in accordance with the Act, State, and local laws to ensure a plan for displacement is adopted.

**N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE**

**STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT 1894.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

**O. A PLAN FOR COMPLIANCE WITH 1972 PA 227, MCL 213.321 TO 213.332**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

**P. THE REQUIREMENT THAT AMENDMENTS TO AN APPROVED DEVELOPMENT PLAN OR TAX INCREMENT PLAN MUST BE SUBMITTED BY THE AUTHORITY TO THE GOVERNING BODY FOR APPROVAL OR REJECTION.**

Any amendment to the adopted Tax Increment Finance Plan of the Corridor Improvement Authority shall be submitted by the Authority to the Meridian Charter Township board for approval or rejection of the proposed amendment.

**Q. A SCHEDULE TO PERIODICALLY EVALUATE THE EFFECTIVENESS OF THE DEVELOPMENT PLAN**

The Corridor Improvement Authority of Meridian Charter Township will at least once every five years in conjunction and coordination of their Masterplan review the effectiveness of the Tax Increment Financing plan as adopted by the Township Board. The review will include a written communication to the Township Board of the analysis, the approved projects financed through the Plan, and the outcome of each project as defined by the Plan. The review of the Plan may be conducted prior to the required 5-year benchmark and should include a written statement as to whether the plan shall need amending.

**R. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.**

Such other material will be identified or added as the need arises.

## Future Progress and Eligible Supporting Activities

The Meridian Township CIA established in 2017 has no current means for financing of any redevelopment project. The CIA has determined that a Development Plan (Plan) which captures new incremental tax revenues beginning in 2024 will support a reimagining of Grand River Avenue, market available redevelopment options, and elevate the ability of a developer to meet the demands of the community with a feasible project. A shift in the economy dramatically since COVID-19 has prioritized the following for the CIA:

- Address the economic downturn and use of the Meridian Mall;
- Support the redevelopment along the corridor with updated drain infrastructure;
- Develop and encourage the establishment of pedestrian friendly routes along and through the corridor. Include options for the authority to help with financing these walkable options.
- Support the removal and remediation of parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- Market the areas in the district where previously proposed redevelopment projects have failed due to the issues.

Further, the CIA has identified specific projects within the CIA District that need funding. A key redevelopment project will be at 1982 W. Grand River Avenue, formally known as Meridian Mall. A site established in the 1960s, Meridian Mall was a competitive shopping commercial retail development to rival the Lansing Mall and Frandor Shopping Center retail areas of the Lansing region. Today, the Meridian Mall struggles against the change in commercial retail being predominantly supported through online experience with over 800,000 square feet of commercial leasing space. Post-COVID-19 commercial and commercial office has suffered to resurge due to the prohibitive cost of leasing, dilapidated options, and increasing affordability of online commerce experiences. The redevelopment of the centralized commercial retail option in the Township will once again elevate Meridian Township as the prime location for business and attract new residents. Establishing a base tax year in 2023 will grant the district access to guarantee a tax increase due to expected continued development and draw for commercial opportunity along Grand River Avenue. This will allow the first full year of capture to begin 2024 on a 20-year plan, sun-setting 2044.

As such, it is necessary to review the eligible activities to be included in the Plan. Eligible activities are categories or projects which the CIA is eligible to spend tax increment revenue for enhancing, improving, or redeveloping the district. Funds can also be utilized for marketing the core business district. Below is a description of eligible activities and a projection of their estimated costs. These **Future Progress and Eligible Supporting Activities** are adopted as potential future development projects to be reimbursed to a developer as they meet the priority intent of this Plan.

1. **Marketing and Development Studies** – Destination branding and marketing have a key relationship with successful commercialized districts. The marketability of a Corridor District may entice future companies, developers, and potential residents to live and work within the Authority. To address the needs of the community these studies can be performed to attract specific development types or specific developers. **\$160,000.**

2. **Streetscape** – An attractive streetscape strengthens the public realm within Corridor Districts. Adding boulevards and partitions with landscaping draws motorists eyes to the road and can enhance elements of pedestrian safety. These enhancements are not limited to planter boxes, waste receptacles, benches, brick

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

pavers, decorative fencing, trees and tree grates, sculptures and other pieces of art and costs related to improving the street itself. **\$1,000,000.**

3. **Façade Improvements** – Typically, CIA's utilize a portion of tax increment revenue funds to assist business owners with façade improvements for buildings in need of repair or upgrade within the District. This is usually set up as a low interest loan or competitive reimbursement grant program with match requirements. These programs work to improve the image of the buildings within the CIA District. **\$500,000.**

4. **Planning/Urban Design Plans** – Design plans and thoughtful urban design help to guide the potential environment of the District. Results of these plans can help the community and developer understand the needs of an area and expedite new development projects. Design which focus on creative ways to establish vibrancy and increase density within the District core maybe a priority. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites. **\$100,000.**

5. **Promotions** –Experiences are known to attract audiences that vary in age and income, while promoting the region they are established in. Community events require promotion, planning, dedication, partnerships and more to reach specific target audiences which the District is trying to attract. This could include print content, web content, radio and television content and other forms of promotion to spread the message of the CIA. **\$100,000.**

6. **Demolition** – A developer may find a site more suitable for a development opportunity if demolished and brought back to a "greenfield" site. This may require demolition of existing sites and structures in order to market. The CIA can participate in the costs of the demolition process when appropriate to spur new development opportunities. **\$500,000.**

7. **Broadband/High Speed Wireless Internet Services** – Broadband/High Speed Internet services has elevated several aspects of commerce. Online presence for commercial retail, restaurants, service industry, hospitality and tourism industries are a key component to their vitality. As development occurs on along the Corridor, it is imperative financial study, improvement, and installation of Broadband/High Speed internet services are considered an eligible and smart investment for the community. Several buildings in current use are without adequate high speed service and require individual leases to maintain separate services which increases the cost of business. The inclusion of a portion of funding in support of Broadband/High Speed Internet services accessible to the public is a supporting element of this plan. **\$500,000.**

8. **Public Infrastructure Improvements** – Public improvements covers a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm. **\$10,000,000.**

9. **Public Spaces** –Public spaces may include: parks, public alleys, community centers, non-park public owned green spaces and many more. Projects that can enhance these spaces all fall under the eligible activity expenses of the CIA. **\$1,000,000.**

10. **Private Infrastructure Improvements** – As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The CIA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, in accordance with local zoning, master plans

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

and township goals. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the township and CIA. **\$5,000,000.**

11. **Site Preparation** – Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and township goals.  
**\$1,000,000.**

12. **Environmental Activities** – Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environmental Quality (MDEQ) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost prohibitive environmental costs and insurance needs, etc. **\$1,500,000.**

13. **Gap Funding** – Recognizing that the cost of mixed-use development is higher than it is for undeveloped sites, the Authority may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the township to create new employment opportunities within the CIA District.  
**\$2,500,000.**

**Total Estimated Cost of All Projects: 23,860,000**

**CIA DISTRICT MAP BOUNDARY**

**BELOW IS A MAP WITH BOUNDARY OF THE CORRIDOR IMPROVEMENT AUTHORITY OUTLINED AND DESIGNATED BY THE ADOPTION OF THE MERIDIAN TOWNSHIP BOARD.**

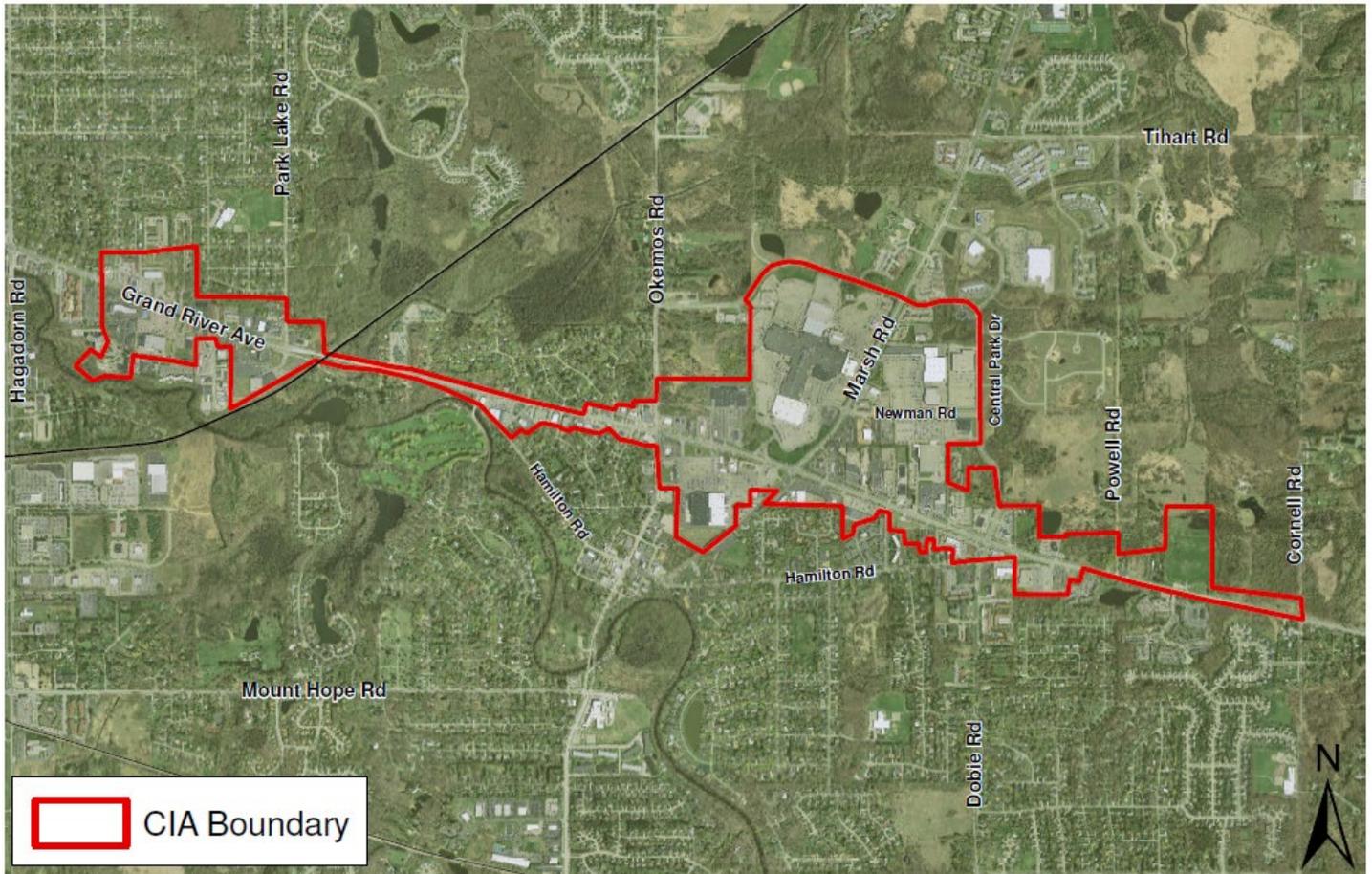
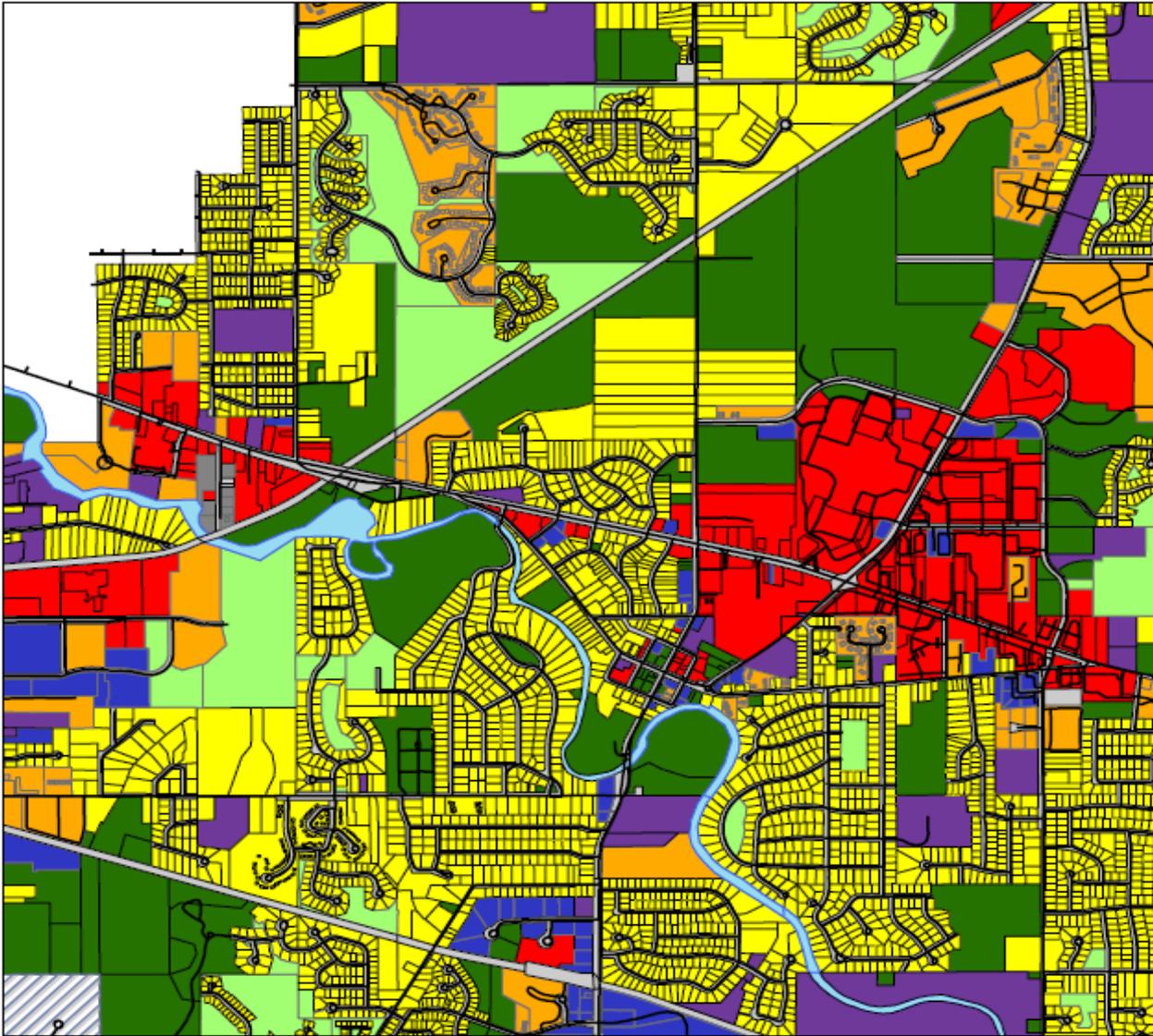


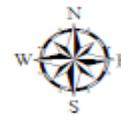
Figure 1 Corridor Improvement Authority Boundary Map Established 2017

MAP 2: EXISTING LAND USE FOR CIA BOUNDARY

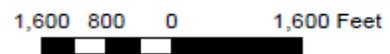
Current Land Use



Land Use Classes	
	Agriculture
	Commercial
	Cooperative Agreement
	Industrial
	Institutional
	Mobile Home
	Multi-Family Residential
	Office
	Outdoor Recreation & Cemetery
	Reserved Residential
	Single Family Residential
	T, C, and U
	Water



1:24,550



**MAP 3: FUTURE LAND USE OF CORRIDOR IMPROVEMENT AUTHORITY DISTRICT**

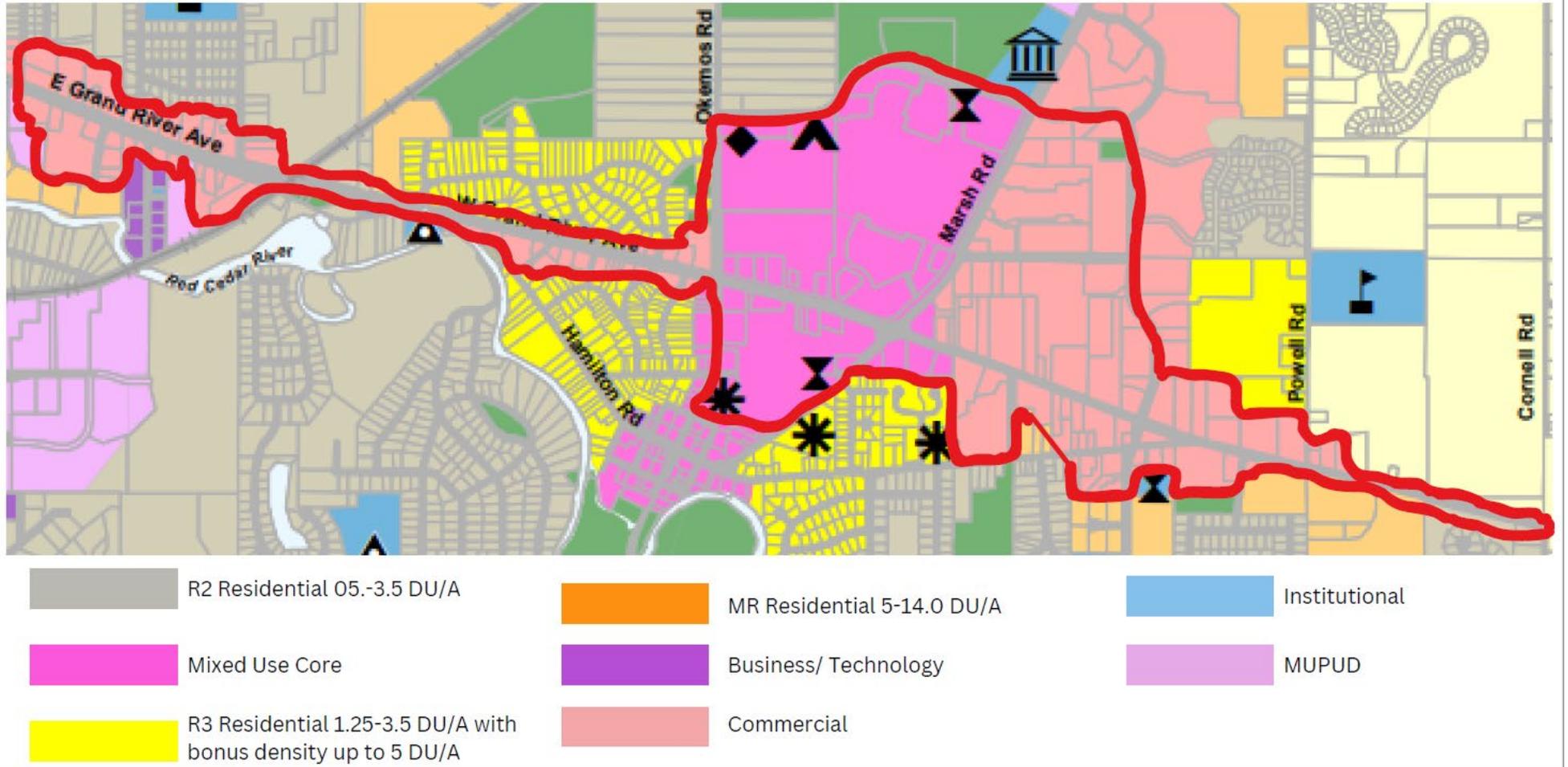


Figure 2 Future Land Use Map of Corridor Improvement Authority Source: Masterplan 2017

## TAX INCREMENT FINANCING PLAN

### EXPLANATION OF TAX INCREMENT FINANCE PROCEDURES

As provided in the Recodified Act PA 57 of 2018, tax increment financing is a potential tool for financing specified eligible projects, redevelopment and planning of designated development areas within the Authority's district. The incremental increase in funding may be used to acquire land, determine the feasibility of projects, fund facilities, structures, or improvements within the district. The applied eligible projects as defined by the Authority will also allow the financing of:

- 1) Redevelopment of priority sites within the district.
- 2) Marketing/promotion of businesses within the district.
- 3) Plan and financing public improvement projects.
- 4) Acquisition of land in association with a development or redevelopment project.
- 5) Construction of new development.
- 6) Administration of the plan (including continued evaluation of its effectiveness).
- 7) Determine the feasibility of projects through comprehensive data collection.

Tax Increment Financing is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a Development Plan has been prepared by the Corridor Improvement Authority and adopted by the Township Board.

After several discussions with staff and the CIA Board, it was the decision to capture only from a portion of the eligible properties within the district for the base value shown below. The CIA boundary currently covers the parcels at 2055 W Grand River Avenue which includes Chik-Fil-a, Aspen Dental, Verizon Wireless, and Meijer retailers. The potential for capture of these parcels are void as they are included in the Downtown Development Authority taxable capture and TIF Plan. By the Act, there is no allowance to layer two TIF captures based on the specific millages allowed to be included in a capture. In addition the Corridor includes commercial retailers like Kroger, Marshall's and Target that have in past years objected to their taxable value, and may receive a reduction in taxes. This would negatively impact the district's overall capture should large box stores be included in the capture. In addition the decision to remove the Meridian Mall at 1982 W Grand River Avenue was determined as the best option for future development. This will allow the Mall to access other tax abatement incentives and as an included parcel of the district, layer the eligible reimbursements of the CIA TIF Plan for redevelopment.

**1. Increase in taxable value.** The initial assessed value ("SEV") for this Plan is the assessed value of all real and personal property in the development area as determined on December 31, 2023 and finally equalized by the state in May of 2024. This is commonly considered the SEV for 2023. As shown in Table 1, the base value of real property in the district is **\$49,116,621**.

**Table 1**  
**Estimated Taxable Value Increase**  
 ESTIMATED TAX CAPTURE VALUE 2023- 2043

The below table makes no assumptions on potential commercial developments to occur in the District:

YEAR	Annual District Taxable Value 2% Estimated Rate of Increase	Total Taxable Value Per Year 2% Estimated Increase	Annual Increase from Previous Year	Annual CIA Estimated Capture Value
<b>BASE YR 2023</b>	\$54,618,899	\$ -	0	0
<b>2024</b>	\$55,711,277	\$ 1,092,378	\$1,092,378	\$27,196
<b>2025</b>	\$56,825,503	\$ 2,206,604	\$1,114,226	\$54,935
<b>2026</b>	\$57,962,013	\$ 3,343,114	\$1,136,510	\$83,230
<b>2027</b>	\$59,121,253	\$ 4,502,354	\$1,159,240	\$112,090
<b>2028</b>	\$60,303,678	\$ 5,684,779	\$1,182,425	\$141,527
<b>2029</b>	\$61,509,751	\$ 6,890,582	\$1,206,074	\$171,554
<b>2030</b>	\$62,739,946	\$ 8,121,047	\$1,230,195	\$202,180
<b>2031</b>	\$63,994,745	\$ 9,375,846	\$1,254,799	\$233,420
<b>2032</b>	\$65,274,640	\$ 10,655,741	\$1,279,895	\$265,284
<b>2033</b>	\$66,580,133	\$ 11,961,234	\$105,493	\$297,785
<b>2034</b>	\$67,911,736	\$ 13,292,837	\$1,331,603	\$330,936
<b>2035</b>	\$69,269,970	\$ 14,651,071	\$1,358,235	\$364,751
<b>2036</b>	\$70,655,370	\$ 16,036,471	\$1,385,399	\$399,241
<b>2037</b>	\$72,068,477	\$ 17,449,578	\$1,413,107	\$434,422
<b>2038</b>	\$73,509,847	\$ 18,890,948	\$1,441,370	\$470,306
<b>2039</b>	\$74,980,044	\$ 20,362,145	\$1,470,197	\$506,908
<b>2040</b>	\$76,479,645	\$ 21,860,746	\$1,499,601	\$544,242
<b>2041</b>	\$78,009,238	\$ 23,390,339	\$1,529,593	\$582,322
<b>2042</b>	\$79,569,422	\$ 14,950,523	\$1,560,185	\$621,164
<b>2043</b>	\$81,160,811	\$ 26,541,912	\$1,591,388	\$660,783

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The purpose of the Tax Increment Financing Plan is to ensure that revenue from the capture will support public improvements associated with redevelopment and development of the district. Costs for contracted services increase annually and to address the current infrastructure to raise the standards to 2023 development codes will be higher than anticipated. The adopted Plan will grant a development the incentive to meet the needs of the community, address historic issues of a site in an area that has seen economic distress and downturn. Some assumptions are involved in order to project property values into the future to determine anticipated revenues. These assumptions are identified in the tables below.

- 2. Capturable Taxable Value.** Development is expected over the entire CIA District during the life of the Plan. Assuming development of the CIA and using current/potential tax projections, below on page 19, is the table showing the base value and expected increase. For projection purposes the assumption of a 2% Inflation Rate Multiplier on Base Taxable Values is applied each year for 20 years. The Plan does not project any other new development or increases in value due to private investments/improvements beyond the CIA district.

This Plan will include a 20% pass-through to the four other tax jurisdictions to maintain general fund balances throughout the duration of the plan. This will be done based on the direction of the Act, starting with the existing base taxes paid (Base Year 2023) of all parcels in the District. As provided for in the Act, and a portion (2% property value increase) of the increase on the base taxes paid due to any new private development within the District that results in added private investment/improvements thus increasing taxable values on those specific parcels. These payments are subject to certain triggering conditions and would be made from available tax increment revenues, as agreed to between the taxing jurisdictions, the Authority, and Meridian Charter Township, as provided for in the Act. The property value increase used is the current 20-Year Average Inflation Rate Multiplier of 2% growth/year (per the Michigan Department of Treasury Annual Bulletin "Consumer Price Level (CPL/CPI)" Memo).

3. **Tax Increment Capture.** Beginning with the 2024 tax collection, and for each year of the Plan, municipal and county treasurers shall transmit to the CIA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to PA 57 of 2018. Voted and separately identified debt millage revenues do not come to the CIA, but instead go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the CIA must prepare a Development Plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the CIA or the Township. All amendments must follow the procedures of the Act.

## **MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED**

The Corridor Improvement Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. There is currently no bonded indebtedness for the CIA. Future Plan updates will consider outstanding debt as it plans for continued investment in the district.

## **DURATION OF THE DEVELOPMENT PROGRAM**

The duration of the tax increment financing plan is twenty (20) years, commencing in 2023 and will cease with tax collections due in December 2043, unless this Plan is amended to extend or shorten its duration.

## **STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.**

After review of the available funding from Meridian Charter Township, Ingham County, Capital Area Transportation Authority (CATA), Capital Region Airport Authority (CRAA), and Lansing Community College (LCC). The following is a proposal of the impact of financing on all tax jurisdictions that will be included in the 20-year Plan.

Once the base taxable value of the District is set, the CIA will capture 80% of any increase in property value, particularly through new project development. The base value and 20% of any increase in property value amount would still flow to the appropriate taxing jurisdictions, non-captured. The revenue to each taxing jurisdiction would effectively be frozen at the base value plus the 20% increase in property value for the entire term of the CIA Plan.

Presented below is a summary of the impact to taxing jurisdictions if proposed redevelopment occurs in the district. The impact to each individual taxing jurisdiction will be their proportionate share of the actual amount of the total tax increment revenues captured. For Plan projection purposes, the impact to each individual taxing jurisdiction may be as much as their proportionate share of 20% of the projected tax increment revenue.

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**Table 2**  
**Estimated Tax Increment Revenue Capture by Taxing Jurisdiction 2023-2043**  
 The below table makes no assumptions on potential commercial developments to occur in the District:

Estimated Tax Capture w/ 20% Pass Thru Capture Rates- Meridian Township Corridor Improvement Authority									
Year	Base Tax Value	TIF Capture	Meridian Township	LCC	CATA	CRAA	Ingham County	Jurisdiction Pass Thru	CIA TIF CAPTURE
2023	\$54,618,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$55,711,277	\$33,995	\$9,045	\$8,564	\$3,266	\$764	\$12,356	\$6,799	\$27,196
2025	\$56,825,503	\$68,669	\$18,270	\$17,300	\$6,597	\$1,542	\$24,960	\$13,734	\$54,935
2026	\$57,962,013	\$104,037	\$27,680	\$26,210	\$9,994	\$2,337	\$37,816	\$20,807	\$83,230
2027	\$59,121,253	\$140,112	\$37,279	\$35,298	\$13,460	\$3,147	\$50,928	\$28,022	\$112,090
2028	\$60,303,678	\$176,910	\$47,069	\$44,569	\$16,995	\$3,974	\$64,303	\$35,382	\$141,528
2029	\$61,509,751	\$214,442	\$57,055	\$54,024	\$20,600	\$4,817	\$77,946	\$42,888	\$171,554
2030	\$62,739,946	\$252,726	\$67,241	\$63,669	\$24,278	\$5,677	\$91,861	\$50,545	\$202,181
2031	\$63,994,745	\$291,775	\$77,630	\$73,507	\$28,029	\$6,554	\$106,055	\$58,355	\$233,420
2032	\$65,274,640	\$331,604	\$88,227	\$83,541	\$31,855	\$7,448	\$120,533	\$66,321	\$265,283
2033	\$66,580,133	\$372,231	\$99,037	\$93,776	\$35,758	\$8,361	\$135,299	\$74,446	\$297,785
2034	\$67,911,736	\$413,670	\$110,062	\$104,216	\$39,739	\$9,291	\$150,362	\$82,734	\$330,936
2035	\$69,269,970	\$455,938	\$121,308	\$114,864	\$43,799	\$10,241	\$165,726	\$91,188	\$364,750
2036	\$70,655,370	\$499,052	\$132,779	\$125,726	\$47,941	\$11,209	\$181,397	\$99,810	\$399,242
2037	\$72,068,477	\$543,028	\$144,479	\$136,805	\$52,166	\$12,197	\$197,381	\$108,606	\$434,422
2038	\$73,509,847	\$587,882	\$156,413	\$148,105	\$56,474	\$13,205	\$213,685	\$117,576	\$470,306
2039	\$74,980,044	\$633,634	\$168,586	\$159,631	\$60,870	\$14,232	\$230,315	\$126,727	\$506,907
2040	\$76,479,645	\$680,303	\$181,003	\$171,388	\$65,353	\$15,281	\$247,278	\$136,061	\$544,242
2041	\$78,009,238	\$727,902	\$193,667	\$183,380	\$69,925	\$16,350	\$264,580	\$145,580	\$582,322
2042	\$79,569,422	\$776,455	\$206,585	\$195,612	\$74,590	\$17,440	\$282,228	\$155,291	\$621,164
2043	\$81,160,811	\$825,980	\$219,762	\$208,089	\$79,347	\$18,553	\$300,229	\$165,196	\$660,784
	<b>TOTAL 20 YR CAPTURE</b>	<b>\$8,130,345</b>	<b>\$2,163,177</b>	<b>\$2,048,274</b>	<b>\$781,036</b>	<b>\$182,620</b>	<b>\$2,955,238</b>	<b>\$1,626,069</b>	<b>\$6,504,276</b>

## **PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY**

1. **Estimate of Tax Increment Revenues.** Table 2 above summarizes the estimated captured tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually for the district and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this Plan but if such increases occur, the tax increment revenues will be captured above the 2% Inflationary Increase and used in accordance to this Plan to accelerate the implementation and success of this Plan and the proposed improvements:
  1. Expenditure of Tax Increment Revenues.
  2. Any additional tax increment revenues beyond those projected in this Plan will:
    - A. be used to expedite any debt service, or
    - B. further the implementation of the proposed improvements.
  3. Should the tax increment revenues be less than projected, the CIA may choose to:
    - A. Collect and hold the captured revenues until a sufficient amount is available to implement specific improvements,
    - B. Consider implementing improvement projects/activities based upon the ability to match existing funds with expenditures while seeking out additional funding sources,
    - C. Amend the Development Plan and/or tax increment financing plan to allow for alternative projects/activities and funding.

## **APPENDIX**

**Parcels included in the capture of the Boundary, Map of the parcels included in the tax capture and legal description of the Corridor Improvement Authority.**

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**APPENDIX TABLE A  
PARCELS IN THE CIA DISTRICT**

PARCEL MASTER NO.	STREET NUMBER	STREET NAME	ST SUFFIX	PROP CITY	PROP STATE	PROP ZIP	PARCEL OWNER NAME
33-02-02-17-377-012	2784	GRAND RIVER	AVE	EAST LANSING	MI	48823	TOM'S PARTY STORE INC
33-02-02-17-377-013	2784	GRAND RIVER	AVE	EAST LANSING	MI	48823	TOM'S PARTY STORE INC
33-02-02-17-377-014	2778	GRAND RIVER	AVE	EAST LANSING	MI	48823	TOM'S PARTY STORE INC
33-02-02-17-377-020	2848	GRAND RIVER	AVE	EAST LANSING	MI	48823	A & G ASSOCIATES LLC
33-02-02-17-377-021	2838	GRAND RIVER	AVE	EAST LANSING	MI	48823	A & G ASSOCIATES LLC
33-02-02-17-377-023	2780	GRAND RIVER	AVE	EAST LANSING	MI	48823	A & G ASSOCIATES LLC
33-02-02-17-377-032	2750	GRAND RIVER	AVE	EAST LANSING	MI	48823	G & A ASSOCIATES LLC
33-02-02-17-377-034	2800	GRAND RIVER	AVE	EAST LANSING	MI	48823	A & G ASSOCIATES LLC
33-02-02-17-379-003	2771	GRAND RIVER	AVE	EAST LANSING	MI	48823	CHENEGA RESTAURANT PROPERTIES, LLC
33-02-02-17-379-004	2763	GRAND RIVER	AVE	EAST LANSING	MI	48823	CONSUMERS CREDIT UNION
33-02-02-17-379-010	2843	GRAND RIVER	AVE	EAST LANSING	MI	48823	PT2 LLC
33-02-02-17-460-003	2700	GRAND RIVER	AVE	EAST LANSING	MI	48823	LINCOLN STREET COMMERCIAL, LLC
33-02-02-17-460-013	5015	PARK LAKE	RD	EAST LANSING	MI	48823	JJV PROPERTIES LLC
33-02-02-17-460-017	2736	GRAND RIVER	AVE	EAST LANSING	MI	48823	EAST LANSING LODGE, INC.
33-02-02-17-460-019	2660	GRAND RIVER	AVE	EAST LANSING	MI	48823	BROWN, RICHARD L & MICHELLE
33-02-02-20-126-001	2775	GRAND RIVER	AVE	EAST LANSING	MI	48823	2751 STADIUM PLAZA LLC
33-02-02-20-127-001	2755	GRAND RIVER	AVE	EAST LANSING	MI	48823	SH G2755 LLC
33-02-02-20-127-004	4960	NORTHWIND	DR	EAST LANSING	MI	48823	CS & S REAL PROPERTIES LLC
33-02-02-20-127-007	4972	NORTHWIND	DR	EAST LANSING	MI	48823	SH G2755 LLC
33-02-02-20-127-008	0	NORTHWIND	DR	OKEMOS	MI	48864	GREEN PEAK INDUSTRIES, INC
33-02-02-20-202-001	2731	GRAND RIVER	AVE	EAST LANSING	MI	48823	MERIDIAN RETAIL MGMT II LLC
33-02-02-20-202-010	2717	GRAND RIVER	AVE	EAST LANSING	MI	48823	MAYFLY PROPERTIES LLC
33-02-02-20-203-012	2703	GRAND RIVER	AVE	EAST LANSING	MI	48823	SG ELMS LLC
33-02-02-20-205-001	2701	GRAND RIVER	AVE	EAST LANSING	MI	48823	LAXMI, LLC
33-02-02-20-205-012	2649	GRAND RIVER	AVE	EAST LANSING	MI	48823	AUTOZONE DEVELOPMENT LLC
33-02-02-20-205-015	2655	GRAND RIVER	AVE	EAST LANSING	MI	48823	MERIDIAN GRAND RIVER LLC
33-02-02-20-205-016	2661	GRAND RIVER	AVE	EAST LANSING	MI	48823	GTY AUTO SERVICE, LLC
33-02-02-20-205-017	2643	GRAND RIVER	AVE	EAST LANSING	MI	48823	SEAGER, MARY T
33-02-02-20-205-018	2671	GRAND RIVER	AVE	EAST LANSING	MI	48823	MERIDIAN GRAND RIVER LLC
33-02-02-20-205-019	2655	GRAND RIVER	AVE	EAST LANSING	MI	48823	MERIDIAN GRAND RIVER LLC
33-02-02-20-226-002	4994	PARK LAKE	RD	EAST LANSING	MI	48823	LOTUSVOICE INTEGRATIVE THERAPIES
33-02-02-20-226-003	4980	PARK LAKE	RD	EAST LANSING	MI	48823	WOLFE, ALAN J & GAIL S

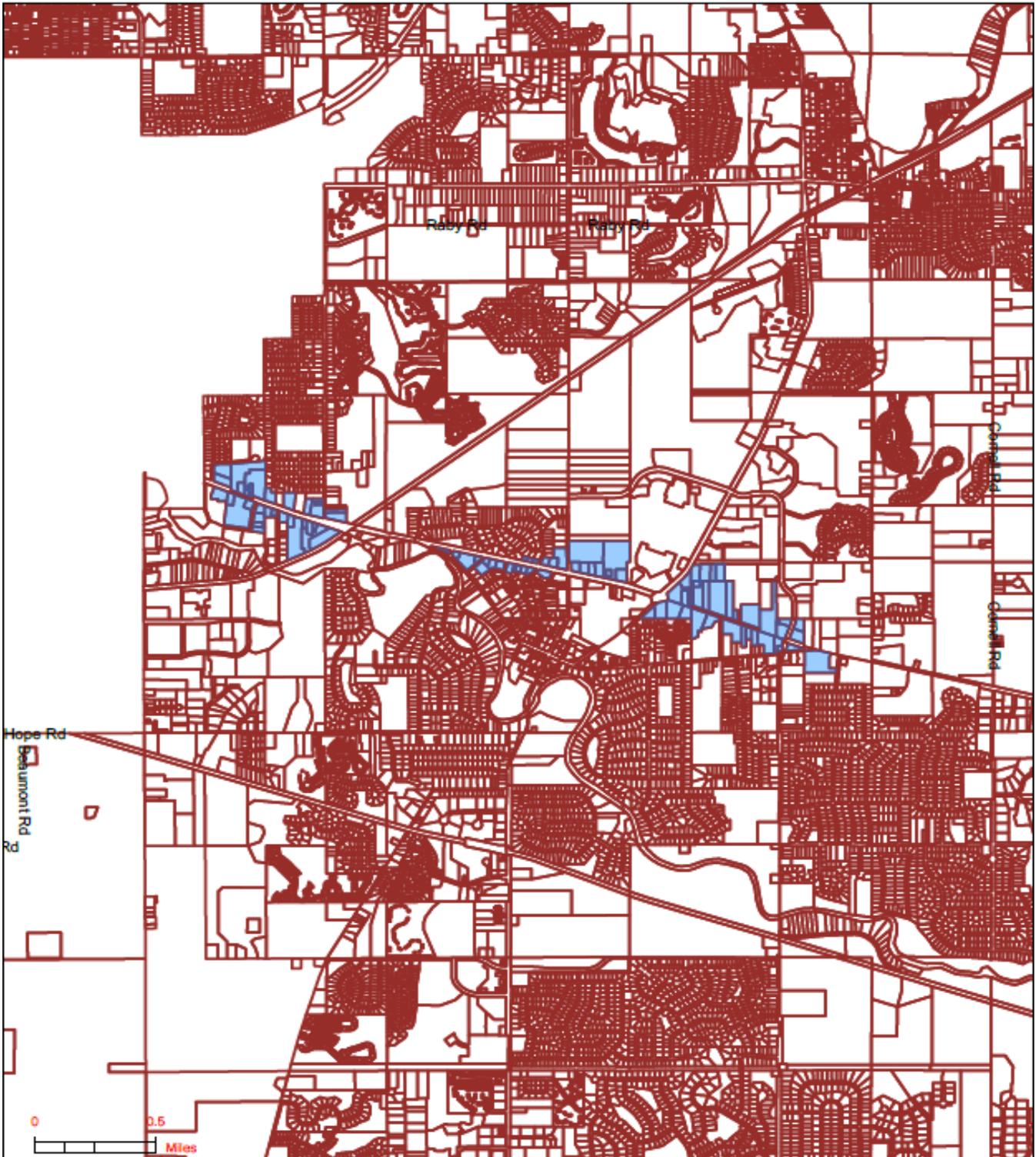
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33-02-02-21-106-002	2421	GRAND RIVER	AVE	OKEMOS	MI	48864	TYLIE LLC
33-02-02-21-131-001	2359	GRAND RIVER	AVE	OKEMOS	MI	48864	WARD INVESTMENT GROUP LLC
33-02-02-21-131-002	2305	GRAND RIVER	AVE	OKEMOS	MI	48864	JJV PROPERTIES LLC
33-02-02-21-131-003	2285	GRAND RIVER	AVE	OKEMOS	MI	48864	CAPITOL NATIONAL BANK
33-02-02-21-176-002	2287	GRAND RIVER	AVE	OKEMOS	MI	48864	TAYLOR & WILLIAMS LLC
33-02-02-21-176-007	2283	GRAND RIVER	AVE	OKEMOS	MI	48864	H & N SOLDAN LLC
33-02-02-21-176-019	2289	GRAND RIVER	AVE	OKEMOS	MI	48864	T & W COMMERCIAL LLC
33-02-02-21-176-020	4900	MONTROSE	AVE	OKEMOS	MI	48864	MONTROSE PROFESSIONAL CENTRE, LLC
33-02-02-21-177-006	2243	GRAND RIVER	AVE	OKEMOS	MI	48864	EBOC, LLC
33-02-02-21-204-010	2168	GRAND RIVER	AVE	OKEMOS	MI	48864	PCM DEVELOPMENT LLC
33-02-02-21-204-012	2222	GRAND RIVER	AVE	OKEMOS	MI	48864	KLF REAL PROPERTIES LLC
33-02-02-21-204-013	2228	GRAND RIVER	AVE	OKEMOS	MI	48864	ZIRKLE RE, LLC
33-02-02-21-205-012	2160	GRAND RIVER	AVE	OKEMOS	MI	48864	LTG EAST LLC
33-02-02-21-205-027	2128	GRAND RIVER	AVE	OKEMOS	MI	48864	NATIONAL CITY BANK OF MI/IL
33-02-02-21-205-033	4901	OKEMOS	RD	OKEMOS	MI	48864	GK RETAIL HOLDINGS INC
33-02-02-21-226-003	2090	GRAND RIVER	AVE	OKEMOS	MI	48864	SANLYSE LLC
33-02-02-21-226-004	2080	GRAND RIVER	AVE	OKEMOS	MI	48864	MAGEDMAN FAMILY LLC
33-02-02-21-226-005	2060	GRAND RIVER	AVE	OKEMOS	MI	48864	REINALT THOMAS REALTY CO
33-02-02-21-226-006	2040	GRAND RIVER	AVE	OKEMOS	MI	48864	S & S LLC
33-02-02-21-226-009	2030	GRAND RIVER	AVE	OKEMOS	MI	48864	OLD WEST PROPERTIES LLC
33-02-02-21-226-014	0	OKEMOS	RD	OKEMOS	MI	48864	LANSING MART ASSOCIATES LLC
33-02-02-21-226-015	2020	GRAND RIVER	AVE	OKEMOS	MI	48864	LANSING MART ASSOCIATES LLC
33-02-02-21-226-016	2010	GRAND RIVER	AVE	OKEMOS	MI	48864	LANSING MART ASSOCIATES LLC
33-02-02-21-251-002	2233	GRAND RIVER	AVE	OKEMOS	MI	48864	DAWSON MANAGEMENT, LLC
33-02-02-21-251-004	2167	GRAND RIVER	AVE	OKEMOS	MI	48864	KIM FAMILY TRUST
33-02-02-21-251-013	2189	GRAND RIVER	AVE	OKEMOS	MI	48864	KHAR PROPERTIES LLC
33-02-02-21-251-015	2227	GRAND RIVER	AVE	OKEMOS	MI	48864	MAX AUTO REAL ESTATE LLC
33-02-02-21-253-036	2151	GRAND RIVER	AVE	OKEMOS	MI	48864	HORIZON BANK
33-02-02-22-153-002	4790	MARSH	RD	OKEMOS	MI	48864	LEDEBUHR FAMILY LTD PARTNERSHIP &
33-02-02-22-153-003	1938	GRAND RIVER	AVE	OKEMOS	MI	48864	LEDEBUHR FAMILY LTD PARTNERSHIP &
33-02-02-22-153-004	1930	GRAND RIVER	AVE	OKEMOS	MI	48864	LEDEBUHR FAMILY LTD PARTNERSHIP &
33-02-02-22-153-005	1878	GRAND RIVER	AVE	OKEMOS	MI	48864	LEDEBUHR FAMILY LTD PARTNERSHIP &
33-02-02-22-154-001	4760	MARSH	RD	OKEMOS	MI	48864	PRETIUM PROPERTIES, LLC
33-02-02-22-154-002	1941	GRAND RIVER	AVE	OKEMOS	MI	48864	OKEMOS PLAZA LLC
33-02-02-22-154-006	1915	GRAND RIVER	AVE	OKEMOS	MI	48864	COMMERCIAL PROPERTY GROUP
33-02-02-22-154-007	1881	GRAND RIVER	AVE	OKEMOS	MI	48864	BOSWORTH PROPERTIES LLC
33-02-02-22-176-001	1878	GRAND RIVER	AVE	OKEMOS	MI	48864	LEDEBUHR FAMILY LTD PARTNERSHIP &
33-02-02-22-176-005	1842	GRAND RIVER	AVE	OKEMOS	MI	48864	1842 GRAND RIVER LLC
33-02-02-22-176-010	1800	GRAND RIVER	AVE	OKEMOS	MI	48864	KIM, YOUNG O TRUSTEE
33-02-02-22-176-012	1780	GRAND RIVER	AVE	OKEMOS	MI	48864	TRAN, HENRY HUNG &

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MERIDIAN CHARTER TOWNSHIP 2023**

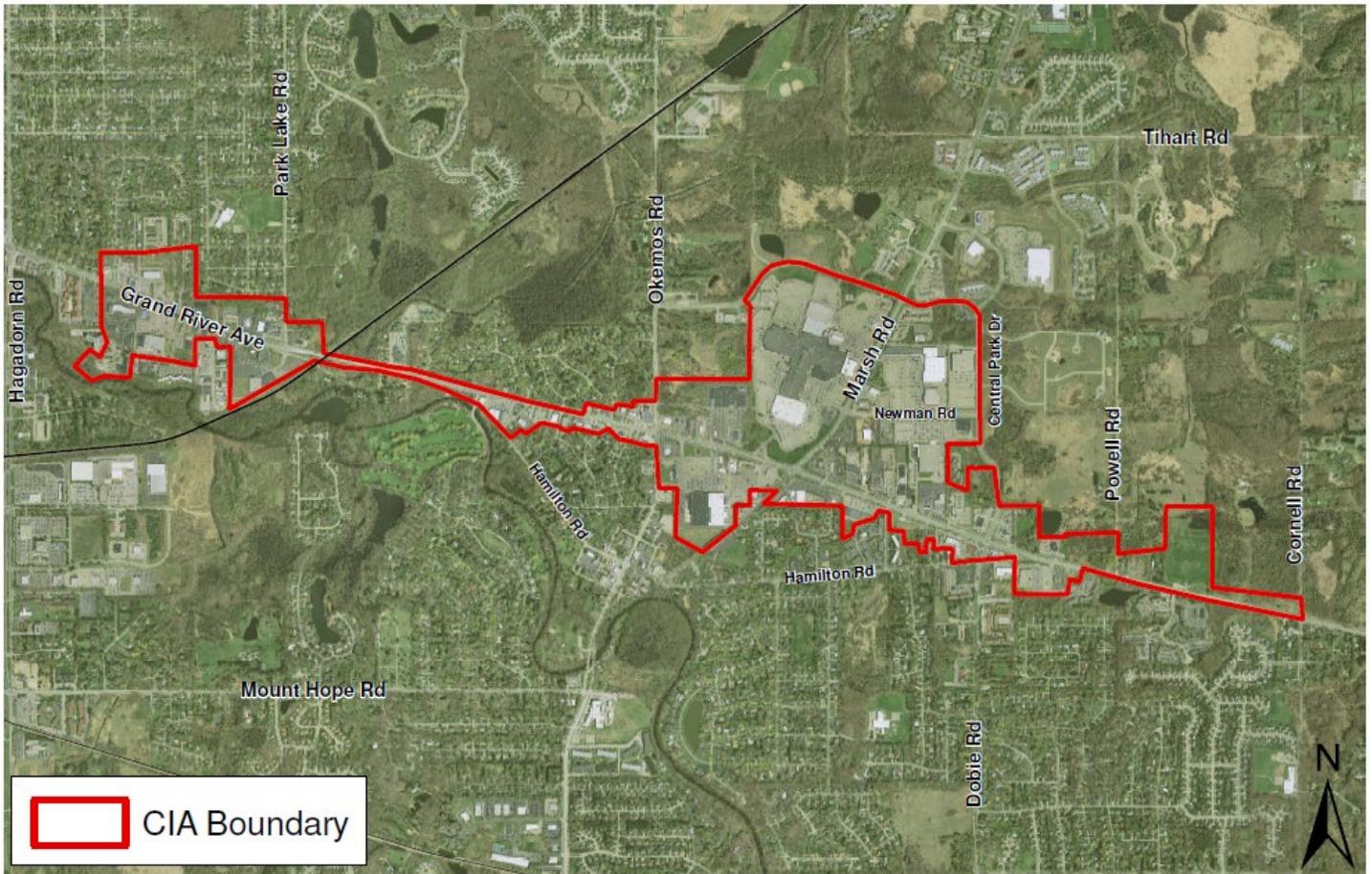
33-02-02-22-176-017	1830	GRAND RIVER	AVE	OKEMOS	MI	48864	MAG OKF RE LLC
33-02-02-22-176-018	1870	GRAND RIVER	AVE	OKEMOS	MI	48864	DAVIS' G C LLC
33-02-02-22-176-019	1850	GRAND RIVER	AVE	OKEMOS	MI	48864	DAVIS' G C LLC
33-02-02-22-176-020	1748	GRAND RIVER	AVE	OKEMOS	MI	48864	OKERE LLC
33-02-02-22-177-002	4850	MARSH	RD	OKEMOS	MI	48864	DAVID J STANTON & ASSOCIATES
33-02-02-22-177-003	1851	NEWMAN	RD	OKEMOS	MI	48864	GFS MARKETPLACE LLC
33-02-02-22-177-008	1821	NEWMAN	RD	OKEMOS	MI	48864	LAKE TRUST CREDIT UNION
33-02-02-22-177-012	1841	NEWMAN	RD	OKEMOS	MI	48864	NEWMAN ROAD PROPERTIES LLC
33-02-02-22-177-013	1831	NEWMAN	RD	OKEMOS	MI	48864	NEWMAN ROAD PROPERTIES LLC
33-02-02-22-326-003	1871	GRAND RIVER	AVE	OKEMOS	MI	48864	NIFAM LLC
33-02-02-22-326-004	1839	GRAND RIVER	AVE	OKEMOS	MI	48864	B & G DUSTY INVESTMENT LLC
33-02-02-22-327-008	1801	GRAND RIVER	AVE	OKEMOS	MI	48864	FLAGSTAR BANK FSB
33-02-02-22-327-011	1761	GRAND RIVER	AVE	OKEMOS	MI	48864	CPO PROPERTIES LLC
33-02-02-22-327-012	1755	GRAND RIVER	AVE	OKEMOS	MI	48864	GTY AUTO SERVICE, LLC
33-02-02-22-401-008	4749	CENTRAL PARK	DR	OKEMOS	MI	48864	E & T CENTRAL, LLC
33-02-02-22-401-009	1664	GRAND RIVER	AVE	OKEMOS	MI	48864	MESSERSMITH, THE TRUST
33-02-02-22-401-010	1728	GRAND RIVER	AVE	OKEMOS	MI	48864	OKERE LLC
33-02-02-22-401-011	4750	CENTRAL PARK	DR	OKEMOS	MI	48864	CHAPTER 3 HOLDINGS LLC &
33-02-02-22-401-012	4738	CENTRAL PARK	DR	OKEMOS	MI	48864	CHAPTER 3 HOLDINGS LLC &
33-02-02-22-402-009	1716	HAMILTON	RD	OKEMOS	MI	48864	ALFONSO, HECTOR & CARMEN
33-02-02-22-402-013	1753	GRAND RIVER	AVE	OKEMOS	MI	48864	JB REAL ESTATE HOLDINGS LLC
33-02-02-22-402-014	1707	GRAND RIVER	AVE	OKEMOS	MI	48864	DOBIE CONVENIENCE CENTER LLC
33-02-02-22-402-015	1699	GRAND RIVER	AVE	OKEMOS	MI	48864	FIVE M COMPANY, THE
33-02-02-22-403-001	1659	GRAND RIVER	AVE	OKEMOS	MI	48864	EMRO MARKETING COMPANY
33-02-02-22-427-009	1619	GRAND RIVER	AVE	OKEMOS	MI	48864	ELLENS PROPERTIES LLC
33-02-02-17-460-018	2650	GRAND RIVER	AVE	EAST LANSING	MI	48823	JJV PROPERTIES LLC

**APPENDIX MAP B: CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCE CAPTURE PARCELS**  
Parcels in blue are captured parcels of the CIA



**CIA BOUNDARY MAP BELOW COMPARED TO ABOVE CAPTURE MAP**

Note not all parcels in the boundary of the CIA are highlighted for capture. The CIA does include parcels already associated with a TIF Plan (Meridian Township Downtown Development Authority). Other parcels were not selected due to the revi



**APPENDIX C: LEGAL DESCRIPTION OF CIA DISTRICT**

The Authority shall exercise its power within the boundaries of the Corridor Improvement District, which are described as follows:

**MERIDIAN TOWNSHIP CIA BOUNDARY LEGAL DESCRIPTION**

A CORRIDOR ALONG AND ADJACENT TO GRAND RIVER AVENUE (M-43) LOCATED IN MERIDIAN TOWNSHIP, T4N, R1W, INGHAM COUNTY, MICHIGAN; COMMENCING AT THE SOUTH CORNER OF SECTION 23, THENCE NORTH ALONG THE CENTERLINE OF CORNELL ROAD 1006 FT. +/- TO THE EXTENDED INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE CENTERLINE OF CORNELL ROAD KNOWN AS THE POINT OF BEGINNING, THENCE NORTH ALONG THE CORNELL ROAD CENTERLINE 262.15 +/-, THENCE WLY 1120 FT. TO THE NORTH RIGHT OF WAY LINE OF M-43, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 175 FT. +/- TO THE N-S 1/8 LINE OF THE SW X OF SECTION 23, THENCE NORTH 1280 FT., THENCE WEST 33 FT., THENCE NORTH 590 FT., THENCE WEST 660 FT. +/-, THENCE SOUTH 1201.2 FT., THENCE SWLY (83°37'30") 673 FT. TO THE CENTERLINE OF POWELL ROAD, THENCE NORTH ALONG SAID CENTERLINE 295 FT., THENCE WEST 742 FT., THENCE SOUTH 52 FT., THENCE WEST 381.75 FT., THENCE NORTH 446 FT. TO THE EAST WEST LINE OF SECTION 22, THENCE WEST 586 FT. +/- TO THE CENTERLINE OF CENTRAL PARK DRIVE, THENCE NORTH AND WEST ALONG SAID CENTERLINE 4024 FT. +/- TO THE INTERSECTION OF THE CENTERLINES OF CENTRAL PARK DRIVE AND MARSH ROAD, THENCE CONTINUING NWLY AND SWLY ON CENTRAL PARK DRIVE CENTERLINE 2508 FT. +/- TO THE INTERSECTION OF SAID CENTERLINE AND THE WEST LINE OF SECTION OF SECTION 15, THENCE SOUTH ON SAID WEST LINE 359.5 FT. TO THE NW CORNER OF SECTION 22, THENCE SOUTH ON THE WEST LINE OF SECTION 22, 830 FT., THENCE WEST 1347.49 FT. TO THE CENTERLINE OF OKEMOS ROAD, THENCE SOUTH ON SAID CENTERLINE 232.5 +/-, THENCE WEST 33 FT. TO THE WEST RIGHT OF WAY OF OKEMOS ROAD, THENCE WL Y ALONG THE NORTH LINE OF LOT 132, OTTAWA HILLS, SUBDIVISION, 300 FT., THENCE SOUTH 82.04 FT., THENCE NWLY ALONG THE NORTH LOT LINES OF LOTS 110, 111 & 112 OF OTTAWA HILLS SUBDIVISION 241.69 FT. TO THE CENTERLINE OF HILLCREST AVENUE, THENCE SWLY ALONG SAID CENTERLINE 100.47 +/-, THENCE NWLY ALONG THE NORTH LINES OF LOTS 85, 86, 87 & 88 OF OTTAWA HILLS SUBDIVISION 307.11 FT., THENCE SWLY 95 FT. ALONG WEST LINE OF SAID LOT 85, TO THE NORTH RIGHT OF WAY LINE GRAND RIVER AVENUE, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 2536 FT. +/- TO THE SW CORNER OF LOT 47, OTTAWA HILLS SUBDIVISION, THENCE NWLY ALONG WEST SUBDIVISION LINE 643.29 FT. TO THE NW CORNER OF LOT 41, OTTAWA HILLS SUBDIVISION, THENCE S88°54'30"E ALONG THE NORTH LINE OF SAID SUBDIVISION 550.23 FT., THENCE NORTH 150' FT., THENCE N30°31'24"W 357.18, THENCE WLY 300 FT. TO THE SOUTH RIGHT OF WAY OF THE GTWRR, THENCE SWLY ALONG SAID RIGHT OF WAY LINE 500 FT. +/-, THENCE S01°43'W 152.15, THENCE S01°25'00"W 573.69 FT. TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 1035 FT. +/- TO A POINT 120 FT. NWLY OF THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NORTH 220 FT., THENCE WEST 463 FT. TO THE CENTERLINE OF PARK LAKE ROAD, THENCE NORTH ALONG SAID CENTERLINE 475 FT. +/-, THENCE WEST 33 FT. TO

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

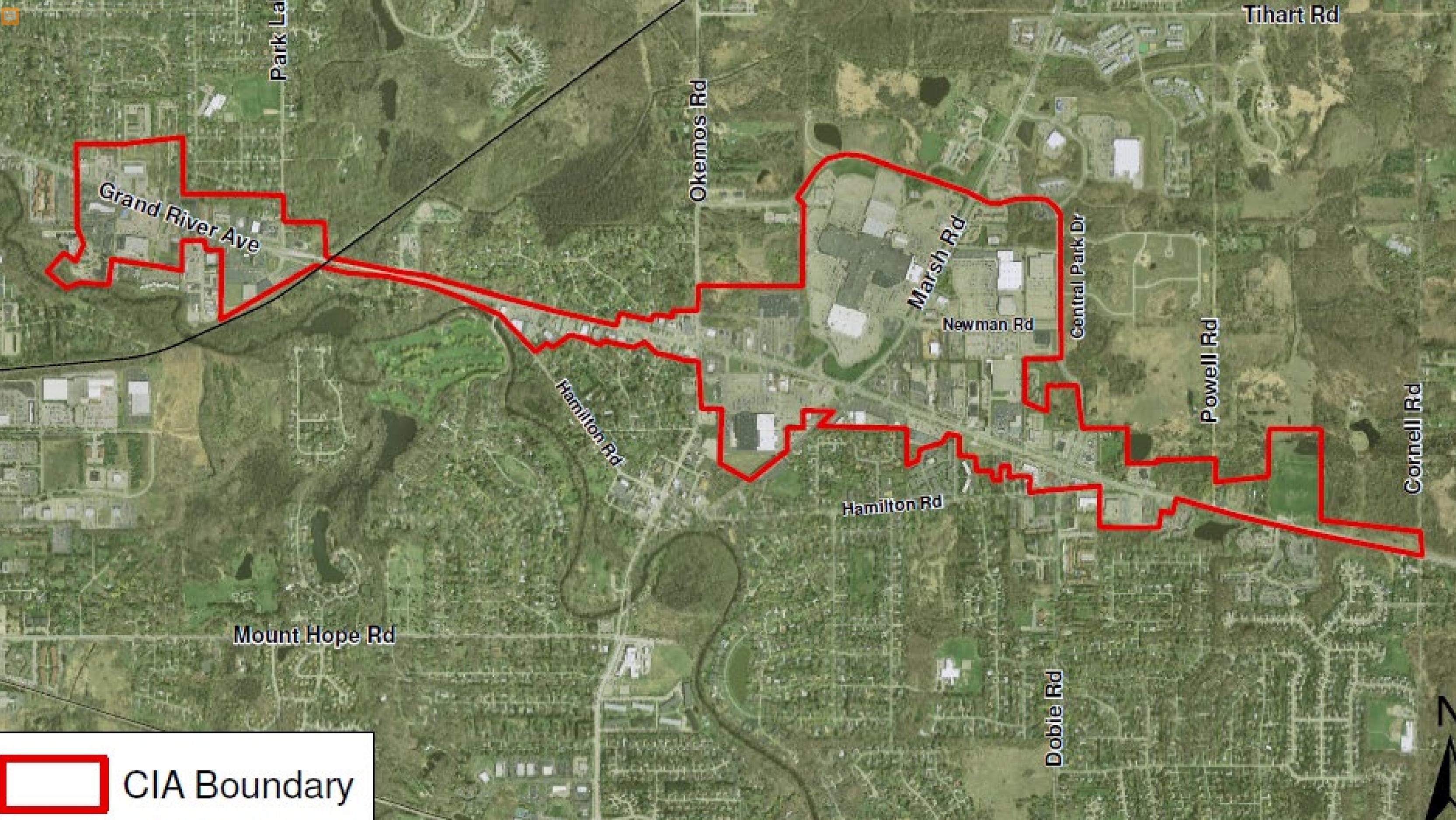
THE SE CORNER OF LOT 48 OF EASTWOOD ACRES SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1175 FT+/- TO THE SW CORNER OF THE RIGHT OF WAY OF WARDCLIFF DRIVE, THENCE NORTH 120 FT., THENCE WEST 121 FT., THENCE NORTH 630 FT+/-, THENCE WEST 22 FT, THENCE NORTH 66 FT. THENCE EAST 20 FT., THENCE NORTH 452 +/- TO THE S-SW CORNER OF LOT 4, IRWIN PARK SUBDIVISION, THENCE NORTH 20 FT., THENCE WEST 20 FT. TO THE SE CORNER OF LOT 22, EAST BROOKFIELD SUBDIVISION, THENCE WEST 685.7 FT. TO THE SE CORNER OF LOT 29, EAST BROOKFIELD SUBDIVISION, THENCE SOUTH 600 FT. ALONG THE WEST LINE OF THE SIRHAL SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF SIRHAL DRIVE, THENCE WEST 360 TO THE EAST RIGHT OF WAY LINE OF EAST BROOKFIELD DRIVE, THENCE SOUTH ON SAID RIGHT OF WAY LINE 144.74 FT. +/THENCE WEST 213.46 TO THE NW CORNER OF LOT 13 EAST BROOKFIELD SUBDIVISION, AND WEST BOUNDARY LINE OF MERIDIAN TOWNSHIP IN THE SW QUARTER OF SECTION 17, THENCE SOUTH ALONG SAID BOUNDARY LINE 890 FT. TO THE NORTH LINE OF SECTION 20,, THENCE WEST 668 FT. ALONG SAID NORTH LINE TO THE BANK OF THE RED CEDAR RIVER, THENCE ALONG THE BANK OF THE RED CEDAR 9 COURSES, WHICH INCLUDE, SLY 222.28 FT, THENCE SEL Y 327.42 FT., THENCE SEL Y 429.72 FT., THENCE NEL Y 232.16 FT., THENCE ELY 377.33 FT., THENCE SLY 37 FT., THENCE SEL Y 426.83 FT., THENCE NEL Y 544.16 FT., THENCE SEL Y 574 FT. TO THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NEL Y ALONG THE SAID RIGHT OF WAY 1714 FT. +/- TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SEL Y 136 FT. TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE GTWRR AND THE NORTH RIGHT OF WAY LINE OF SMALL ACRES LANE, THENCE SOUTH AND EAST ALONG THE NORTH RIGHT OF WAY LINE OF SMALL ACRES LANE TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SEL Y ALONG THE SAID RIGHT OF WAY LINE 553 FT. TO THE NORTH RIGHT OF WAY LINE OF HAMIL TON ROAD, THENCE SEL Y 491.5 ALONG SAID RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NAKOMA DRIVE, THENCE CONTINUING ALONG NORTH HAMILTON RIGHT OF WAY LINE 627 FT. TO THE SE CORNER OF LOT 124, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NEL Y 165 FT. TO THE NW CORNER OF LOT 125, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 99 FT. TO THE SE CORNER OF LOT 122, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NEL Y 300 FT., THENCE SEL Y 305 FT. +/- TO THE EAST RIGHT OF WAY OF GRANDVIEW AVENUE, THENCE SWLY ALONG SAID RIGHT OF WAY LINE 27.5 FT. +/- TO THE NW CORNER OF LOT 102, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 139 FT. ALONG SAID NORTH LINE OF LOT 102, THENCE NEL Y 56 FT. TO THE NE CORNER OF LOT 101, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 363.4 FT. +/- TO THE SE CORNER OF LOT 92, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 145 FT. +/- TO THE SW CORNER OF LOT 53, CEDAR BEND HEIGHTS SUBDIVISION AND THE EAST RIGHT OF WAY OF HILLCREST AVENUE, THENCE NEL Y ALONG SAID RIGHT OF WAY LINE 40 FT. THENCE SEL Y 191 FT. TO THE SE CORNER OF LOT 52, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 125.5 FT. TO THE SE CORNER OF LOT 50, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 61 FT. +/- TO THE SW CORNER OF LOT 23, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 174.4 TO THE SE CORNER OF LOT 22, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NEL Y 193.4 FT. TO THE SE CORNER OF LOT 20, CEDAR BEND HEIGHTS SUBDIVISION, THENCE EAST 33 FT. TO THE CENTERLINE OF OKEMOS ROAD, THENCE SOUTH 605 FT. +/-, THENCE EAST 227.5 FT. THENCE SOUTH 726.4 FT., THENCE SEL Y 415 FT. +/- TO THE CENTERLINE OF MARSH ROAD, THENCE NEL Y ALONG SAID CENTERLINE 650 FT. +/-, THENCE NORTH 313 FT., THENCE EAST 204 FT., THENCE NORTH 217 FT., THENCE EAST 337 FT. +/- TO THE

CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN  
MERIDIAN CHARTER TOWNSHIP 2023

CENTERLINE OF MARSH ROAD, THENCE SEL Y ALONG SAID CENTERLINE 306 FT., THENCE EAST 1121.21 FT. +/- TO THE NE CORNER OF THE MERIDIAN VILLAGE CONDOMINIUMS, THENCE SOUTH 482.17 FT., THENCE NEL Y 171.64 FT., THENCE NEL Y 133 FT., THENCE SEL Y 74.4 FT., THENCE NEL Y 68.21 FT., THENCE NEL Y 267.54 FT., THENCE NEL Y 151.38 FT., THENCE EAST 89.24 TO THE CENTERLINE OF WASHINGTON HEIGHTS, THENCE SOUTH ALONG SAID CENTERLINE 356.86 FT., THENCE EAST 208 FT., THENCE SOUTH 200 FT., THENCE EAST 218.9 FT., THENCE SOUTH 114.98 FT., THENCE EAST 102 FT., THENCE NORTH 182 FT., THENCE EAST 121 FT., THENCE SOUTH 148.89 FT., THENCE NEL Y 262.95 FT., THENCE SOUTH 213.76 FT. TO THE CENTERLINE OF HAMIL TON ROAD, THENCE NEL Y ALONG SAID CENTERLINE 925.53 FT. +/-, THENCE SOUTH 515.91 FT., THENCE EAST 696.31 FT. TO THE CENTERLINE OF NORTHVIEW DRIVE, THENCE SWL Y ALONG SAID CENTERLINE 266.16 FT. +/-, THENCE EAST 750 FT. TO THE WEST LINE OF SECTION 23, THENCE SOUTH 95.6 FT., THENCE EAST 732.37 FT., THENCE SWLY 184.75, THENCE SWLY 155.53 FT., THENCE WEST 470 TO THE WEST LINE OF SECTION 23, THENCE SOUTH ALONG SAID WEST LINE 468 FT. TO THE NW CORNER OF CORNELL WOODS NORTH SUBDIVISION, THENCE EAST 1323.76 FT. TO THE NE CORNER OF CORNELL WOODS NORTH SUBDIVISION, THENCE NL Y 958.88 FT. TO THE INTERSECTION OF THE E 1/8 LINE OF SECTION 23 AND THE SOUTH RIGHT OF WAY OF GRAND RIVER AVENUE, THENCE SEL Y 1365.8 FT. ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

# CIA POWER IN THE TIF

Proposed Final Draft TIF Plan for the Meridian Corridor  
Improvement Authority



Tihart Rd

Park La

Okemos Rd

Grand River Ave

Marsh Rd

Central Park Dr

Newman Rd

Powell Rd

Cornell Rd

Hamilton Rd

Hamilton Rd

Mount Hope Rd

Dobie Rd

 CIA Boundary





# ESTIMATED CAPTURES & REVENUE



YEAR	Annual District Taxable Value 2% Estimated Rate of Increase	Total Taxable Value Per Year 2% Estimated Increase	Annual Increase from Previous Year	Annual CIA Estimated Capture Value
<b>BASE YR 2023</b>	\$54,618,899	\$ -	0	0
<b>2024</b>	\$55,711,277	\$ 1,092,378	\$1,092,378	\$27,196
<b>2025</b>	\$56,825,503	\$ 2,206,604	\$1,114,226	\$54,935
<b>2026</b>	\$57,962,013	\$ 3,343,114	\$1,136,510	\$83,230
<b>2027</b>	\$59,121,253	\$ 4,502,354	\$1,159,240	\$112,090
<b>2028</b>	\$60,303,678	\$ 5,684,779	\$1,182,425	\$141,527
<b>2029</b>	\$61,509,751	\$ 6,890,582	\$1,206,074	\$171,554
<b>2030</b>	\$62,739,946	\$ 8,121,047	\$1,230,195	\$202,180
<b>2031</b>	\$63,994,745	\$ 9,375,846	\$1,254,799	\$233,420

YEAR	Annual District Taxable Value 2% rate of increase	Total Taxable value Per Year 2% Estimated Increase	Annual increase from Previous Year	Annual CIA Estimated Capture Value
<b>2032</b>	\$65,274,640	\$ 10,655,741	\$1,279,895	\$265,284
<b>2033</b>	\$66,580,133	\$ 11,961,234	\$1,305,493	\$297,785
<b>2034</b>	\$67,911,736	\$ 13,292,837	\$1,331,603	\$330,936
<b>2035</b>	\$69,269,970	\$ 14,651,071	\$1,358,235	\$364,751
<b>2036</b>	\$70,655,370	\$ 16,036,471	\$1,385,399	\$399,241
<b>2037</b>	\$72,068,477	\$ 17,449,578	\$1,413,107	\$434,422
<b>2038</b>	\$73,509,847	\$ 18,890,948	\$1,441,370	\$470,306
<b>2039</b>	\$74,980,044	\$ 20,362,145	\$1,470,197	\$506,908



<b>YEAR</b>	<b>Annual District Taxable Value 2% rate of increase</b>	<b>Total Taxable value per Year</b>	<b>Annual increase from Previous Year</b>	<b>Annual CIA Estimated Capture Value</b>
<b>2032</b>	\$65,274,640	\$ 10,655,741	\$1,279,895	\$265,284
<b>2033</b>	\$66,580,133	\$ 11,961,234	\$105,493	\$297,785
<b>2034</b>	\$67,911,736	\$ 13,292,837	\$1,331,603	\$330,936
<b>2035</b>	\$69,269,970	\$ 14,651,071	\$1,358,235	\$364,751
<b>2036</b>	\$70,655,370	\$ 16,036,471	\$1,385,399	\$399,241
<b>2037</b>	\$72,068,477	\$ 17,449,578	\$1,413,107	\$434,422
<b>2038</b>	\$73,509,847	\$ 18,890,948	\$1,441,370	\$470,306
<b>2039</b>	\$74,980,044	\$ 20,362,145	\$1,470,197	\$506,908

<b>YEAR</b>	<b>Annual District Taxable Value 2% rate of increase</b>	<b>Total Taxable value per Year</b>	<b>Annual increase from Previous Year</b>	<b>Annual CIA Estimated Capture Value</b>
<b>2040</b>	\$76,479,645	\$21,860,746	\$1,499,601	\$544,242
<b>2041</b>	\$78,009,238	\$ 23,390,339	\$1,529,593	\$582,322
<b>2042</b>	\$79,569,422	\$ 14,950,523	\$1,560,185	\$621,164
<b>2043</b>	\$81,160,811	\$ 26,541,912	\$1,591,388	\$660,783

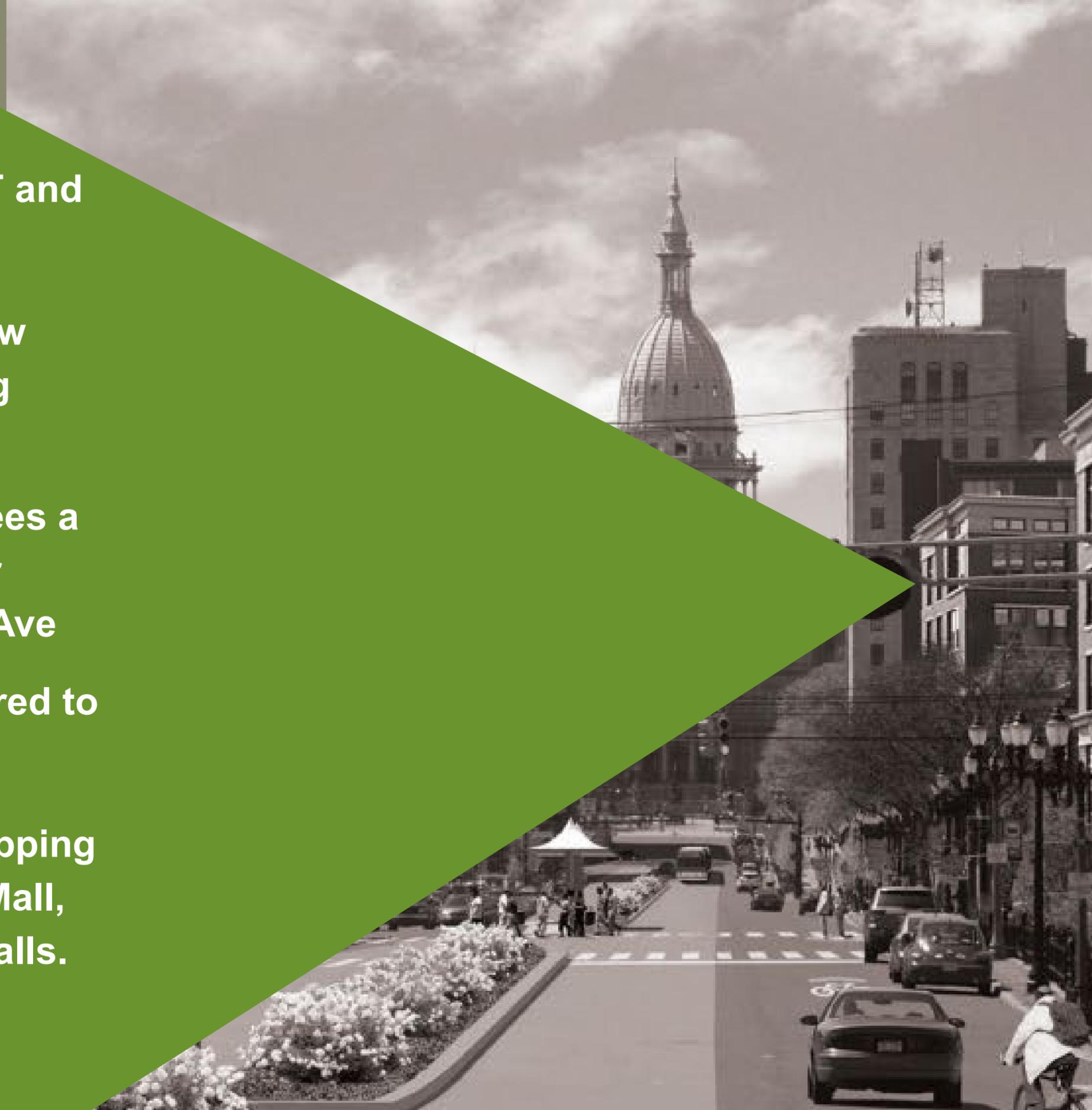
**Estimated Tax Capture w/ 20% Pass Thru Capture Rates- Meridian Township Corridor Improvement Authority**

Year	Base Tax Value	TIF Capture	Meridian Township	LCC	CATA	CRAA	Ingham County	Jurisdiction Pass Thru	CIA TIF CAPTURE
2023	\$54,618,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$55,711,277	\$33,995	\$9,045	\$8,564	\$3,266	\$764	\$12,356	\$6,799	\$27,196
2025	\$56,825,503	\$68,669	\$18,270	\$17,300	\$6,597	\$1,542	\$24,960	\$13,734	\$54,935
2026	\$57,962,013	\$104,037	\$27,680	\$26,210	\$9,994	\$2,337	\$37,816	\$20,807	\$83,230
2027	\$59,121,253	\$140,112	\$37,279	\$35,298	\$13,460	\$3,147	\$50,928	\$28,022	\$112,090
2028	\$60,303,678	\$176,910	\$47,069	\$44,569	\$16,995	\$3,974	\$64,303	\$35,382	\$141,528
2029	\$61,509,751	\$214,442	\$57,055	\$54,024	\$20,600	\$4,817	\$77,946	\$42,888	\$171,554
2030	\$62,739,946	\$252,726	\$67,241	\$63,669	\$24,278	\$5,677	\$91,861	\$50,545	\$202,181
2031	\$63,994,745	\$291,775	\$77,630	\$73,507	\$28,029	\$6,554	\$106,055	\$58,355	\$233,420
2032	\$65,274,640	\$331,604	\$88,227	\$83,541	\$31,855	\$7,448	\$120,533	\$66,321	\$265,283
2033	\$66,580,133	\$372,231	\$99,037	\$93,776	\$35,758	\$8,361	\$135,299	\$74,446	\$297,785
2034	\$67,911,736	\$413,670	\$110,062	\$104,216	\$39,739	\$9,291	\$150,362	\$82,734	\$330,936
2035	\$69,269,970	\$455,938	\$121,308	\$114,864	\$43,799	\$10,241	\$165,726	\$91,188	\$364,750
2036	\$70,655,370	\$499,052	\$132,779	\$125,726	\$47,941	\$11,209	\$181,397	\$99,810	\$399,242
2037	\$72,068,477	\$543,028	\$144,479	\$136,805	\$52,166	\$12,197	\$197,381	\$108,606	\$434,422
2038	\$73,509,847	\$587,882	\$156,413	\$148,105	\$56,474	\$13,205	\$213,685	\$117,576	\$470,306
2039	\$74,980,044	\$633,634	\$168,586	\$159,631	\$60,870	\$14,232	\$230,315	\$126,727	\$506,907
2040	\$76,479,645	\$680,303	\$181,003	\$171,388	\$65,353	\$15,281	\$247,278	\$136,061	\$544,242
2041	\$78,009,238	\$727,902	\$193,667	\$183,380	\$69,925	\$16,350	\$264,580	\$145,580	\$582,322
2042	\$79,569,422	\$776,455	\$206,585	\$195,612	\$74,590	\$17,440	\$282,228	\$155,291	\$621,164
2043	\$81,160,811	\$825,980	\$219,762	\$208,089	\$79,347	\$18,553	\$300,229	\$165,196	\$660,784
	<b>TOTAL 20 YR CAPTURE</b>	<b>\$8,130,345</b>	<b>\$2,163,177</b>	<b>\$2,048,274</b>	<b>\$781,036</b>	<b>\$182,620</b>	<b>\$2,955,238</b>	<b>\$1,626,069</b>	<b>\$6,504,276</b>

A CORRIDOR VISION  
MICHIGAN AVE - GRAND  
RIVER

# **BRIEF HISTORY OF THE MERIDIAN CORRIDOR IMPROVEMENT AUTHORITY**

- **established 2017 as a response to the BRT and Capital Vision Discussion**
  - **Recodified PA 57 of 2018 established new parameters for Tax Increment Financing Incentives**
- **BRT does NOT pass however Township sees a benefit in having a core authority over development incentives for Grand River Ave**
- **Central Business District is commonly referred to as “downtown/commercial core” area**
- **The CIA includes the major commercial shopping areas of the community: Meijer, Meridian Mall, Home Depot, Kroger, Kohls, Target, Marshalls. Whole Foods, Hobby Lobby etc.**



**CURRENTLY IN THE  
CORRIDOR...**







# CIA TAX INCREMENT FINANCE & DEVELOPMENT PLAN

## CIA PROPOSED TIF PLAN

- Agree to a pass-through for contributing Tax Jurisdictions
- Development priorities will focus on Meridian Mall, enhanced pedestrian safety/accessibility, and Public Infrastructure
- 20 year duration
- Supports Township efforts for redevelopment in-fill projects
- CIA supports highly concentrated uses like mixed-use. Mixed-use projects also receive support from MEDC
- The Township has several development projects to build on the corridor in the next year+
- Suggestion of the Meridian EDC to put effort into support of the redevelopment of Meridian Mall

## CIA PROPOSED TIF PLAN

### PRIORITIES

- Supporting redevelopment projects through market studies, assistance with public infrastructure, marketing, and strategic partnerships
- Create, support and or enhance safety options for non-motorized travel
- Create and implement beautification projects that enhance the visual appeal of the Commercial Corridor
- Support mixed-use development projects to increase housing flexibility while maintaining commercial enterprises.

## CIA PROPOSED

### IMPLEMENTATION

2024

Research RRFB's Pricing, partner with MDOT to Plan Implementation. Continue meeting with Meridian Mall

2026

Implement RRFB installation. Announce Mall redevelopment

2028

Partner with Haslett Beautification and Meridian Garden Club for a beautification project. Plan for phase II Mall redevelopment.

2030

Install beautification project as planned with garden club

2032

Propose new pedestrian and community enhancement for the Corridor

# PUBLIC PURPOSE

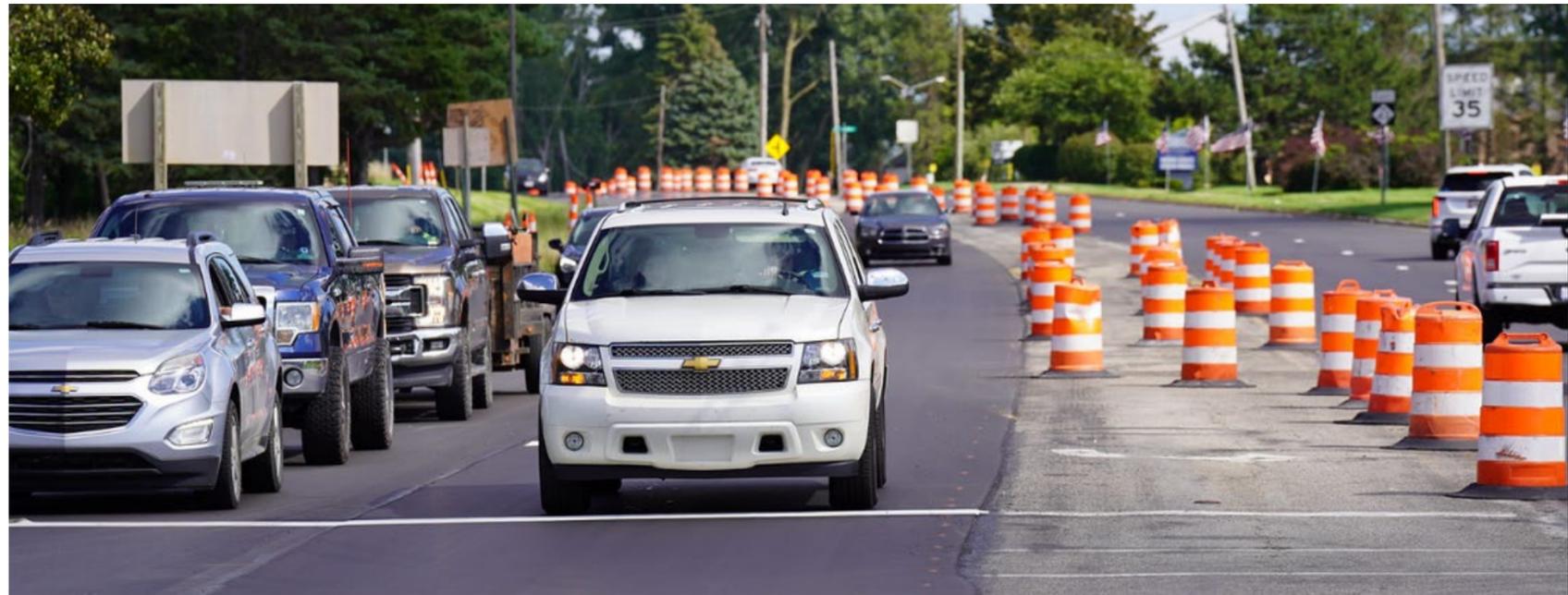




Photo Date: June 6, 2021

Looking westbound along Grand River Avenue (M-43) at the Okemos Road Intersection. Flooding resulting from rainfall.



Photo Date: February 22, 2018

Looking east along Grand River Avenue (M-43) near the intersection of Nekoma Street. Flooding resulting from Red Cedar River flood.

## Field of Vision at Different Speeds

As a driver's speed increases, their peripheral vision narrows severely



**A pedestrian hit by a vehicle traveling this speed  
10% chance of death**



**A pedestrian hit by a vehicle traveling this speed  
40% chance of death**



**A pedestrian hit by a vehicle traveling this speed  
80% chance of death**

**Good**



**Bette**

r. Flashing LED Warning Sign Systems

In-Roadway Warning Lights (IRWL)

**Best**



**EXPLANATION OF TAX  
INCREMENT FINANCING  
(TIF)**

# Redevelopment Vocabulary & Definitions

- **Brownfield:** Property in which the redevelopment or reuse is complicated by the existing presence or perception of contamination. This is the definition created by the State of Michigan [Brownfield Redevelopment Program](#). EGLE-Brownfields@michigan.gov
- **Brownfield Redevelopment Authority (BRA):** Act PA 381 of 1996, as amended, a municipality may create a brownfield Redevelopment Authority (BRA) to develop and implement brownfield projects. A BRA is a resource that may use Tax Increment Financing (TIF) as a tool for property redevelopment.
- **Corridor Improvement Authority (CIA):** Public Act 57 of 2018, is an act to correct & and prevent the deterioration in business districts in the State of Michigan; to encourage historic preservation, and to authorize the acquisition and disposal of real and personal property. to authorize the creation of development plans, and development areas and promote economic growth in the district.
  - The boundaries of the authority are set by a local unit of government and tax jurisdictions.
- **Capture:** the portion of real property tax held by the local unit of government for a particular project within a designated boundary within a local unit of government
- **EGLE:** Michigan department of Environment, Great Lakes, and Energy formerly the Michigan Department of Environmental Quality.
- **MUPUD:** Mixed Use Planned Unit Development- like other Planned Unit Developments, this specification allows for residential concepts to be proposed along with nonresidential concepts.
- **PUD:** Planned Unit Developments-a form of land use approval that allows flexibility of development, generally of large parcels , more than the underlying code of ordinances allows.
- **PICA:** Potential Intensity Change Area- designated approved areas by the Township Board to prioritize redevelopment of the high trafficked areas of Meridian Township. These areas will see increased density allowances for more residents to occupy space to support commercial retail.
- **Redevelopment:** Construction of new buildings in an urban area with existing infrastructure or buildings; the action or process of developing something again or differently
- **Tax Increment Financing (TIF):** Public financing method that is used as a subsidy for redevelopment, infrastructure, and other public improvements



TIF or Tax Increment Financing is the process of using future equity (value) in the real property of a development as a reimbursement for future improvements. I like to compare it to a “backward” Home Equity loan.

A home equity loan allows a homeowner to borrow a sum of money based on the future value of their property/mortgage, to make improvements to further increase the value of the property. More investments made on the property on the front end, can increase the total assessed value of the property and allow for a larger future taxable value increase. With TIF the projected future **increase** will allow a developer to borrow against those dollars, to make improvements.

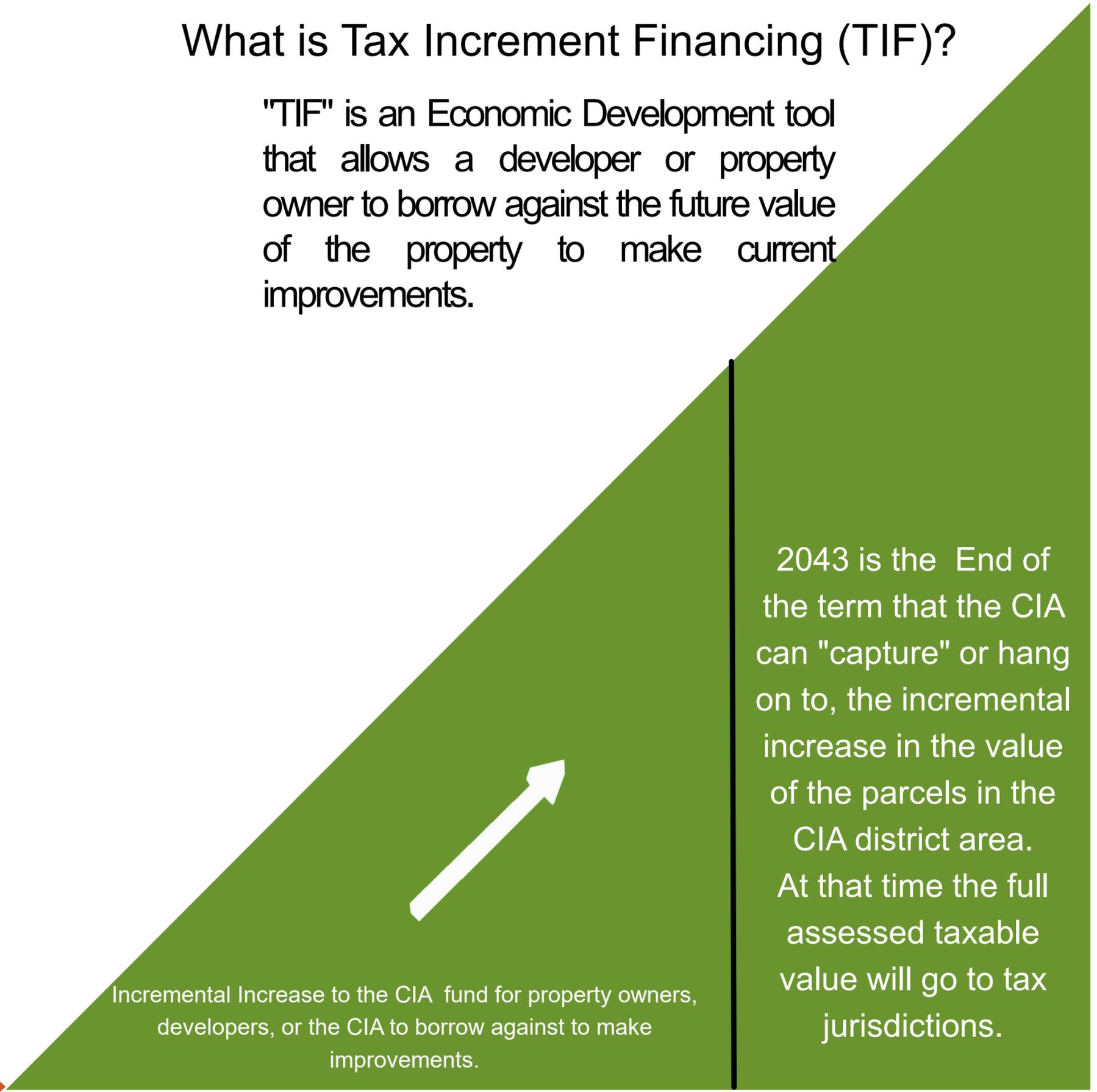
Like an equity loan!

2023 Base Year of Meridian Township CIA



## What is Tax Increment Financing (TIF)?

"TIF" is an Economic Development tool that allows a developer or property owner to borrow against the future value of the property to make current improvements.



# FINANCIAL CAPTURES & REVENUE



YEAR	Annual District Taxable Value 2% Estimated Rate of Increase	Total Taxable Value Per Year 2% Estimated Increase	Annual Increase from Previous Year	Annual CIA Estimated Capture Value
<b>BASE YR 2023</b>	\$54,618,899	\$ -	0	0
<b>2024</b>	\$55,711,277	\$ 1,092,378	\$1,092,378	\$27,196
<b>2025</b>	\$56,825,503	\$ 2,206,604	\$1,114,226	\$54,935
<b>2026</b>	\$57,962,013	\$ 3,343,114	\$1,136,510	\$83,230
<b>2027</b>	\$59,121,253	\$ 4,502,354	\$1,159,240	\$112,090
<b>2028</b>	\$60,303,678	\$ 5,684,779	\$1,182,425	\$141,527
<b>2029</b>	\$61,509,751	\$ 6,890,582	\$1,206,074	\$171,554
<b>2030</b>	\$62,739,946	\$ 8,121,047	\$1,230,195	\$202,180
<b>2031</b>	\$63,994,745	\$ 9,375,846	\$1,254,799	\$233,420

YEAR	Annual District Taxable Value 2% rate of increase	Total Taxable value Per Year 2% Estimated Increase	Annual increase from Previous Year	Annual CIA Estimated Capture Value
<b>2032</b>	\$65,274,640	\$ 10,655,741	\$1,279,895	\$265,284
<b>2033</b>	\$66,580,133	\$ 11,961,234	\$1,305,493	\$297,785
<b>2034</b>	\$67,911,736	\$ 13,292,837	\$1,331,603	\$330,936
<b>2035</b>	\$69,269,970	\$ 14,651,071	\$1,358,235	\$364,751
<b>2036</b>	\$70,655,370	\$ 16,036,471	\$1,385,399	\$399,241
<b>2037</b>	\$72,068,477	\$ 17,449,578	\$1,413,107	\$434,422
<b>2038</b>	\$73,509,847	\$ 18,890,948	\$1,441,370	\$470,306
<b>2039</b>	\$74,980,044	\$ 20,362,145	\$1,470,197	\$506,908



YEAR	Annual District Taxable Value 2% rate of increase	Total Taxable value per Year	Annual increase from Previous Year	Annual CIA Estimated Capture Value
2032	\$65,274,640	\$ 10,655,741	\$1,279,895	\$265,284
2033	\$66,580,133	\$ 11,961,234	\$105,493	\$297,785
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2035	\$69,269,970	\$ 14,651,071	\$1,358,235	\$364,751
2036	\$70,655,370	\$ 16,036,471	\$1,385,399	\$399,241
2037	\$72,068,477	\$ 17,449,578	\$1,413,107	\$434,422
2038	\$73,509,847	\$ 18,890,948	\$1,441,370	\$470,306
2039	\$74,980,044	\$ 20,362,145	\$1,470,197	\$506,908

YEAR	Annual District Taxable Value 2% rate of increase	Total Taxable value per Year	Annual increase from Previous Year	Annual CIA Estimated Capture Value
2040	\$76,479,645	\$21,860,746	\$1,499,601	\$544,242
2041	\$78,009,238	\$ 23,390,339	\$1,529,593	\$582,322
2042	\$79,569,422	\$ 14,950,523	\$1,560,185	\$621,164
2043	\$81,160,811	\$ 26,541,912	\$1,591,388	\$660,783

**Estimated Tax Capture w/ 20% Pass Thru Capture Rates- Meridian Township Corridor Improvement Authority**

Year	Base Tax Value	TIF Capture	Meridian Township	LCC	CATA	CRAA	Ingham County	Jurisdiction Pass Thru	CIA TIF CAPTURE
2023	\$54,618,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$55,711,277	\$33,995	\$9,045	\$8,564	\$3,266	\$764	\$12,356	\$6,799	\$27,196
2025	\$56,825,503	\$68,669	\$18,270	\$17,300	\$6,597	\$1,542	\$24,960	\$13,734	\$54,935
2026	\$57,962,013	\$104,037	\$27,680	\$26,210	\$9,994	\$2,337	\$37,816	\$20,807	\$83,230
2027	\$59,121,253	\$140,112	\$37,279	\$35,298	\$13,460	\$3,147	\$50,928	\$28,022	\$112,090
2028	\$60,303,678	\$176,910	\$47,069	\$44,569	\$16,995	\$3,974	\$64,303	\$35,382	\$141,528
2029	\$61,509,751	\$214,442	\$57,055	\$54,024	\$20,600	\$4,817	\$77,946	\$42,888	\$171,554
2030	\$62,739,946	\$252,726	\$67,241	\$63,669	\$24,278	\$5,677	\$91,861	\$50,545	\$202,181
2031	\$63,994,745	\$291,775	\$77,630	\$73,507	\$28,029	\$6,554	\$106,055	\$58,355	\$233,420
2032	\$65,274,640	\$331,604	\$88,227	\$83,541	\$31,855	\$7,448	\$120,533	\$66,321	\$265,283
2033	\$66,580,133	\$372,231	\$99,037	\$93,776	\$35,758	\$8,361	\$135,299	\$74,446	\$297,785
2034	\$67,911,736	\$413,670	\$110,062	\$104,216	\$39,739	\$9,291	\$150,362	\$82,734	\$330,936
2035	\$69,269,970	\$455,938	\$121,308	\$114,864	\$43,799	\$10,241	\$165,726	\$91,188	\$364,750
2036	\$70,655,370	\$499,052	\$132,779	\$125,726	\$47,941	\$11,209	\$181,397	\$99,810	\$399,242
2037	\$72,068,477	\$543,028	\$144,479	\$136,805	\$52,166	\$12,197	\$197,381	\$108,606	\$434,422
2038	\$73,509,847	\$587,882	\$156,413	\$148,105	\$56,474	\$13,205	\$213,685	\$117,576	\$470,306
2039	\$74,980,044	\$633,634	\$168,586	\$159,631	\$60,870	\$14,232	\$230,315	\$126,727	\$506,907
2040	\$76,479,645	\$680,303	\$181,003	\$171,388	\$65,353	\$15,281	\$247,278	\$136,061	\$544,242
2041	\$78,009,238	\$727,902	\$193,667	\$183,380	\$69,925	\$16,350	\$264,580	\$145,580	\$582,322
2042	\$79,569,422	\$776,455	\$206,585	\$195,612	\$74,590	\$17,440	\$282,228	\$155,291	\$621,164
2043	\$81,160,811	\$825,980	\$219,762	\$208,089	\$79,347	\$18,553	\$300,229	\$165,196	\$660,784
	<b>TOTAL 20 YR CAPTURE</b>	<b>\$8,130,345</b>	<b>\$2,163,177</b>	<b>\$2,048,274</b>	<b>\$781,036</b>	<b>\$182,620</b>	<b>\$2,955,238</b>	<b>\$1,626,069</b>	<b>\$6,504,276</b>



Questions?



**To: Board Members**  
**From: Trustee Scott Hendrickson, Trustee Marna Wilson, and Clerk Deborah Guthrie**  
**Date: September 29, 2023**  
**Re: Memorandum to Create Paid Parental Leave Program for Meridian Township**

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In October of 2020, Governor Gretchen Whitmer implemented Paid Parental Leave for all State of Michigan employees, allowing new parents up to 12 weeks of paid time off after the birth or adoption of their child.

In the first year of implementation, over 1,000 state workers took advantage of the program and it has received rave reviews from State Employees, improving morale and employee satisfaction while providing financial stability and security and also helped with employee recruitment and retention.

The parental leave program is available to mothers and fathers of newborn children and adoptive parents of children up to five years old. In order to be eligible for leave, the applicants must have completed their probationary period with the State and must be named on the adoption papers or birth certificate.

Operationally, there will likely be very little impact to the Township, as the family-first nature of our management team encourages new parents to take time with their newborns already. Financially, the Township budgets for full salaries and benefits for our employees regardless of whether they are at work or on parental leave. Thus, the financial impact will also be quite minimal.

As such, we request that the Board consider asking the Township Manager and the Township Human Resources Director to move forward with the formulation of a Paid Parental Leave program for Meridian Township employees.

We present the following motion for consideration:

**MOVE TO INSTRUCT THE TOWNSHIP MANAGER AND TOWNSHIP HUMAN RESOURCES DIRECTOR TO CREATE A DRAFT PAID PARENTAL LEAVE POLICY FOR MERIDIAN TOWNSHIP EMPLOYEES AND RETURN IT TO THE TOWNSHIP BOARD FOR FINAL APPROVAL IN TIME FOR IMPLEMENTATION BY JANUARY 1, 2024.**



**12. B**

**To: Board Members**

**From: Rick Grillo, Chief of Police**

**Date: October 3, 2023**

**Re: 2023 Halloween Trick-or-Treating Hours**

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Meridian Township will allow trick-or-treating on Halloween this year. For those who wish to participate in trick-or-treating, you can do so from 6:00 pm to 8:00 pm on Tuesday, October 31, 2023.

The following motion is proposed for Board consideration:

**MOVE TO AUTHORIZE TRICK-OR-TREATING ON TUESDAY, OCTOBER 31, 2023 FROM 6:00 PM- 8:00 PM.**



**To: Board Members**  
**From: Dante Ianni, Finance Director**  
**Date: September 27, 2023**  
**Re: Auditing Services Contract**

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In accordance with the purchasing policy of the Township, formal proposals were solicited and received for audit services for the years 2023, 2024 and 2025. Contracts are normally initiated for three years with options to renew on a year-to-year basis for two additional years. The bid process is used to assure a regular review of the services and pricing being offered to the Township. There is no requirement to rotate auditors on any regular schedule.

I have had discussions with Township Manager Frank Walsh, Treasurer Phil Deschaine, and Accountant Bernadette Blonde to assist in the preliminary review process. We received four written proposals. I have included a matrix below with costs each year for a financial audit and a single audit with one major federal program. All these firms are considered reputable, and Yeo & Yeo is our current auditor.

Firm	2023	2024	2025	Total
Yeo & Yeo	\$53,750	\$55,175	\$56,650	\$165,575
AHP	\$58,500	\$61,450	\$64,500	\$184,450
Rehmann	\$61,000	\$64,860	\$68,900	\$194,760
Maner Costerisan	\$85,400	\$90,200	\$95,300	\$270,900

Yeo & Yeo provided the low bid with a total 3-year cost of \$165,575. This was \$18,875 lower than the next lowest bid over a total of three years. The numbers above assume that we will have a single audit, and the annual fee quotes above include a single audit fee each year that ranges from \$5,000 to \$7,700. Single audits are required by the federal government in years in which award recipients expend more than \$750,000 in federal awards and are compliance audits of federal programs to ensure that award recipients are complying with federal award requirements. Costs may decrease from these amounts if a single audit is no longer needed in the future. We currently anticipate a single audit will be needed for 2023, at a minimum. On the financial statement alone, however, Yeo & Yeo was still the low bidder.

Based on feedback from the board, we will provide a motion and recommendation for the next meeting.



**To:** Board Members

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

**Date:** September 26, 2023

**Re:** Text Amendment 2023-05 – Housing Ordinance Changes

At the July 6, 2023 Township Board meeting, the Board Members discussed Ordinance 2023-05, which would make several updates to the Zoning Ordinance in line with the RRC program guidelines. At that meeting, the Township Board referred the matter to the Planning Commission. The Planning Commission held a public hearing on Ordinance 2023-05 on September 11, 2023 and approved the ordinance on September 25, 2023. To review, the Ordinance would achieve the following:

- Eliminate the minimum house/unit size
- Allow multiple family units by right in multiple family zoning districts
- Allow second floor residential units in the Corridor Improvement Authority area (this is only partially related to the RRC, but is a requirement for the CIA)
- Create a process to allow Accessory Dwelling Units in single-family residentially zoned areas, which has been discussed by the Planning Commission previously and is partially in our zoning ordinance currently.
- Remove the public hearing requirement for site plans, which is not an effective way of doing public input and shifting a larger focus on our website.

Staff looks forward to discussing the proposed Ordinance with the Township Board and we will proceed with formal introduction at a future meeting, pending the outcome of this discussion.

#### **Attachments**

1. Planning Commission Information from September 25, 2023 Meeting



**To: Planning Commission**

**From: Brian Shorkey, AICP  
Senior Planner**

**Date: September 21, 2023**

**Re: Ordinance #2023-05 – Housing Ordinance Changes**

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As part of the Township’s recertification in the Michigan Economic Development Corporation’s Redevelopment Ready Communities program, Staff has reviewed our ordinances for areas of improvement that would be in line with the RRC program guidelines. As it is written, the Ordinance would achieve the following:

- Eliminating the minimum house/unit size
- Allowing multiple family units by right in multiple family zoning districts
- Allowing second floor residential units in the Corridor Improvement Authority area (this is only partially related to the RRC, but is a requirement for the CIA)
- Creating a process to allow Accessory Dwelling Units in single-family residentially zoned areas, which has been discussed by the Planning Commission previously and is partially in our zoning ordinance currently.
- Additionally, Staff is recommending the removal of the public hearing requirement for site plans, which is not an effective way of doing public input and shifting a larger focus on our website.

The Township Board has referred the attached ordinance to the Planning Commission for discussion and analysis. The Planning Commission held a public hearing on the amendment at their regular meeting on September 11, 2023 and indicated support. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

**Motion to adopt the resolution recommending approval of Zoning Amendment #2023-05 in accordance with the revised draft ordinance language dated September 19, 2023.**

#### **Attachments**

1. Resolution recommending approval of Ordinance #2023-05 to the Township Board
2. Clean version of Ordinance #2023-05 – Housing Ordinance Changes
3. Redlined version of Ordinance #2023-05 – Housing Ordinance Changes

**RESOLUTION TO RECOMMEND APPROVAL**

**Zoning Amendment #2023-05  
RRC Housing Text Amendments**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of September, 2023 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Meridian Township is pursuing the recertification of the Township's status as a Redevelopment Ready Community; and

WHEREAS, a draft ordinance to update and streamline the zoning ordinance was introduced to the Planning Commission on July 24, 2023; and

WHEREAS, the draft ordinance would add the ability for homeowners to apply for an Accessory Dwelling Unit on their property, subject to a number of restrictions; and

WHEREAS, the draft ordinance would amend the multiple family residential zoning districts to allow multiple-family developments by right in multiple family zoning districts; and

WHEREAS, the draft ordinance would eliminate the minimum house/unit size from residential zoning districts; and

WHEREAS, the draft ordinance would allow second floor residential units in the Corridor Improvement Authority area; and

WHEREAS, the draft ordinance would amend Sec. 86-155 – Review Process and remove the public hearing requirement for site plans; and

WHEREAS, the draft ordinance would make a number of other small changes to streamline residential use approval in the Township; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on September 11, 2023.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #2023-05, to amend the zoning ordinance as described in this resolution.

ADOPTED: YEAS:

NAYS:

**Zoning Amendment #2023-05 - RRC Housing Amendments**

**September 25, 2023**

**Page 2**

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 25th day of September, 2023.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chair

ORDINANCE NO. 2023-05

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN MULTIPLE LOCATIONS IN THE ZONING ORDINANCE

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Section 86-2, Definitions, is hereby amended to add the following definition:

**Accessory Dwelling Unit** – A self-contained dwelling unit located on the same lot as an existing single-family detached dwelling unit, either within the same building as the single-family dwelling unit or in a detached building constructed in accordance with the provisions of this Ordinance on a permanent foundation. A Manufactured Home, as defined in Sec. 86-2, is not considered an Accessory Dwelling Unit.

**Section 2.** Section 86-155, Review Process, is hereby amended to read as follows:

(a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:

(1) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments and agencies, and state and federal statutes.

(2) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.

a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.

b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development. The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence construction or certifications for occupancy.

c. Denial. Upon determination that a site plan does not comply with the requirements and standards set forth in this chapter, other applicable ordinances, other Township planning documents, or state and federal statutes, the site plan shall be denied. An applicant whose site plan has been denied may submit a new site plan, pay the applicable fee, and receive a new site plan review or appeal the denial.

(3) Notice of decision. The Director of Community Planning and Development shall notify the applicant in writing of the decision and the reasons therefor.

(b) Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development in accordance with § 86-187.

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**Section 3.** Section 86-368, RR District, One-Family Rural Residential District, is hereby amended to read as follows:

- (a) [UNCHANGED]
- (b) Uses Permitted by Right.
  - (1) Single-family dwellings, provided that, except for RR-zoned parcels equal to or greater than 50 acres in area, there shall not be more than one dwelling upon each lot and that such dwelling is either constructed on the site or manufactured off the site, which shall meet each of the following standards:
    - a. The dwelling shall comply with the requirements of § 86-366, schedule of regulations for residential districts.
    - b. [UNCHANGED]
    - c. [UNCHANGED]
    - d. [UNCHANGED]
    - e. [UNCHANGED]
    - f. [UNCHANGED]
    - g. [UNCHANGED]
    - h. [UNCHANGED]
    - i. [UNCHANGED]
    - j. [UNCHANGED]
    - k. [UNCHANGED]
    - l. [UNCHANGED]
  - (2) [UNCHANGED]
  - (3) Other customary accessory uses and buildings. Provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. See § 86-502 for yard regulations for accessory buildings.
  - (4) [UNCHANGED]
  - (5) [UNCHANGED]
  - (6) [UNCHANGED]
  - (7) [UNCHANGED]
  - (8) [UNCHANGED]
  - (9) [UNCHANGED]
  - (10) [UNCHANGED]
  - (11) [UNCHANGED]
  - (12) [UNCHANGED]
  - (13) [UNCHANGED]
  - (14) [UNCHANGED]
  - (15) [UNCHANGED]
  - (16) [UNCHANGED]
  - (17) [UNCHANGED]
  - (18) [UNCHANGED]
  - (19) [UNCHANGED]
- (c) [UNCHANGED]
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.

- 1 (1) [UNCHANGED]
- 2 (2) [UNCHANGED]
- 3 (3) [UNCHANGED]
- 4 (4) [UNCHANGED]
- 5 (5) [UNCHANGED]
- 6 (6) [UNCHANGED]
- 7 ~~(7) Minimum living space. Minimum, gross living area per family shall not be less~~
- 8 ~~than 1,000 square feet of floor area on the first floor if one story or 625 square~~
- 9 ~~feet of floor area on the first floor level if two stories, exclusive of any attached~~
- 10 ~~garage. In any case total living area shall not be less than 1,000 square feet.~~

11

12 **Section 4.** Section 86-371, RAAA District, One-Family Low-Density Residential District, is

13 hereby amended to strike subsection (d)(8) in its entirety.

14

15 **Section 5.** Section 86-372, RAA District, One-Family/Low-Density Residential District, is hereby

16 amended to strike subsection (d)(8) in its entirety.

17

18 **Section 6.** Section 86-373, RA District, One-Family Medium-Density Residential District, is

19 hereby amended to strike subsection (e)(8) in its entirety.

20

21 **Section 7.** Section 86-374, RB District, One-Family High-Density Residential District, is hereby

22 amended to strike subsection (d)(8) in its entirety.

23

24 **Section 8.** Section 86-375, RX District, One- and Two- Family Residential District, is hereby

25 amended to strike subsection (d)(8) in its entirety.

26

27 **Section 9.** 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby

28 amended to read as follows:

- 29 (a) [UNCHANGED]
- 30 (b) Uses permitted by right.
  - 31 (1) Two-family dwellings in the RDD, RD, and RC districts, provided that no more
  - 32 than two unrelated persons may occupy a dwelling unit in these districts.
  - 33 (2) Group Housing Developments, including any single structure on a single
  - 34 parcel of land containing three or more dwelling units.
  - 35 (3) Functional families as defined by this chapter.
- 36 (c) Uses permitted by special use permit.
  - 37 (1) The following uses may be permitted by special use permit in the RDD, RD,
  - 38 RC, and RCC districts, provided all requirements of this chapter are met.
    - 39 a. Development containing a mix of single-family detached dwellings and
    - 40 two-family dwellings; a mix of two-family dwellings and multiple-family
    - 41 dwellings; or a mix of single-family detached dwellings, two-family
    - 42 dwellings, and multiple-family dwellings. In any case the number of
    - 43 single-family dwellings may not exceed more than 50% of the density
    - 44 (dwelling units per acre) allowed for the proposed development.
    - 45 b. Community center when part of a housing project.
    - 46 c. Incidental commercial services for principal use of the development's
    - 47 occupants, when in conjunction with a housing project containing at least
    - 48 200 units; provided that:
    - 49

- 1 1. Plans for any advertising signs or window displays shall be submitted
- 2 to the Planning Commission for approval;
- 3 2. There shall be no direct access to the commercial service from any
- 4 exterior (off-site) road;
- 5 3. The architectural appearance of the commercial service building, if a
- 6 separate structure, shall be harmonious with the appearance of other
- 7 structures in the development; and
- 8 4. Commercial services shall be limited to the following:
- 9
  - 10 i. Grocery stores;
  - 11 ii. Services such as dry-cleaning pickup agencies, shoe repair
  - 12 shops, beauty parlors, or barbershops;
  - 13 iii. Drugstores; and
  - 14 iv. Restaurants without dancing or entertainment, but excluding
  - 15 dairy bars and drive-in establishments.
- 16 d. Nonresidential structures and uses in accordance with § 86-654.
- 17 (d) Minimum design standards.
- 18 (1) Minimum Lot Areas. [UNCHANGED]
- 19 (2) Minimum Lot Width. [UNCHANGED]
- 20 (3) Maximum Lot Coverage and Open Space Required. [UNCHANGED]
- 21 (4) Minimum Yard Dimensions. [UNCHANGED]
- 22 (5) [UNCHANGED]
- 23 (6) Maximum Building Height. [UNCHANGED]
- 24 (7) Signs. [UNCHANGED]
- 25 ~~(8) Minimum living space. Minimum gross living space area for multiple family~~
- 26 ~~dwelling units shall be 350 square feet for one room, 500 square feet for two~~
- 27 ~~rooms, and 750 square feet for three rooms. An average of 100 additional square~~
- 28 ~~feet for each room in excess of three rooms. The term "room," as used in this~~
- 29 ~~subsection, shall not include kitchenette, dinette, alcove, bathrooms, halls, or~~
- 30 ~~patio.~~
- 31 (8) Parking requirements. [UNCHANGED]
- 32 (9) Storage of refuse. [UNCHANGED]
- 33 (10) Landscaping required. [UNCHANGED]
- 34 (11) Density. [UNCHANGED]

35 **Section 10.** Section 86-404, C-2 Commercial District, is hereby amended to read as follows:

- 36
- 37 (a) [UNCHANGED]
- 38 (b) [UNCHANGED]
- 39 (c) [UNCHANGED]
- 40 (d) Permitted Conditional Uses.
- 41 (1) [UNCHANGED]
- 42 (2) [UNCHANGED]
- 43 (3) [UNCHANGED]
- 44 (4) [UNCHANGED]
- 45 (5) [UNCHANGED]
- 46 (6) Multiple-family dwelling units located on the second floor of a building when
- 47 the first floor of the building consists of nonresidential uses permitted under
- 48 this Section.
- 49 (e) [UNCHANGED]
- 50

1 **Section 11.** Section 86-405, C-3 Commercial District, is hereby amended to read as follows:  
2

- 3 (a) [UNCHANGED]  
4 (b) [UNCHANGED]  
5 (c) [UNCHANGED]  
6 (d) Permitted Conditional Uses.  
7 (1) [UNCHANGED]  
8 (2) [UNCHANGED]  
9 (3) [UNCHANGED]  
10 (4) [UNCHANGED]  
11 (5) Multiple-family dwelling units located on the second floor of a building when  
12 the first floor of the building consists of nonresidential uses permitted under  
13 this Section.  
14 (e) [UNCHANGED]  
15

16 **Section 12.** Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add  
17 Section 86-477, Accessory Dwelling Units (ADU), to read as follows:  
18

- 19 (a) Generally. Recognizing the need for varied housing types while not having a  
20 negative impact on existing residential neighborhoods, Accessory Dwelling Units  
21 can provide affordable housing options, opportunities to age in place, and create  
22 a new housing opportunity in the Township that will blend in with the existing  
23 fabric of a neighborhood.  
24 (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot  
25 which already contains a detached single-family residential home.  
26 (c) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the  
27 minimum area and width standards of the zoning district in which they are  
28 located.  
29 (d) Setbacks. All ADUs shall meet the required setbacks for the underlying zoning  
30 district where the structure is being constructed.  
31 (e) Height.  
32 a. A detached ADU cannot exceed 20 feet in height.  
33 b. An attached ADU is subject to the height requirements for the zoning  
34 district where the primary structure is located.  
35 (f) Maximum Floor Area. An ADU shall not be larger than 600 square feet and in no  
36 circumstance shall be larger than the primary structure.  
37 (g) Parking. No additional parking shall be permitted or required beyond the  
38 standard parking required for a single-family home.  
39 (h) Maximum Occupancy. No more than two (2) individuals may reside in an ADU.  
40 (i) Access. The primary structure and the ADU shall share the same vehicular access  
41 to the property.  
42 (j) Utilities. An ADU shall be connected to the water and sanitary facilities for the  
43 existing single-family structure. No new utility connections shall be permitted for  
44 ADUs.  
45 (k) Owner Occupancy Requirement. Either the principal dwelling unit or the  
46 accessory dwelling unit shall be occupied by the person who has a legal or  
47 equitable ownership interest with the property, and who bears all or part of the  
48 economic risk of decline in value of the property and who receives all or part of  
49 the payment, if any, derived from the lease or rental of the dwelling unit. The  
50 owner-occupant shall prove residency by means acceptable to the Township.

- 1 (l) Accessory to Main Use. ADUs shall be clearly accessory to the main use of the
- 2 property as a single-family dwelling.
- 3 (m) Rental Licensing. If an ADU is occupied by someone other than the property
- 4 owner or a family member of the property owner, an active, valid rental license is
- 5 required. No more than one dwelling unit on any property shall be licensed as a
- 6 rental unit.
- 7 (n) Attachment Options. Accessory dwelling units may either be attached to the main
- 8 structure (such as building over a garage) or detached from the main structure.
- 9 (o) Architectural Design.
- 10 a. Exterior stairways shall be prohibited.
- 11 b. Any entrance for an ADU shall not face the road, unless the entrance
- 12 existed for the structure prior to the ADU being proposed.
- 13 (p) Deed Restrictions. To ensure continued compliance by current and subsequent
- 14 owners, the applicant shall provide and record in the Ingham County Register of
- 15 Deeds a covenant in a form acceptable to the Township that the existence of the
- 16 ADU is predicated upon the occupancy of either the principal or accessory
- 17 dwelling unit by a person who owns the property, and that the ADU shall remain
- 18 in the ownership of the person who owns the property. The applicant shall
- 19 provide the Township with a recorded copy of the restrictive covenant prior to
- 20 and as a condition of the issuance of the Building Permit for development of the
- 21 ADU. Any owner of the property must notify a prospective buyer of the limitations
- 22 of this Section. Violations of the terms of this covenant shall result in the loss of
- 23 the occupancy for the ADU.
- 24 (q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.
- 25

26 **Section 13.** Section 86-651, Group Housing Residential Developments, is hereby deleted in its  
27 entirety.

28  
29 **Section 14.** Section 86-366, Schedule of Regulations for Residential Districts is amended at  
30 Attachment 1, Schedule of Regulations for Residential Districts, by striking Section  
31 E.5. Minimum Living Space in its entirety.

32  
33 **Section 15.** Validity and Severability. The provisions of this Ordinance are severable and the  
34 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
35 or effectiveness of the remainder of the Ordinance.

36  
37 **Section 16.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
38 hereby repealed only to the extent necessary to give this Ordinance full force and  
39 effect.

40  
41 **Section 17.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
42 that were incurred, and proceedings that were begun, before its effective date.

43  
44 **Section 18.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
45 or upon such later date as may be required under Section 402 of the Michigan Zoning  
46 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
47 referendum.

48  
49 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of  
50 **XXXXXXX**, 2023.

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\_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

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

ORDINANCE NO. 2023-05

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN MULTIPLE LOCATIONS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended to add the following definition:

**Accessory Dwelling Unit** – A self-contained dwelling unit located on the same lot as an existing single-family detached dwelling unit, either within the same building as the single-family dwelling unit or in a detached building constructed in accordance with the provisions of this Ordinance on a permanent foundation. A Manufactured Home, as defined in Sec. 86-2, is not considered an Accessory Dwelling Unit.

Section 2. Section 86-155, Review Process, is hereby amended to read as follows:

(a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:

~~(1) Notice of review. Interested persons shall be notified of the site plan review as follows:~~

~~a. A notice of the review shall be sent by mail or personal delivery to the applicant, the property owner if different than applicant, and to the owners of property adjacent to the subject property at least 15 days prior to the date of the review. Such notice shall indicate the date, time, place, and subject of the review, and the place and time the proposed site plan may be examined.~~

~~b. The applicant shall post a notice of the review on a form provided by the Township on the subject property at least 15 days prior to the review.~~

~~(2)~~(1) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments, and agencies, and state and federal statutes.

~~(3)~~(2) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.

a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.

b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development ~~within 30 days from the date of conditional approval~~. The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence

construction or certifications for occupancy. ~~In the event that the revised site plan or additional information is not submitted within 30 days, the conditional approval shall be denied. The Director of Community Planning and Development may extend the thirty-day time period for good cause.~~

c. Denial. Upon determination that a site plan does not comply with the requirements and standards set forth in this chapter, other applicable ordinances, other Township planning documents, or state and federal statutes, the site plan shall be denied. An applicant whose site plan has been denied may submit a new site plan, pay the applicable fee, and receive a new site plan review or appeal the denial.

~~(4)~~(3) Notice of decision. The Director of Community Planning and Development shall notify the applicant in writing of the decision and the reasons therefor.

(b) Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development in accordance with § 86-187.

**Section 3.** Section 86-368, RR District, One-Family Rural Residential District, is hereby amended to read as follows:

(a) [UNCHANGED]

(b) Uses Permitted by Right.

(1) Single-family dwellings, provided that, except for RR-zoned parcels equal to or greater than 50 acres in area, there shall not be more than one dwelling upon each lot and that such dwelling is either constructed on the site or manufactured off the site, which shall meet each of the following standards:

a. The dwelling shall comply with the ~~minimum living space requirements and other~~ requirements of § 86-366, schedule of regulations for residential districts.

b. [UNCHANGED]

c. [UNCHANGED]

d. [UNCHANGED]

e. [UNCHANGED]

f. [UNCHANGED]

g. [UNCHANGED]

h. [UNCHANGED]

i. [UNCHANGED]

j. [UNCHANGED]

k. [UNCHANGED]

l. [UNCHANGED]

(2) [UNCHANGED]

(3) Other customary accessory uses and buildings. Provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. See § ~~86-502~~ for yard regulations for accessory buildings. ~~Such permitted accessory uses shall include living quarters as part of an accessory garage for domestic employees of the resident of the principal building.~~

(4) [UNCHANGED]

(5) [UNCHANGED]

(6) [UNCHANGED]

- 1 (7) [UNCHANGED]
- 2 (8) [UNCHANGED]
- 3 (9) [UNCHANGED]
- 4 (10) [UNCHANGED]
- 5 (11) [UNCHANGED]
- 6 (12) [UNCHANGED]
- 7 (13) [UNCHANGED]
- 8 (14) [UNCHANGED]
- 9 (15) [UNCHANGED]
- 10 (16) [UNCHANGED]
- 11 (17) [UNCHANGED]
- 12 (18) [UNCHANGED]
- 13 (19) [UNCHANGED]

14 (c) [UNCHANGED]

15 (d) Dimensional requirements. The following minimum dimensions for lot area and  
16 width, front, side, and rear yards, together with maximum dimensions for lot  
17 coverage and building heights, shall be required for every structure and land use  
18 in this district, except as noted.

- 19 (1) [UNCHANGED]
- 20 (2) [UNCHANGED]
- 21 (3) [UNCHANGED]
- 22 (4) [UNCHANGED]
- 23 (5) [UNCHANGED]
- 24 (6) [UNCHANGED]

25 ~~(7) Minimum living space. Minimum, gross living area per family shall not be less~~  
26 ~~than 1,000 square feet of floor area on the first floor if one story or 625 square~~  
27 ~~feet of floor area on the first floor level if two stories, exclusive of any attached~~  
28 ~~garage. In any case total living area shall not be less than 1,000 square feet.~~

30 **Section 4.** Section 86-371, RAAA District, One-Family Low-Density Residential District, is  
31 hereby amended to strike subsection (d)(8) in its entirety.

33 **Section 5.** Section 86-372, RAA District, One-Family/Low-Density Residential District, is hereby  
34 amended to strike subsection (d)(8) in its entirety.

36 **Section 6.** Section 86-373, RA District, One-Family Medium-Density Residential District, is  
37 hereby amended to strike subsection (e)(8) in its entirety.

39 **Section 7.** Section 86-374, RB District, One-Family High-Density Residential District, is hereby  
40 amended to strike subsection (d)(8) in its entirety.

42 **Section 8.** Section 86-375, RX District, One- and Two- Family Residential District, is hereby  
43 amended to strike subsection (d)(8) in its entirety.

45 **Section 9.** 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby  
46 amended to read as follows:

- 47 (a) [UNCHANGED]
- 48 (b) Uses permitted by right.

1 ~~(1) Two-family dwellings in the RDD, RD, and RC districts, provided that no more~~  
2 ~~than two unrelated persons may occupy a dwelling unit in these districts.~~

3 ~~(2) Group Housing Developments, including aAny single structure on a single~~  
4 ~~parcel of land containing three or more dwelling units.~~

5 ~~(3) Functional families as defined by this chapter.~~

6 (c) Uses permitted by special use permit.

7 ~~(1) RDD, RD, RC, and RCC districts.~~The following uses may be permitted by  
8 special use permit in the RDD, RD, RC, and RCC districts, provided all  
9 requirements of this chapter are met.

10 ~~a. Any single structure on a single parcel of land containing three or more~~  
11 ~~dwelling units.~~

12 ~~b. Single-family detached dwellings when part of a multiple-family~~  
13 ~~development in the RDD, RD, RC, and RCC districts, provided the number~~  
14 ~~of single-family dwellings does not exceed more than 50% of the density~~  
15 ~~(dwelling units per acre) allowed for the multiple-family development.~~

16 ~~e.a.~~ Development containing a mix of single-family detached dwellings and  
17 two-family dwellings; a mix of two-family dwellings and multiple-family  
18 dwellings; or a mix of single-family detached dwellings, two-family  
19 dwellings, and multiple-family dwellings. In any case the number of  
20 single-family dwellings may not exceed more than 50% of the density  
21 (dwelling units per acre) allowed for the proposed development.

22 ~~d. Group housing developments containing more than 50 dwelling units, in~~  
23 ~~accordance with the requirements of Article VI of this chapter.~~

24 ~~e.b.~~ Community center when part of a housing project.

25 ~~f.c.~~ Incidental commercial services for principal use of the development's  
26 occupants, when in conjunction with a housing project ~~identified in~~  
27 ~~Subsection (d)(1) of this section~~ containing at least 200 units; provided  
28 that:

- 29 1. Plans for any advertising signs or window displays shall be submitted  
30 to the Planning Commission for approval;
- 31 2. There shall be no direct access to the commercial service from any  
32 exterior (off-site) road;
- 33 3. The architectural appearance of the commercial service building, if a  
34 separate structure, shall be harmonious with the appearance of other  
35 structures in the development; and
- 36 4. Commercial services shall be limited to the following:
  - 37 i. Grocery stores;
  - 38 ii. Services such as dry-cleaning pickup agencies, shoe repair  
39 shops, beauty parlors, or barbershops;
  - 40 iii. Drugstores; and
  - 41 iv. Restaurants without dancing or entertainment, but excluding  
42 dairy bars and drive-in establishments.

43 ~~g.a. Functional families as defined by this chapter.~~

44 ~~h.d.~~ Nonresidential structures and uses in accordance with § 86-654.

45 ~~(d) Procedure for obtaining special use permits. The following procedure shall be~~  
46 ~~followed for all developments identified in Subsections (d)(1) and (2) of this~~  
47 ~~section, in addition to the requirements of Article II, Division 4, of this chapter,~~  
48 ~~relating to special use permits in general.~~

49 ~~(1) Preliminary procedures. The applicant shall meet with the planning director~~  
50 ~~to discuss any technical difficulties of a proposed development prior to formal~~

- 1 application for a special use permit. The applicant shall provide the planning  
2 director preliminary plans of the project and preliminary engineering  
3 information on the project.
- 4 (2) Application procedures. The applicant shall submit the following information  
5 to the Planning Commission via the Planning Director:
- 6 a. A site plan, drawn to a readable scale, including dimensions and locations  
7 of buildings, parking, roads, road names, access, and preliminary  
8 landscape design;
- 9 b. A legal description of the property in question, together with proof of  
10 ownership or a certified letter from the owner agreeing to the request;
- 11 c. Existing contours of the property at two foot intervals based on USGS  
12 data;
- 13 d. Proposed contours of the property at two foot intervals based on USGS  
14 data;
- 15 e. Preliminary engineering reports in accordance with the adopted  
16 Township water and sewer standards, together with a letter of review  
17 from the Township Engineer;
- 18 f. Ten copies of a report on the intent and scope of the project, including, but  
19 not limited to:
- 20 1. Number, size, volume, and dimensions of buildings;
- 21 2. Number and size of dwelling units;
- 22 3. Basis of calculations of floor area and density and required parking;
- 23 4. Number, size, and type of parking spaces; and
- 24 5. Architectural sketches or rendering of proposed buildings; and
- 25 g. If necessary, the Planning Director may require the applicant to submit  
26 selected soil borings taken on the site.
- 27 (3) Local agency review. The applicant shall provide the Township copies of the  
28 project plans for each local agency. The Township shall transmit plans to the  
29 following agencies for review and optional comment within 10 days:
- 30 a. The County Road Commission;
- 31 b. The County Drain Commissioner;
- 32 c. The County Health Department;
- 33 d. The appropriate School Board;
- 34 e. The Township Engineer;
- 35 f. The Township Fire Department; and
- 36 g. The Township Board.
- 37 (4) Public hearing. The Planning Commission shall set the public hearing date  
38 after having received all required information and plans in accordance with  
39 this chapter.
- 40 (5) Approval of special use permit. After reviewing the proposed project, the  
41 Planning Commission shall either approve or deny the special use permit, or  
42 approve subject to any conditions they deem appropriate, and shall prepare  
43 a report stating its conclusions, the basis for its decision and any conditions  
44 relating to approval.
- 45 (6) Issuance of special use permit. If the Planning Commission has acted  
46 favorably on an application for special use permit, the Planning Director shall  
47 issue such permit after review of construction plans to determine compliance  
48 with the terms and conditions of the special use permit, which plans shall  
49 include:

- ~~a. Detailed site plans, including a landscaping plan drawn by a registered landscape architect;~~
- ~~b. Detailed utility construction plans; and~~
- ~~c. Working plans of all other aspects of the project.~~

~~If construction plans vary substantially from those approved by the Planning Commission, such variations must be resubmitted to the Planning Commission for approval after notice and public hearing.~~

~~(e) Duration and validity of permit.~~

~~(1) The Planning Commission's approval of a special use permit shall be issued on a site plan and is valid regardless of change of ownership, provided that all terms and conditions are complied with by the new owner. Such permit shall be placed on file with the Planning Director.~~

~~(2) In cases where construction has not been commenced within a one-year period after approval, the permit shall automatically become null and void and all rights thereunder shall terminate. Upon written application filed prior to the termination of the one-year period, the Planning Commission may authorize a single extension of the permit for not more than one year without further notice or hearing.~~

~~(3) No permit for occupying any completed residential units shall be granted until all utilities, access drives, parking walkways, pools, screening, drainage, and other improvements indicated on the approved plan have been inspected and approved. If such improvements have not been completed and an occupancy permit is desired, a performance guarantee in the form of a cash deposit, certified check, or irrevocable bank letter of credit acceptable to the Township, covering the estimated cost of improvements associated with the project, shall be deposited with the Township to insure faithful completion of the improvements. Quarterly rebates of any cash deposits shall be made by the Township in reasonable proportion to the ratio of work completed on the required improvements as work progresses.~~

~~(f)(d) Minimum design standards.~~

~~(1) Minimum Lot Areas. [UNCHANGED]~~

~~(2) Minimum Lot Width. [UNCHANGED]~~

~~(3) Maximum Lot Coverage and Open Space Required. [UNCHANGED]~~

~~(4) Minimum Yard Dimensions. [UNCHANGED]~~

~~(5) [UNCHANGED]~~

~~(6) Maximum Building Height. [UNCHANGED]~~

~~(7) Signs. [UNCHANGED]~~

~~(8) Minimum living space. Minimum gross living space area for multiple family dwelling units shall be 350 square feet for one room, 500 square feet for two rooms, and 750 square feet for three rooms. An average of 100 additional square feet for each room in excess of three rooms. The term "room," as used in this subsection, shall not include kitchenette, dinette, alcove, bathrooms, halls, or patio.~~

~~(9)(8) Parking requirements. [UNCHANGED]~~

~~(10)(9) Storage of refuse. [UNCHANGED]~~

~~(11)(10) Landscaping required. [UNCHANGED]~~

~~(12)(11) Density. [UNCHANGED]~~

1 **Section 10.** Section 86-404, C-2 Commercial District, is hereby amended to read as follows:  
2

- 3 (a) [UNCHANGED]  
4 (b) [UNCHANGED]  
5 (c) [UNCHANGED]  
6 (d) Permitted Conditional Uses.  
7 (1) [UNCHANGED]  
8 (2) [UNCHANGED]  
9 (3) [UNCHANGED]  
10 (4) [UNCHANGED]  
11 ~~(5)~~ [UNCHANGED]  
12 ~~(5)~~(6) Multiple-family dwelling units located on the second floor of a  
13 building when the first floor of the building consists of nonresidential uses  
14 permitted under this Section.  
15 (e) [UNCHANGED]  
16

17 **Section 11.** Section 86-405, C-3 Commercial District, is hereby amended to read as follows:  
18

- 19 (a) [UNCHANGED]  
20 (b) [UNCHANGED]  
21 (c) [UNCHANGED]  
22 (d) Permitted Conditional Uses.  
23 (1) [UNCHANGED]  
24 (2) [UNCHANGED]  
25 (3) [UNCHANGED]  
26 ~~(4)~~ [UNCHANGED]  
27 ~~(4)~~(5) Multiple-family dwelling units located on the second floor of a  
28 building when the first floor of the building consists of nonresidential uses  
29 permitted under this Section.  
30 (e) [UNCHANGED]  
31

32 **Section 12.** Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add  
33 Section 86-477, Accessory Dwelling Units (ADU), to read as follows:  
34

- 35 (a) Generally. Recognizing the need for varied housing types while not having a  
36 negative impact on existing residential neighborhoods, Accessory Dwelling Units  
37 can provide affordable housing options, opportunities to age in place, and create  
38 a new housing opportunity in the Township that will blend in with the existing  
39 fabric of a neighborhood.  
40 (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot  
41 which already contains a detached single-family residential home.  
42 (c) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the  
43 minimum area and width standards of the zoning district in which they are  
44 located.  
45 (d) Setbacks. All ADUs shall meet the required setbacks for the underlying zoning  
46 district where the structure is being constructed.  
47 (e) Height.  
48 a. A detached ADU cannot exceed 20 feet in height.  
49 b. An attached ADU is subject to the height requirements for the zoning  
50 district where the primary structure is located.

- 1 (f) Maximum Floor Area. An ADU shall not be larger than 600 square feet and in no
- 2 circumstance shall be larger than the primary structure.
- 3 (g) Parking. No additional parking shall be permitted or required beyond the
- 4 standard parking required for a single-family home.
- 5 (h) Maximum Occupancy. No more than two (2) individuals may reside in an ADU.
- 6 (i) Access. The primary structure and the ADU shall share the same vehicular access
- 7 to the property.
- 8 (j) Utilities. An ADU shall be connected to the water and sanitary facilities for the
- 9 existing single-family structure. No new utility connections shall be permitted for
- 10 ADUs.
- 11 (k) Owner Occupancy Requirement. Either the principal dwelling unit or the
- 12 accessory dwelling unit shall be occupied by the person who has a legal or
- 13 equitable ownership interest with the property, and who bears all or part of the
- 14 economic risk of decline in value of the property and who receives all or part of
- 15 the payment, if any, derived from the lease or rental of the dwelling unit. (SECOND
- 16 OPTION: The owner-occupant shall meet the requirements for a principal
- 17 residence tax exemption.) The owner-occupant shall prove residency by means
- 18 acceptable to the Township.
- 19 (l) Accessory to Main Use. ADUs shall be clearly accessory to the main use of the
- 20 property as a single-family dwelling.
- 21 (m) Rental Licensing. If an ADU is occupied by someone other than the property
- 22 owner or a family member of the property owner, an active, valid rental license is
- 23 required. No more than one rental dwelling unit on any property shall be licensed
- 24 as a rental unit is allowed for any property.
- 25 (n) Attachment Options. Accessory dwelling units may either be attached to the main
- 26 structure (such as building over a garage) or detached from the main structure.
- 27 (o) Architectural Design.
- 28 a. Exterior stairways shall be prohibited.
- 29 b. Any entrance for an ADU shall not face the road, unless the entrance
- 30 existed for the structure prior to the ADU being proposed.
- 31 (p) Deed Restrictions. To ensure continued compliance by current and subsequent
- 32 owners, the applicant shall provide and record in the Ingham County Register of
- 33 Deeds a covenant in a form acceptable to the Township that the existence of the
- 34 ADU is predicated upon the occupancy of either the principal or accessory
- 35 dwelling unit by a person who owns the property, and that the ADU shall remain
- 36 in the ownership of the person who owns the property. The applicant shall
- 37 provide the Township with a recorded copy of the restrictive covenant prior to
- 38 and as a condition of the issuance of the Building Permit for development of the
- 39 ADU. Any owner of the property must notify a prospective buyer of the limitations
- 40 of this Section. Violations of the terms of this covenant shall result in the loss of
- 41 the occupancy for the ADU.
- 42 (q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.
- 43

44 **Section 13.** Section 86-651, Group Housing Residential Developments, is hereby deleted in its

45 entirety.

46

47 **Section 14.** Section 86-366, Schedule of Regulations for Residential Districts is amended at

48 Attachment 1, Schedule of Regulations for Residential Districts, by striking Section

49 E.5. Minimum Living Space in its entirety.

50

1 **Section 15.** Validity and Severability. The provisions of this Ordinance are severable and the  
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
3 or effectiveness of the remainder of the Ordinance.  
4

5 **Section 16.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
6 hereby repealed only to the extent necessary to give this Ordinance full force and  
7 effect.  
8

9 **Section 17.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
10 that were incurred, and proceedings that were begun, before its effective date.  
11

12 **Section 17.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
13 or upon such later date as may be required under Section 402 of the Michigan Zoning  
14 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
15 referendum.  
16

17 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of  
18 **XXXXXXX**, 2023.  
19

20  
21  
22 \_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

23  
24  
25  
26 \_\_\_\_\_  
Deborah Guthrie, Township Clerk  
27  
28



**To:** Board Members  
**From:** Frank L. Walsh, Township Manager  
**Date:** September 29, 2023  
**Re:** Study Session-Set a Date for Senior/Community Center Discussion

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As you are aware, Meridian Township recently received \$5,000,000 from the State of Michigan to support a new Meridian Township Senior Center. Over the past few months, a committee was formed to review our options for a potential site location, funding options and site visits to existing Community/Senior Centers. The committee is chaired by Trustee Wilson. Supervisor Jackson and Treasurer Deschaine also serve as Board representatives.

It's important to note that we are clearly in the feasibility stage. At this time, we are not prepared to make any final recommendations to the Board. Part of our process includes seeking input from residents during our Listening Sessions. We hope to schedule a study session with the Board to share what we have learned thus far. Timing is an issue as the \$5,000,000 state grant must be encumbered by December 31, 2024.

We look forward to your input and a future discussion on the potential new Meridian Township Community/Senior Center.



**To: Meridian Township Board Members**  
**From: Phil Deschaine, Treasurer**  
**Date: September 28, 2023**  
**Re: 2023 Investment Policy Revision**

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In June of the year, the Board approved contracting with Robison Capital to assist the Treasurer's Office with investment advice. Robison Capital is now assisting my office to select investments that first and foremost are safe, provide liquidity, and fair returns on our capital reserves.

As a first step, I have worked with the staff at Robison Capital to revise our current investment policy, which has been unchanged since it was first approved on March 3, 2009. I have included the revised Investment Policy, with all the new sections of the policy highlighted.

The new policy expands on ensuring the safety of our investments. These revisions address custodial credit risk, interest rate risk, credit risk, concentration of credit risk, and foreign currency risks.

The revised policy is more prescriptive about delegation of authority and requires written procedures to be followed, with specific instructions for safekeeping, wire transfers, banking service contracts, and depository agreements.

The biggest change to this investment policy is found in **Appendix A: Portfolio Diversification Guidelines**. Our policy will now prescribe maximum percentages to be invested in each of the eight investment instruments allowed for municipal investments by Michigan Public Act 20. The Appendix also limits the maximum percentages by each issuer (e.g. bank). Lastly the policy now limits the maximum maturity for any new investment to not exceed 5 years, and in some cases, 6 months, depending on the investment type. This last change is particularly important to me as I have been stymied by some investments made before my term as Treasurer with 15-year maturities.

The new policy also includes a glossary created by Robison Capital that defines and explains the terms used in this investment policy.

# Meridian Township Investment Policy

## 1.0 PURPOSE

It is the policy of Meridian Township to invest public funds in a manner which will ensure the preservation of principal while providing the highest investment return with maximum security, meeting daily cash flow requirements of the Township and ensuring that the portfolio is in compliance with all statutes governing the investment of public funds.

## 2.0 SCOPE

This investment policy applies to all liquid financial assets of the Township held or controlled by the Township Treasurer. These financial assets are accounted for in Meridian Township's Comprehensive Annual Financial Report and include:

### 2.1 Fund Types

- 2.1.1 General Fund
- 2.1.2 Fire Operating Fund
- 2.1.3 Fire Equipment Fund
- 2.1.4 Building Escrow Funds
- 2.1.5 Building Operating Funds
- 2.1.6 Tax Funds
- 2.1.7 Library Funds
- 2.1.8 ARPA Funds
- 2.1.9 Debt Service-Special Assessment Funds
- 2.1.10 Any new fund or funds created by Meridian Township's Board of Trustees, unless specifically exempted.

The trust fund assets held by a third-party custodian and/or money manager on behalf of any Retirement System Fund, Health Care Insurance Fund as well as any individual employee deferred compensation funds are excluded from this policy.

## 3.0 OBJECTIVES

The primary objectives, in priority order, of the Township Treasurer's investment activities shall be:

- 3.1 **Safety:** Safety of principal is the foremost objective in the investment of Township funds. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. To attain this objective and avoid the five Governmental Accounting Standards Board (GASB) risks identified, Meridian Township will diversify its investments among a variety of securities offering independent returns from autonomous financial institutions.
  - 3.1.1 **Custodial Credit Risk** - will be minimized by holding all securities in the Township's name in either a third-party safekeeping account (for agencies and commercial paper) or by the issuing institution.
  - 3.1.2 **Interest Rate Risk** - will be minimized by structuring the portfolio to meet the cash requirements of ongoing operations, thereby mitigating the need to liquidate securities at a loss prior to maturity.
  - 3.1.3 **Credit Risk** - will be minimized by: limiting investments to the safest types of securities, pre-qualifying financial institutions with which the Township will do business, diversifying the portfolio and using, when available, fully insured FDIC

programs so that the potential losses on individual securities would be minimized and maintaining credit rating on all holdings.

3.1.4 **Concentration of Credit Risk** - will be minimized by limiting the exposure of a single security issuer to ten percent (10%) of the total portfolio. (See Appendix A)

3.1.5 **Foreign Currency Risk** - will be minimized by only investing in United States dollar denominated securities.

3.2 **Liquidity:** The investment portfolio shall remain sufficiently liquid to enable the Township Treasurer to meet all operating requirements which might be reasonably anticipated.

3.3 **Return on Investments:** The investment portfolio shall be designed with the objective of attaining a rate of return (as defined in Section 13.1) throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow characteristics of the portfolio.

#### 4.0 DIVERSIFICATION

The Township Treasurer shall diversify investments by security type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

#### 5.0 DELEGATION OF AUTHORITY

Authority to manage the investment program is derived from Public Act NO. 20 of the Public Acts of 1943, as amended by Act 285 of 1988, Act 196 of 1997 and Act 213 of 2007. Management responsibility for the investment policy is hereby delegated to the Township Treasurer, as required by State law, who shall be responsible for all transactions and activities undertaken and shall establish a system of controls to regulate the activities of subordinate officials, and their procedures in the absence of the Treasurer.

5.1 The Treasurer shall establish written investment procedures for the operation of the investment program consistent with this policy. The procedures shall include reference to: safekeeping, wire transfer agreements, banking service contracts and depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Treasurer.

#### 6.0 AUTHORIZED INVESTMENTS

The Township Treasurer is authorized to invest in any security as authorized by Public Act 20 of 1943, as amended, including but not limited to, the following:

6.1 Bonds, securities and other obligations of the United States or an agency or instrumentality of the United States.

6.2 Certificates of deposit, savings accounts, deposit accounts or depository receipts of a financial institution, but only if the financial institution complies with subsection 129.91 (2), (5), or (6) of Public Act 20 of 1943, as amended.

6.3 Commercial paper rated at the time of purchase at the highest classification established by not less than two standard rating services and that matures not more than 270 days after the date of purchase.

6.4 Repurchase agreements consisting of instruments listed in Section 5.1 of this investment policy and a Master Repurchase Agreement must be signed with the bank or dealer. The collateralization level will be 102% of market value of principal and accrued interest.

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout the budgetary and economic cycles, commensurate with the investment risk constraints and cash flow needs.

**12.1 Market Yield (Benchmark):** Meridian Township's investment strategy is passive. Given this strategy, the basis used to determine whether market yields are being achieved shall be to identify a comparable United States Treasury instrument as the benchmark which matches the portfolio investment duration, i.e. 90-day United States Treasury Bill, 6-month United States Treasury Bill, Average Fed Funds Rate, or a composite with similar representation to the portfolio targets.

### **13.0 ETHICS AND CONFLICT OF INTEREST**

Township financial officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the Treasurer any material financial interests in financial institutions that conduct business within this jurisdiction and shall further disclose any large personal financial/investment positions that could be related to the performance of the Township, particularly with regard to the time of purchase and sales.

### **14.0 REPORTING**

The Township Treasurer shall provide a quarterly report to the Board of Trustees which indicates a clear picture of the status and type of investments of the current portfolio. This report shall be prepared in a manner by which the Board may ascertain if investment activities during the reporting period have conformed of this investment policy.

### **15.0 SIGNATURES ON BANK ACCOUNTS**

All Meridian Township bank accounts shall have listed as signers the Treasurer and the Deputy Treasurer. The Clerk shall also be listed if a third signer is required or desired and in case of an emergency.

### **16.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS**

The Township Treasurer will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained for approved security broker/dealers selected by credit worthiness that are authorized to provide investment services to Meridian Township. These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule). No public deposit shall be made except in a qualified public depository as established by state/province laws. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the treasurer with the following: (e.g. audited financial statements, proof of National Association of Security Dealers certification, trading resolution, proof of state/province registration, completed broker/dealer questionnaire, certification of having read entity's investment policy and depository contracts.) An annual review of the financial condition and registrations of qualified bidders will be conducted by the Treasurer. A current audited financial statement is required to be on file for each financial institution and broker/dealer in which the (entity) invests.

- 6.5 Banker's acceptances of the United States banks.
- 6.6 Obligations of the State of Michigan or any of its political subdivisions that at the time of purchase are rated as investment grade by not less than one standard rating service.
- 6.7 Mutual funds registered under the Investment Company Act of 1940, 15 USC 80a-1 to 80a-64, with authority to purchase only investment vehicles that are legal for direct investment by a Michigan public corporation. Any such investment is limited to mutual funds that maintain a net asset value of \$1.00 per share. No more than forty percent (40%) of the overall portfolio may be invested in mutual funds.
- 6.8 Obligations described in subdivisions (a) through (g) if purchased through an inter-local agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.
- 6.9 Investment pools organized under Surplus Funds Investment Pool Act, 1982, PA 367, MCL 129.11 to MCL 129.118
- 6.10 Investment pools organized under Local Government Pool Act, 1985, PA 121, MCL 129.141 to MCL 129.150.

## 7.0 SAFEKEEPING AND CUSTODY

It shall be the responsibility of the Township Treasurer to determine which securities will be held by a third-party custodian. Securities held in safekeeping by a third-party custodian shall be evidenced by a safekeeping receipt.

## 8.0 PRUDENCE

The standard of prudence to be used by the Township Treasurer shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but investment, considering the probable safety of their capital as well as the probable income to be derived.

## 9.0 DIVERSIFICATION OF INVESTMENTS

Meridian Township will diversify its investments by security type and institution/issuer. With the exception of United States Treasury or Agency securities, no more than fifty percent (50%) of the total investment portfolio will be invested in a single security type (see Appendix A). Meridian Township's investment committee may establish upper and lower target ranges providing guidelines for diversification.

## 10.0 MAXIMUM MATURITIES

To the extent possible, Meridian Township will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, Township will not directly invest in securities with maturities more than five (5) years from the date of purchase.

## 11.0 INTERNAL CONTROLS

The Treasurer shall actively participate in the annual independent review process by an external auditor. This review will provide internal control by assuring compliance with all applicable statutes, ordinances, policies and procedures.

## 12.0 PERFORMANCE STANDARDS

**16.0 FINANCIAL INSTITUTION ACKNOWLEDGEMENT AND AGREEMENT**

Financial institutions holding Township funds and investments shall receive, sign and return the following acknowledgement and agreement:

**ACKNOWLEDGEMENT OF RECEIPT OF INVESTMENT POLICY  
AND AGREEMENT TO COMPLY**

I have read and fully understand Act 20, PA 1943, as amended, and the Investment Policy of Meridian Township.

Any investment advice or recommendation on investments given by

\_\_\_\_\_ representing \_\_\_\_\_

To the Meridian Township Treasurer shall comply with the requirements of Act 20, PA 1943, as amended, and the Investment Policy of Meridian Township. Any existing investment not conforming with the statute of the policy will be disclosed promptly to Meridian Township.

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Appendix A (called for in 3.1.4)

**APPENDIX A**  
**PORTFOLIO DIVERSIFICATION GUIDELINES**

<b>Instrument Description</b>	<b>Security Type Maximum</b>	<b>Issuer Maximum</b>	<b>Maturity Maximum</b>
U.S. Treasuries	100%	N/A	5 years <sup>1</sup>
U.S. Agencies & Instrumentalities (Date specific maturities only)	100%	50%	5 years <sup>1</sup>
CD's Non-negotiable	50%	10%	2 years
CD's Negotiable	50%	10%	3 years
Municipal Bonds	50%	10%	5 years
Commercial Paper	50%	10%	270 days
Bankers Acceptances	25%	10%	184 days
Overnight Deposits <sup>2</sup>	25%	25%	1 day
Mutual Funds <sup>3</sup>	25%	10%	3 years

<sup>1</sup> Maturity Maximum - the five-year maximum applies to non-enterprise fund investments only. Enterprise fund reserves may be invested in securities exceeding five (5) years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds.

<sup>2</sup> Overnight Deposits - The Treasurer may invest overnight or short-term liquid assets to cover cash flow requirements in the following types of pools: Investment Pools organized under the surplus funds investment pool act of 1982, PA 367, MCL 129.111 to 129.118 or Investment Pools organized under the Urban Cooperation Act of 1967, PA7, MCL 124.501 to 124.512.

<sup>3</sup> Authority to Purchase Mutual Funds - The Treasurer may invest in no-load fixed income mutual funds composed of investment vehicles, which are legal for direct investment by local units of government in Michigan, either taxable or tax-exempt. This authorization is limited to mutual funds whose intent is to maintain a net asset value of \$1.00 per share.

## **GLOSSARY**

**ACCRUED INTEREST:** The accumulated interest payable on a security since the last interest payment made by the issuer.

**AGENCY:** A debt security issued by a federal or federally sponsored agency. Federal agencies are backed by the full faith and credit of the U. S. Government. Federally sponsored agencies (FSAs) are backed by each particular agency with a market perception that there is an implicit government guarantee. An example of a federal agency is the Government National Mortgage Association (GNMA). An example of an FSA is the Federal National Mortgage Association (FNMA).

**BANKERS' ACCEPTANCE (BA):** A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

**BENCHMARK:** A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investment.

**BROKER:** A broker brings buyers and sellers together for a commission.

**CERTIFICATE OF DEPOSIT (CD):** A time deposit with a specific maturity evidenced by a certificate. Large-denomination CDs are typically negotiable.

**COLLATERAL:** Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

**COMMERCIAL PAPER:** An unsecured short-term promissory note issued by corporations, with maturities ranging from 2 to 270 days.

**COUPON:** (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

**DELIVERY VERSUS PAYMENT:** There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

**DIVERSIFICATION:** Dividing investment funds among a variety of securities offering independent returns.

**DURATION:** A measure of the timing of the cash flows, such as the interest payments and the principal repayment, to be received from a given fixed-income security. This calculation is based on three variables; term to maturity, coupon rate, and yield to maturity. The duration of a security is a useful indicator of its price volatility for given changes in interest rates.

**FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA):** FNMA, like GNMA, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

**GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA OR GINNIE MAE):** Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U. S. Government. Ginnie Mae securities are backed by the FHA, VA or FmHA mortgages. The term "pass-through" is often used to describe Ginnie Maes.

**INVESTMENT POLICY:** A concise and clear statement of the objectives and parameters formulated by an investor or investment manager for a portfolio of investment securities.

**LIQUIDITY:** A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

**LOCAL GOVERNMENT INVESTMENT POOL (LGIP):** The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

**MARKET VALUE:** The price at which a security is trading and could presumably be purchased or sold.

**MASTER REPURCHASE AGREEMENT:** A written contract covering all future transactions between the parties to repurchase---reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

**MATURITY:** The date upon which the principal or stated value of an investment becomes due and payable.

**MONEY MARKET:** The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

**PORTFOLIO:** Collection of securities held by an investor.

**RATE OF RETURN:** The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity.

**REPURCHASE AGREEMENT (RP OR REPO):** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money that is, increasing bank reserves.

**SAFEKEEPING:** A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

**SPECULATION:** Assumption of risk in anticipation of gain but recognizing a higher than average possibility of loss.

**TREASURY BONDS:** Long-term coupon-bearing U. S. Treasury securities issued as direct obligations of the U. S. Government and having initial maturities of more than ten years.

**TREASURY NOTES:** Medium-term coupon-bearing U. S. Treasury securities issued as direct obligations of the U. S. Government and having initial maturities from two to ten years.

**VOLATILITY:** A degree of fluctuation in the price and valuation of securities.

**YIELD:** The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security. (b) **NET YIELD** or

**YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.