



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 9, 2023 6:00 PM

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION
 - A. Volunteer of the Year Recognition
 5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
 6. TOWNSHIP MANAGER REPORT
 7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
 8. APPROVAL OF AGENDA
 9. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) October 17, 2023 Regular Township Board Meeting
 - (2) November 2, 2023 Township Board Meeting Study Session
 - C. Bills
 - D. Clarion Pointe Liquor License Application
 - E. Third Quarter 2023 Investment Report
 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS
 - A. Corridor Improvement Authority (CIA) Tax Increment Financing (TIF)
 - B. Application for MSHDA's Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) Program
 12. ACTION ITEMS
 - A. Corridor Improvement Authority (CIA) Tax Increment Financing (TIF)
 - B. MSHDA's Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) Program
 - i. Update to the Township's Public Participation Plan
 - ii. Authorization for Township Staff to Submit the Township's Application for the CHILL Program
 - iii. Designation of the Authorized Signer of the Grant Application, Grant Agreement and Payment Requests under the CHILL Grant
 - iv. Designation of the Certifying Officer for the CHILL Environmental Review
 - C. Ordinance 2023-05 Redevelopment Ready Communities (RRC) Housing Updates-Final Adoption
 - D. 3rd Quarter Budget Amendments
 - E. Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll 2023
 13. BOARD DISCUSSION ITEMS
 - A. Community/Senior Center Request for Proposals
 - B. Disbursement of 2023 Health Care/Health Savings Account
 14. COMMENTS FROM THE PUBLIC
 15. OTHER MATTERS AND BOARD MEMBER COMMENTS
 16. ADJOURNMENT
-

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

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



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**



FOR IMMEDIATE RELEASE
October 17, 2023

CONTACT: Samantha Diehl, Communications Manager
517.853.4378 | diehl@meridian.mi.us

Celebrate Halloween in Meridian Township
Several Family-Friendly Activities Offered for Season of Spooky Fun

Meridian Township, MI – Throughout late October, Meridian Township will host several events and activities to celebrate the Halloween season with fun for the whole family (dogs included). The following Halloween events will take place:

Spooktacular Adventures at the Market (Register at recreation.meridian.mi.us)

Wednesday, October 25 - 4:00 pm – 5:15 pm and 5:30 pm – 6:45 pm
Marketplace on the Green (1995 Central Park Drive)

Happening in conjunction with the Wednesday Farmers' Market, families are encouraged to dress in costume and enjoy trick-or-treating, a scavenger hunt, live music, dancing, games, Crafts with CADL, meeting the League of Enchantment, pumpkin picking, food trucks, and shopping. Cost is \$7 per child and registration is required.

“Howl”oween Dog Pawties (Register at recreation.meridian.mi.us)

Tuesday, October 24 – 6:30 pm – 8:00 pm Thursday, October 26 – 6:30 pm – 8:00 pm
Small Dog Park (1960 Gaylord C. Smith Court) Large Dog Park (1990 Central Park Drive)

Meridian Township Dog Park members only. Celebrate the spooky season with fellow dog lovers. Dogs can enjoy toys, treats, costumes, a dog paw-rade, and a costume contest. Get your picture taken with a fun Halloween backdrop, play a game of “musical sits” and other fun activities. Registration is \$5 per dog.

Police Department Halloween Open House

Saturday, October 28 – 10:00 am – 1:00 pm
Public Safety Building (5151 Marsh Road)

Get a behind-the-scenes look at what it takes to be a police officer! Kids will get to sit in a patrol car, tour the Police Department, meet McGruff the Crime Dog, and enjoy cider, donuts, and candy. The event will be first come, first served. Meaning a set amount of people are allowed in the station at once. After one group has finished, another will be allowed to enter

Meridian Historical Village Treats & Tours

Saturday, October 28 – 11:00 am - 1:00 pm
Meridian Historical Village (5151 Marsh Road)

Families are invited to dress in costume and visit the Meridian Historical Village for trick-or-treating. Treats will be available at the Village Farmhouse and Schoolhouse. The General Store will also be open.

Trick-or-Treating

Monday, October 31 – 6:00 pm – 8:00 pm

Township officials remind residents to follow safety precautions if participating in Halloween-related activities. For more event information, visit the Meridian Township website at meridian.mi.us/Calendar.

###

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



From: [Charles Kotz](#)
To: [Board](#)
Subject: New Meridian Township Master Plan
Date: Thursday, October 19, 2023 4:15:28 PM

Dear Board:

I read with great interest the letters from Township residents that were included in the last meeting packet. The number of people that took their time to comb through the proposed Master Plan, and then conceptualize how the proposed changes will impact Township residents is truly impressive. As I read through these letters, I found myself in total agreement with the sentiments that were being expressed.

What is clear from these letters is that residents are very concerned about the direction that this Board wants to take the Township. For example, freezing new Land Preservation acquisitions, (despite a fund with seven million dollars, that were collected from taxpayers specifically to preserve green space). What could possibly be the motivation for this moratorium?

I respectfully submit:

Development interests, a Board priority:

- 1). Fedewa Homes- 19,000 square feet, 13 unit townhomes
- 2). Copper Creek- 98 single family homes, (Mayberry)
- 3). Silverstone Estates- 26 acres of green space developed for 25 rental homes
- 4). Silverleaf Housing Development- 225 units on 94 acres of green space, (Mayberry)

Additional new "island" subdivisions have been built recently in green space areas that are not close enough to the core of Meridian Township to enable their residents to walk or ride a bike, anywhere. Getting to school, work, or shopping...more cars on our roads. Examples are found along Cornell Road, north of Grand River, and at the north end of Powell Road. Most of these new housing projects, in fact will only add to our already overcrowded roads.

Finally, the proposed Master Plan states a goal of attaining a Bronze status award from the League of American Bicyclists. This would require the designation of bike lanes in the Township, along with many other safety provisions. I heartily endorse this goal, but one cannot help but wonder why with all the road work that the Township just completed: why were bike lanes NOT included?

The Board needs to listen to what its residents are saying. Please think first how your decisions will impact the quality of life of current Meridian Township residents.

Sincerely,

Charles Kotz



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: CHILL APPLICATION

THURSDAY, NOVEMBER 9, 2023

CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE OF PUBLIC HEARING
FORE MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING
FOR CDBG HOUSING IMPROVING LOCAL LIVABILITY THROUGH
THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA)

Notice is hereby given that the Township Board of the Charter Township of Meridian will hold a public hearing on Thursday, November 9, 2023 at 6:30 p.m. in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, to hear all persons interested in the Township's application to MSHDA for funding under the CDBG Housing Improving Local Livability program.

Meridian Township proposes to request \$480,000 in CDBG funds to fund homeowner rehabilitation of existing housing to preserve the affordable housing stock in the community. All of the requested funds will be used for rehabilitation of existing homes. Including local match and local administrative costs, the project will total up to \$690,000. The entire amount is intended to benefit low to moderate income residents. No persons will be displaced as a result of the proposed activities.

Further information, including a copy of the CHILL application is available for review at the Township Clerk's office, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the Township Board meeting to the Township's Director of Project Management and Operations, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to massie@meridian.mi.us, or in person at the public hearing.

Citizen views and comments on the proposed application are encouraged and welcomed.

For more information please contact:
Charter Township of Meridian
Melissa Massie, Director of Project Management and Operations
517-853-4456

Publish: City Pulse Deborah Guthrie
November 1, 2023 Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Zoning Amendment #2023-05
(Planning Commission)**

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Zoning Amendment #2023-05 (Planning Commission)
Public Hearing**

The Township Board at its regular meeting on November 6, 2023 approved for introduction and subsequent adoption Ordinance 2023-05 to amend several sections of the Zoning Ordinance to comply with the requirements for the Township's Redevelopment Ready Community renewal, updating standards throughout the Zoning Ordinance.

A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**Publish: City Pulse
November 1, 2023**

**Deborah Guthrie
Township Clerk**

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Variance Request 23-10
2470 Burcham Drive**

WEDNESDAY, November 15, 2023

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Variance Request 23-10
2470 Burcham Drive
Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, November 15, 2023 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request for a wetland setback. East Lansing – Meridian Water & Sewer Authority is proposing to construct a water storage reservoir that does not meet the required wetland setback located at 2470 Burcham Drive. The subject site is zoned RR (Rural Residential).

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

**Publish: City Pulse Deborah Guthrie
 November 1, 2023 Township Clerk**

1 Affidavit, please

From: [Charles Kotz](#)
To: [Board](#); [LeRoy Harvey](#)
Subject: Birmingham looks to phase out gas leaf blowers
Date: Saturday, October 28, 2023 6:37:29 PM

Dear Board-

I have been looking for leadership from our Township Board or Environmental Commission to phase out gas powered leaf blowers, only to be informed by a board member that “there is no interest” in pursuing this. Birmingham Michigan is taking a very methodical approach, by announcing a 3 year plan to their community that will phase out these CO2 and noise producing devices.

Please read how the Birmingham local government is taking the lead in helping improve the quality of life for their residents. Why must we accept the noise and air pollution these devices bring to our community? It is past time to think of solutions to this problem, as opposed to silent resignation.

Sincerely,

Charles Kotz

<https://www.downtownpublications.com/single-post/birmingham-looks-to-phase-out-gas-leaf-blowers>

Sent from my iPhone



FOR IMMEDIATE RELEASE
November 1, 2023

CONTACT: Dan Opsommer, Deputy Township Manager
517.853.4440 | opsommer@meridian.mi.us

East Lansing – Meridian Water and Sewer Authority Recognized in State Water Taste-Off
ELMWSA Places Third in Competition Ranking Michigan’s Best Tasting Water

Meridian Township, MI - After winning the 2023 American Water Works Association Mt. Pleasant Regional Water Taste-off Competition, the East Lansing – Meridian Water and Sewer Authority (ELMWSA) competed at the state level for a similar recognition.

The American Water Works Michigan Section Annual Conference Taste-Off was held in Port Huron on September 13. In this competition, water supplies from ELMWSA and other regional winners, including the City of Ann Arbor, City of Kalamazoo, Village of Mancelona, and Marquette Township were judged on taste, smell, and water clarity.

Following a close competition, ELMWSA finished third in the Taste-Off. The winner for best tasting water in Michigan for 2023 was Marquette Township.

The staff of the East Lansing – Meridian Water and Sewer Authority are excited to compete again in the 2024 Taste-Off, and ELMWSA will continue efforts to have the best tasting water in Michigan.

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From: [PressDesk](#)
To: [PressDesk](#)
Subject: Meridian Township Winter Farmers' Market to Begin in November Press Release
Date: Wednesday, November 1, 2023 1:19:51 PM
Attachments: [image001.png](#)
[image002.png](#)

FOR IMMEDIATE RELEASE
November 1, 2023

CONTACT: LuAnn Maisner, Parks and Recreation Director
517.853.4600 | maisner@meridian.mi.us

Meridian Township Winter Farmers' Market to Begin in November
Winter Market to Run from November through April

Meridian Township, MI – Join the Meridian Township Farmers' Market as it continues into the winter season. Please note that the new Farmers' Market hours will be from 10:00 am to 2:00 pm.

The Farmers' Market will be held **OUTDOORS** at the Marketplace on the Green Pavilion (1995 Central Park Drive, Okemos) from 10:00 am to 2:00 pm on the following Saturdays in November:

- November 4, 2023
- November 11, 2023
- November 18, 2023

Then beginning Saturday, November 25, the Farmers' Market will be held **INDOORS** in the JCPenney corridor of the Meridian Mall (1982 W. Grand River Avenue, Okemos). The Market will be held from 10:00 am to 2:00 pm on the first, third, and fifth Saturdays of each month:

- November 25, 2023
- December 2, 2023
- December 9, 2023
- December 16, 2023
- December 23, 2023
- January 6, 2024
- January 20, 2024
- February 3, 2024
- February 17, 2024
- March 2, 2024
- March 16, 2024
- March 30, 2024
- April 6, 2024
- April 20, 2024

Attendees can browse a variety of locally home grown and homemade goods that are sure to satisfy shoppers and bring warm feelings during the cold months. Supplemental Nutrition Assistance Program (SNAP) recipients can use their Michigan Bridge Card at the Farmers' Market. Double Up Food Bucks are also accepted all year round.

For additional information, please contact Meridian Township Farmers' Market Manager, Tom Cary at 517.712.2395 or email farmersmarket@meridian.mi.us. The complete vendor list for each week is located at www.meridian.mi.us/FarmersMarket and is updated before each market.

###



**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 17, 2023 as submitted. (1)**
- (2) Move to approve and ratify the minutes of the Study Session of November 2, 2023 as submitted. (2)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 17, 2023 with the following amendment(s):[insert amendments]**
- (2) Move to approve and ratify the minutes of the Study Session of November 2, 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, October 17, 2023, 6:00 pm

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

ABSENT: Trustee Sundland

STAFF: Township Manager Walsh, Director Schmitt, Communications Manager Deihl, Director Ianni, Director Gebes, Police Chief Grillo, Police Captain Crane, Fire Chief Hamel, Deputy Clerk Gordon

1. CALL MEETING TO ORDER

Supervisor Jackson called the October 17, 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. Six Board Members present, Trustee Sundland absent.

4. PRESENTATION

Ted Farris of Boy Scout Troop 125 Pancake Breakfast Presentation – Check donated by Fire Chief Hamel and Lieutenant Weber to the Muscular Dystrophy Association in the amount of \$250.00 and to Meridian Scouts Camper Scholarship in the amount of \$1267.47.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened comments from the public at 6:09 pm

Tim Potter, Township resident – Spoke regarding safe routes to school for Okemos Schools.

Supervisor Jackson closed comments from the public at 6:13 pm

6. TOWNSHIP MANAGER REPORT

Manager Walsh provided updates on the following items:

- Paid parental leave policy.
- 37 deer have been culled as part of the deer culling program.
- Praised Director Clark for the great work with the DDA and TIF.
- Met with MEDC on Friday about Village of Okemos.
- Brownfield met on Thursday.
- Police Department will hold Halloween open house on October 28th, from 10:00 am – 1:00 pm

- New HOMTV equipment has been installed.
- The Great Divide takes place with East Lansing and Meridian Fire on October 20, 2023
- Chief Grillo is working on pedestrian safety.
- Haslett School Resource Officer is now in place.
- The local road project is wrapping up, with Wardcliff being the final neighborhood.
- Pension Board is meeting November 6th.
- Parks and Recreation Director applications are due October 27th.
- Reno the police K9 is out of service.
- Farmers market is moving back inside to the mall.
- Thanked Coach Lubahn of MSU Men’s Golf and Director Alan Haller for the Mteam building event.
- Recognized Danneisha McDole, Robin Faust, Jack Hughes, Keith Hewitt, John Hines for their work anniversaries.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson attended the Community Resource Commission meeting last week. The coat drive gathered more than 100 coats. Have a wider distribution of food baskets than ever before. Has joined a group of stakeholders looking to mitigate school safety in Okemos.

Trustee Hendrickson attended the listening session at Hiawatha, spoke about updates for safety with Okemos schools, Spoke on the pedestrian upgrades near Okemos schools.

Trustee Wisinski attended the listening session and thanked the public for attending, attended the Election Commission meeting to discuss early voting plan, attended the Land Preservation Advisory Board meeting.

Clerk Guthrie attended the Friends of Okemos Library meeting and spoke about storage facilities costs, expressed gratitude to residents for attending the listening sessions.

Treasurer Deschaine missed the listening session due to his attendance at the Michigan Township Association training. Met with Trustee Hendrickson and Director Clark regarding the Corridor Improvement Authority

8. APPROVAL OF AGENDA

Supervisor Jackson made a recommendation to amend the agenda by adding 13a Meridian Township Public Safety recruitment and retention program.

Supervisor Jackson moved to approve the change to the agenda. Seconded by Clerk Guthrie

Treasurer Dechaine moved to approve the agenda as amended. Seconded by Wisinski

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

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda

Trustee Hendrickson moved consent with the exception of item F. the Board meeting schedule. Supported by Clerk Guthrie

Treasurer Deschaine requested to amend the October 3, 2023, minutes by changing Ritter last name Witter and adding that he is a 50-year member of the Kiwanis Club of Haslett and Okemos.

Trustee Hendrickson accepted the change.

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

NAYS: 0

Motion carried: 6-0

Trustee Hendrickson Moved to adopt the 2024 board meeting resolution with two amendments moving May 7 to May 9 and August 13 to August 8. Supported by Trustee Wilson.

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

NAYS: 0

Motion carried: 6-0

Treasurer Deschaine moved to change the August 27 meeting to August 20. Supported by Trustee Hendrickson.

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

NAYS: 0

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

A. Ordinance 2023-05 Redevelopment Ready Communities (RRC) Housing Updates- Introduction

Director Schmitt spoke on ordinance and the changes that are being proposed for Accessory Dwelling Units. Treasurer Deschaine and Trustee Wisinski spoke in support of affordable housing. Board members asked clarifying questions regarding affordable housing.

Wisinski moved to adopt the resolution approving the introduction Zoning Amendment #2023-05 to amend the Zoning Ordinance of the Charter Township of Meridian at multiple sections to bring the Zoning Ordinance in line with the RRC program guidelines. Seconded by Treasurer Deschaine

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

NAYS: None

Motion carried: 6-0

B. Early Voting Plan

Deputy Clerk Gordon presented the Early voting plan. Board Members asked questions regarding the volume of people that may choose to vote early and the capacity of the Township Boardroom to handle large quantities of people.

Clerk Guthrie moved to approve the Meridian Township Early Voting Plan and Early Voting Site by resolution at the October 17, 2023, Township Board Meeting and direct the Clerk to submit the Early Voting Plan and Resolution to the County Clerk by October 30, 2023. Seconded by Trustee Wisinski.

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

NAYS: 0

Motion carried: 6-0

C. Meridian Township Investment Policy Update

Treasurer Deschaine spoke on the changes that were made to the Investment Policy, as discussed in the October 3, 2023, meeting.

Treasurer Deschaine moved to approve the 2023 Investment Policy with revisions as presented to the Board. Seconded by Trustee Wisinski.

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

NAYS: 0

Motion carried: 6-0

13. BOARD DISCUSSION ITEMS

A. Meridian Township Public Safety Recruitment and Retention Program

Manager Walsh gave an overview regarding issues with staffing. Chief Grillo provided a presentation surrounding low staffing and what the police department is currently doing to recruit police officers.

- Manager Walsh spoke about the plan to implement a retention and referral bonus program and the financial impacts.
- Board Members asked questions pertaining to what has been done in other communities, what the wages are in other communities, if the timeline is long enough or if more money should be given to the program.
- Manager Walsh will be providing quarterly reports to keep the Board updated.
- Trustee Hendrickson asked how morale was within the department.
- Chief Grillo spoke about the intention to target lateral transfers.
- Board Members asked to open referral bonus for police to all Meridian Township staff.
- Manager Walsh wants to bring this back for approval for the November 9th Board meeting.

B. IT Project - Brightline Update

Director Gebes updated the Board on IT updates, as well as new technology equipment. Trustee Wilson asked if disaster recovery service is out of this region. Trustee Hendrickson praised Director Gebes on how quickly his team has been working.

C. Fire Protection and Emergency Services Cost Recovery Ordinance Update

Chief Hamel spoke on the ordinance update and what it entailed. Board Members asked clarifying questions about why it was a necessary update and how the Township will be deciding what circumstances result in a charge for services. Chief Hamel gave examples of different situations that would result in someone being billed for fire services. Trustee Hendrickson asked for additional clarity for A, B, C and D from legal counsel before it comes back for action.

D. Recreational Marijuana Licensing Standards

Director Schmitt gave background regarding the process for licensing. The Township Attorney added to what Director Schmitt spoke about and provided different options the board can take in how to proceed with reviewing Marijuana facility applications.

Board Members discussed how to proceed. Five Board Members agreed on an advisory committee to review applications to offer suggestions to the Board, with Board Members on the committee. Clerk Guthrie did not support Board Members being part of the advisory committee suggesting licensing for marijuana follow same procedures as other licensing procedures through staff.

Board members agree to have the draft process presented at the November 21, 2023, Board Meeting.

E. MDHDA’s Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) Program

Director Schmitt introduced the program and spoke about the letter that was sent to show interest in Michigan State Housing Development Authority to obtain CDBG funding dollars. Director Schmitt gave information on how that money would be spent in targeted neighborhoods to add improvements. Board Members liked the idea of rehab and a neighborhood targeted approach. Trustee Wilson asked if any consideration had been given to Winslow Trailer Park. Director Schmitt spoke on the next steps for the November 9th meeting when this is brought back to the Board.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened comments from the public at 9:21

Josh Stam, Township resident – Spoke in favor of early voting and gave suggestions on how to bring the workload down on police.

Supervisor Jackson closed comments from the public at 9:24

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Hendrickson spoke about the north entrance to the Township and updates to signage.

Trustee Wisinski asked Chief Grillo about social workers on staff.

Treasurer Deschaine asked Chief Grillo about a recent incident in Towar Gardens

16. ADJOURNMENT

Clerk Guthrie moved to adjourn. Seconded by Treasurer Deschaine

VOICE VOTE

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

NAYS: 0

Motion carried: 6-0

Patricia Jackson

Township Supervisor

Deborah Guthrie

Township Clerk

CHARTER TOWNSHIP OF MERIDIAN
STUDY SESSION TOWNSHIP BOARD 2023 -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
THURSDAY, November 2, 2023, 6:00 pm

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

ABSENT: Clerk Guthrie

STAFF: Township Manager Walsh, Director Maisner, Director Schmitt, Director Massie, Deputy Clerk Gordon

1. CALL MEETING TO ORDER

Supervisor Jackson called the November 2, 2023, Township Board Study Session meeting to order at 5:30 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 6:00 pm.

4. PRESENTATION NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened comments from the public at 5:32 pm

Supervisor Jackson closed comments from the public at 5:32 pm

6. APPROVAL OF AGENDA

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

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

NAYS: 0

Motion carried: 6-0

7. BOARD DISCUSSION ITEMS

A. Senior/Community Center

Trustee Wilson presented the RFP responses for the Senior/Community Center. Board Members discussed the RFP proposals, potential options, and the next steps in the process.

8. COMMENTS FROM THE PUBLIC

Manager Walsh provided the Board with updates on the Paid Parental Leave program, Police and Fire recruitment, and fire station dormitories.

Board members weighed in on changes to the Paid Parental Leave program. Trustee Hendrickson suggested a pilot program of 4 weeks. Manager Walsh will be bringing back changes at a later date.

Supervisor Jackson opened comments from the public 6:52 pm

Milton Scales spoke about the Police staffing problems and praised the work done with the community center.

Supervisor Jackson closed comments from the public at 6:58 pm

9. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine exited at 6:51 pm.

10. ADJOURNMENT

Wisinski moved to adjourn. Seconded by Supervisor Jackson.

YEAS: Trustee Wilson, Trustee Wisinski, Trustee Sundland, Supervisor Jackson, Trustee Hendrickson

NAYS: 0

Motion carried: 5-0

Patricia Jackson

Township Supervisor

Deborah Guthrie

Township Clerk



To: Board Members
From: Dante Ianni, Finance Director
Date: November 9, 2023
Re: Board Bills

Charter Township of Meridian
Board Meeting
11/9/2023

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

COMMON CASH	\$	1,065,170.64
PUBLIC WORKS	\$	2,871,559.06
TRUST & AGENCY	\$	217,550.73
TOTAL CHECKS:	\$	4,154,280.43
CREDIT CARD TRANSACTIONS 10/12/2023 to 11/01/2023	\$	21,136.25
TOTAL PURCHASES:	\$	<u>4,175,416.68</u>
ACH PAYMENTS	\$	<u>984,692.78</u>

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Vendor Name	Description	Amount	Check #
1. 65-A DISTRICT COURT			
	D LEWIS MYERS - FTA TRAFFIC OFFENSE	250.00	110648
2. A T & T			
	OCT 9 - NOV 8 2023 - 5000 OKEMOS - FIBER INTERNET	195.25	110597
	OCT 15 - NOV 14 2023 - 2100 GAYLORD - FIBER INTERN	195.25	110650
	TOTAL	390.50	
3. ABIGAIL TITHOF			
	8/24/2023 - MILEAGE REIMBURSEMENT	69.43	
4. ABRAHAM'S TROPHY & GIFT SHOP			
	ENGRAVING OF VOLUNTEER OF THE YEAR PLATE	10.00	
5. ABUNDANCE CAFE LLC			
	FARM MARKET VENDOR	38.00	
6. ACROSS THE STREET PRODUCTIONS			
	INCIDENT COMMAND TRAINING FOR 4 EMPLOYEES (LAFAYET	1,386.00	110598
7. ADAM SLAVICK			
	REIMB 2023 INVESTIGATOR CLOTHING	325.00	
8. ADAM STACKPOLE			
	FARMERS MARKET VENDOR	42.00	
9. ALLGRAPHICS CORP			
	ANNUAL LOGO WEAR - PARKS, BUILDINGS/GROUNDS AND ME	425.36	
10. AMERICAN RENTALS			
	08/21/23 THRU 09/21/23 PORTABLE TOILET RENTAL - TR	86.00	
	09/21/23 THRU 10/21/23 PORTABLE TOILET RENTAL - TR	86.00	
	10/21/23 THRU 11/21/23 PORTABLE TOILET RENTAL - TR	86.00	
	TOTAL	258.00	
11. APPLE BLOSSOM KOMBUCHA			
	FARM MARKET VENDOR	23.00	
12. ASAP PRINTING			
	BUSINESS CARDS - D. GREEN	40.90	
	BUSINESS CARD - TOWNSHIP POLICE DEPT	132.93	
	TOTAL	173.83	
13. AT & T			
	SEP 11 2023 - OCT 10 2023 - ASE NET - THB - FS91	3,763.02	110599
14. AT & T MOBILITY			
	OCT 5 2023 - NOV 4 2023 - DISPATCH NON-EMERGENCY	76.39	110600
15. AUTO VALUE OF EAST LANSING			
	SHOP SUPPLY - FLEET REPAIR PARTS	165.00	
	ONAN HEATER - FLEET REPAIR PARTS	441.95	
	STOCK - FLEET REPAIR PARTS	34.16	
	SHOP SUPPLY - FLEET REPAIR PARTS	112.32	
	SHOP SUPPLY/UNIT #144 - FLEET REPAIR PARTS	255.88	
	UNIT #134 - FLEET REPAIR PARTS	23.59	
	UNIT #8 - FLEET REPAIR PARTS	179.88	
	SHOP SUPPLY - FLEET REPAIR PARTS	285.40	
	TT VALVES - FLEET REPAIR PARTS	(37.90)	
	UNIT #38 - FLEET REPAIR PARTS	475.15	
	UNIT #124 - FLEET REPAIR PARTS	393.27	
	SHOP SUPPLY - FLEET REPAIR PARTS	25.80	
	ALTERNATOR - FLEET REPAIR PARTS	140.00	
	SHOP SUPPLY - FLEET REPAIR PARTS	270.28	
	TOTAL	2,764.78	
16. AYERS BASEMENT SYSTEM			
	JOB WAS CANCELLED - 80% REFUND	144.00	110601
17. AYERS BASEMENT SYSTEMS			
	JOB CANCELLED 50% REFUND, \$150	150.00	110602
18. BARKHAM & CO			
	2023 - BICYCLE/PEDESTRIAN PATHWAY MOWING	5,400.00	
	2023 - BICYCLE/PEDESTRIAN PATHWAY MOWING	2,700.00	
	TOTAL	8,100.00	
19. BARYAMES CLEANERS			
	9/16/2023 - 10/16/2023 - POLICE UNIFORM CLEANING	452.25	110603

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Vendor Name	Description	Amount	Check #
20. BERNADETTE BLONDE	2023 MGFOA FALL INSTITUTE REIMB	802.66	
	CGFM CERTIFICATION AND CLASSES	1,071.50	
	TOTAL	1,874.16	
21. BETTY ANNE RUPLEY	FARM MARKET VENDOR	99.00	
22. BLAINE ANDERSON	REIMB NAPCH TRAINING 9/30/23 TO 10/04/23	132.74	
23. BLUE CROSS BLUE SHIELD OF MICHIGAN	11/1/23-11/30/23 - PPO RETIREE HEALTH INSURANCE	1,861.14	110604
24. BLUE LINE CUSTOMS LLC	UNIFORM ITEMS FOR WASHTENAW ACADEMY RECRUITS	114.00	
25. BOUNDTREE MEDICAL	ORDER #104779341 - MEDICAL SUPPLIES	59.34	
	ORDER #104834444 - MEDICAL SUPPLIES	533.64	
	ORDER #104834445 - MEDICAL SUPPLIES	202.90	
	ORDER #104599515 - MEDICAL SUPPLIES	139.99	
	TOTAL	935.87	
26. BRD PRINTING, INC	LISTENING SESSION MAILING	1,557.30	110593
27. BREAD BITES LLC	FARMERS MARKET	27.00	
28. BRIGHTLINE TECHNOLOGIES	HPE STORAGE AREA NETWORK SAN	2,975.00	
	OCT 2023 BRIGHTLINE HPE 36M II	2,975.00	110605
	TOTAL	5,950.00	
29. BULL ENTERPRISES	JULY/AUG/SEPT 2023 - SNELL TOWAR JANITORIAL SERVIC	1,940.00	110606
30. C & S FAMILY FARM	FARMERS MARKET VENDOR	24.00	
31. CANTU BUILDERS LLC	80% REFUND DENIED BDG PERMIT APPLICATION FEE FOR \$	80.00	
32. CAPITAL ASPHALT LLC	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	179,095.61	
	2022 LOCAL ROAD PROGRAM MILLING/HMA CONTRACT	153,737.06	
	TOTAL	332,832.67	
33. CAROL WALKER	FARMERS MARKET	10.00	
34. CARRIE BALLOU	FARMERS MARKET VENDOR	44.00	
35. CBL & ASSOCIATES LIMTED PARTNERSHIP	2023 FALL/WINTER MERIDIAN MALL FARMERS MARKET LICE	2,550.00	
36. CGS SAFETY TRAINING INC	10/3/23 - CONFINED SPACE AWARENESS TRAINING - BLDG	936.00	
37. CINTAS CORPORATION #725	10/11/2023 - MECHANICS UNIFORMS	30.00	110607
	10/18/2023 - MECHANICS UNIFORMS	30.00	110607
	10/25/2023 - MECHANICS UNIFORMS	30.00	
	TOTAL	90.00	
38. CITY OF EAST LANSING	JULY - SEPT MEP PERMIT REVENUE DUE TO CITY OF EAST	58,247.06	
39. CITY PULSE	FARMERS MARKET TOP OF THE TOWN AD AND POSTERS	235.00	
40. COMCAST	NOV 1 2023 - NOV 30 2023 - INT+TV @THB	531.74	110608
	OCT 29 2023 - NOV 28 2023 - INT TV TEL @ HNC	244.14	110608
	OCT 29 2023 - NOV 28 2023 - PSB 'FREE' DROP	32.28	110608
	OCT 19 2023 - NOV 18 2023 - INTERNET SCADA	254.90	110608
	TOTAL	1,063.06	

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41. CONWAY SHIELD INC	REPLACEMENT SUSPENSION FOR HELMET (PART 10177752)	309.60	
	FIRE GLOVES (QTY: 4), SIZE 2XL	405.50	
	HELMET TRIM	175.00	
	TOTAL	890.10	
42. CREATIVE TOUCH MONOGRAMMING	EMBROIDER DPW DEER MANAGEMENT SWEATSHIRTS	192.50	
43. CRYSTAL FLASH	10/11/2023 - FLEET FUEL	16,274.31	110609
44. DANNEISHA MCDOLE	10/12/23 & 10/13/23 MILEAGE REIMB	124.45	
45. DAVE & ANN BROGREN	FARMERS MARKET VENDORS	118.00	
46. DAVE SOVIS	FARMERS MARKET	10.00	
47. DAVID CHAPMAN AGENCY	LOST TITLE BOND - VIN: 1FTRF12258KD70161 - UNIT 10	100.00	
48. DESIGNS BY NATURE	HNC FALL 2023 NATIVE PLANT SALE	607.50	
49. DETROIT SALT CO	ORDER SO24-13021 - WINTER 2023 BULK ROCK SALT	3,445.18	110610
50. DIANA TENNES	FARM MARKET VENDOR	247.00	
51. DIVE RESCUE INTERNATIONAL INC	10.6 FT. INFLATABLE BOARD FOR WATER RESCUE	835.00	
52. DOUGHNATION BAKERY	FARM MARKET VENDOR	158.00	
53. EDGEWOOD VILLAGE APARTMENTS	C. COATS-MERCHANT - EMERGENCY RENTAL ASSISTANCE	153.00	110651
	T. EDWARDS - EMERGENCY RENTAL/DEPOSIT ASSISTANCE	415.00	110651
	A.WADE - EMERGENCY UTILITY ASSISTANCE	182.00	110611
	TOTAL	750.00	
54. EDWARD BESONEN	2023 INVESTIGATOR CLOTHING ALLOWANCE	325.00	
55. ELAINE FLORE	FARMERS MARKET VENDOR	58.00	
56. ELECTRICAL TERMINAL SERVICE	MOTOR POOL - SHOP SUPPLIES - LIGHTS	117.55	
57. FEDEX	TRACKING ID 784846897000 - MAILING	19.18	110612
58. FISHBECK, THOMPSON, CARR & HUBER	PROF SERVICES THROUGH 7/7/2023 - ARPA SENIOR	3,268.05	110647
59. FORESIGHT GROUP	WINDOW ENVELOPES FOR WATER BILLS	712.48	
	WATER BILLS 10/16/23 AND POSTAGE	576.66	
	REFLECTIVE PRINT STOP SIGNS FOR PATHWAYS	334.66	
	TOTAL	1,623.80	
60. GIGUERE HOMES INC.	RETURN SDWLK PRMT FILING FEE - NOT IN TWP	45.00	
61. GO GROW PLANT NATIVE, LLC	HNC FALL 2023 NATIVE PLANT SALE	152.00	
62. GOLDEN WEST INDUSTRIAL SUPPLY	LED FLARES (\$355.07 - \$29.24 TAX EXEMPT = \$325.83)	325.83	110613
63. GRANGER	ACCT 17334070 - MUN BLDG - 10/1/2023 - RECYCLING S	93.40	110614
	ACCT 17349880 - SERV CNTR - 10/1/2023 - RECYCLING	31.49	110614
	ACCT 1106100 - TOWN HALL - ACCT 2706910 PUBLIC SAF	130.68	110614
	ACCT 1106200 - GAYLORD C SMITH - 10/1/2023 - RUBBI	320.31	110614
	ACCT 1106300 - S. FIRE - 10/1/2023 - RUBBISH DISPO	91.65	110614
	ACCT 2509750 - C. FIRE - 10/1/2023 - RUBBISH DISPO	134.32	110614
	TOTAL	801.85	
64. GRANICUS	10/01/23 TO 10/31/23 - EASE 75/CAPTION LIVE	2,613.75	

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65. HAMMOND FARMS	FIREWOOD HNC AND RECREATION EVENTS	147.00	
	STRAW MGC VEGETABLE GARDEN HIST VILLAGE	7.25	
	STRAW BALES HALLOWEEN EVENT MARKETPLACE	188.50	
	TURFACE QUICKDRY - PARKS AND PATHWAY	132.00	
	TOTAL	474.75	
66. HASLETT-OKEMOS ROTARY	ROTARY DUES-DEBORAH GUTHRIE	150.00	
	2023 ROTARY DUES-FRANK WALSH	150.00	
	TOTAL	300.00	
67. HAWORTH INC	EXTRA ELECTRICAL WORK - RENO	819.90	
68. HIGHWATER FARMS	FARMERS MARKET	174.00	
69. HOME DEPOT	LAND STEWARDSHIP GREENHOUSE PROJECT	7,799.00	110594
70. HUBBEL, ROTH & CLARK INC	PROF SERV SENDING SEPT 16 2023 - FIELD AND CONTRAC	18,086.27	110615
	PROF SERV PERIOD ENDING OCT 14, 2023 - FIELD AND C	19,261.30	
	TOTAL	37,347.57	
71. HUNTINGTON NATIONAL BANK	ACCT #3584240509 - 11/01/2023 - 10/31/2024 - ROAD	500.00	110616
72. INCORD	SPIDER WEB PLAY FEATURE FOR THE HARRIS NATURE CENT	2,380.00	
73. INGHAM COUNTY ROAD DEPARTMENT	MSU TO LAKE LANSING TRAIL PHASE I CONSTRUCTION	19,880.86	
	MSU TO LAKE LANSING TRAIL PHASE I CONSTRUCTION	32,896.40	
	TOTAL	52,777.26	
74. INTEGRITY INTERIORS INC	PROJ MERPAR23.1 - FRONT COUNTER SERVICE CENTER	4,500.00	110617
	PROJ MERPAR23.1 - STAIR PANEL FOR MB	1,500.00	110617
	TOTAL	6,000.00	
75. JACOB FARLEY	FARM MARKET VENDOR	98.00	
76. JANET'S LLC	FARM MARKET VENDOR	19.00	
77. JEAN S. FIERKE	FARMERS MARKET VENDOR	10.00	
78. JEFF CLARK	FARMERS MARKET VENDOR	13.00	
79. JENNINGS FARMS	FARMERS MARKET VENDOR	100.00	
80. JERRY GOODARD	FARMERS MARKET	57.00	
81. JIMMERSON ROOFING	OVRPMT BUILDING PERMITS \$150 REFUND	150.00	110618
82. KIMS COUNTRY KITCHEN	FARM MARKET VENDOR	74.00	
83. KODIAK EMERGENCY VEHICLES	AMBULANCE REPAIR PARTS FOR REAR DOOR	43.97	110619
84. LAFONTAINE AUTOMOTIVE GROUP	UNIT #5 - REAR LIGHT	230.84	
85. LANGUAGE LINE SERVICES	SEPT 2023 - LANGUAGE LINE INTERPRETATION SERVICES	69.67	110620
86. LANSING SANITARY SUPPLY INC	GAYLORD SMITH - CUSTODIAL SUPPLIES	681.56	110621
	10/23/2023 - CUSTODIAL SUPPLIES	672.97	
	OCT 24 2023 - CUSTODIAL SUPPLIES	583.03	
	TOTAL	1,937.56	
87. LANSING UNIFORM COMPANY	OFFICER UNIFORM ITEMS - ROYSTON/MANDERNACK/ACKER	904.35	110622

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88. LAWRENCE BOBB	CDL REIMBURSEMENT	65.00	
89. LAWRENCE BOSOM	HNC EXTERIOR UPGRADES - STONE WORK ENTRANCE & FRON	6,620.00	
90. LEAK PETROLEUM EQUIPMENT INC	VEHICLE FUEL TAGS	217.56	110623
	REPAIRS TO THE FUEL ISLAND - TANK AND LINES	13,600.92	110623
	FUEL ISLAND REPAIRS - TANK	475.36	
	TOTAL	14,293.84	
91. LEXISNEXIS RISK DATA MGT LLC	9/1/23 TO 9/30/23 - SEARCH SERVICES	200.00	110624
92. LILY'S FARM & GARDEN	FARMERS MARKET	110.00	
93. LIVINGSTON COUNTY EMS	PARAMEDIC SCHOOL TUITION (4TH SEMESTER, FFS IRVING	1,894.50	110625
94. LOGICALIS	OCT 2023 - IT HELP DESK SERVICE	3,345.00	110626
95. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR CONTRACT 2023	64,059.75	110595
96. LUNGHAMER FORD OF OWOSSO, LLC	2023 F-150 4 X 4 SUPER CAB PICKUP - VIN 1FT8X3BA9P	53,765.00	110596
97. MADISON NATIONAL LIFE INS CO	ACCT 102753800000000 - NOV 2023 LIFE/DISABILITY IN	3,392.54	110627
98. MARCUS LESLIE	FARMERS MARKET VENDOR	38.00	
99. MARSH POINTE APARTMENTS	P. JOHNSON - EMERGENCY RENTAL ASSISTANCE	433.00	110591
100 MARTIN BRAMAN	FARMERS MARKET	29.00	
101 MARYANN SEDAO	FARM MARKET VENDOR	10.00	
102 MEDICAL MANAGEMENT SYSTEMS OF	OCT 2023 COLLECTION FEE - AMBULANCE BILLINGS	8,166.89	
103 MEGAN HEINEMANN	REIMB - FTO TRAINING 9/25/23 TO 9/29/23	190.32	
104 MEGAN KLEIN	2023 INVESTIGATOR CLOTHING ALLOWANCE	325.00	
	REIMB - FTO TRAINING 9/25/23 TO 9/29/23	232.69	
	TOTAL	557.69	
105 MERIDIAN TOWNSHIP RETAINAGE	RIETH RILEY CONSTRUCTION - 2023 ROADWAY IMPROVEMEN	3,766.38	
	CAPITAL ASPHALT - 2023 MILL & FILL LOCAL ROAD PROG	10,568.19	
	CAPITAL ASPHALT - 2022 LOCAL ROAD PROGRAM MILLING/	8,091.43	
	TOTAL	22,426.00	
106 MICHIGAN DEMOLITION	REFND ADNDMNT UTILITIES - 4800 OKEMOS RD	45.00	
107 MICHIGAN MUNICIPAL LEAGUE	7/1/2022 TO 7/1/2023 - POLICY #5000880-22 - PAYROL	21,880.42	
108 MICHIGAN PLUMBING	OVRPD PERMIT APP - MAPLE RIDGE RD	10.00	
109 MICHIGAN SEPTIC LLC	2023 QTRLY PUMPOUT RESTROOMS AT HNC	375.00	110628
110 MIDWEST POWER EQUIPMENT	LAND STEWARSHIP SUPPLIES	1,930.91	
111 MIDWEST TREE SERVICE	STUMP GRINDING AT HARRIS NATURE CENTER	2,304.00	
	TREE REMOVALS - SIGN AT THE HNC	5,050.00	110629
	TOTAL	7,354.00	
112 MIKE KEREKES	FARMERS MARKET	18.00	
113 MONICA PETERS	FARMERS MARKET VENDOR	56.00	

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114 MORRIES OKEMOS FORD	REPAIRS TO UNIT 679	1,791.00	110630
	VIN 1FM5K8AR3HGC57325 - REPAIRS TO UNIT 127	2,960.97	
	TOTAL	4,751.97	
115 MORRISON INDUSTRIAL EQUIPMENT	MOTOR POOL - FORKLIFT SERVICE	232.86	110631
116 MY GREEN MICHIGAN LLC	OCT 2023 COMPOST SERVICE	177.00	
117 NORTHSIDE SERVICE	MOTOR POOL - TOW BILL SEWER UNIT 39	270.00	110632
	MOTOR POOL - TOW BILL FIRE UNIT 663	360.00	110632
	TOTAL	630.00	
118 OFELIA DIAZ	FARM MARKET VENDOR	12.00	
119 PALMER CONSTRUCTION	NEW ROOF FERGUSON PARK RESTROOM BLDG	3,580.00	110633
120 PATRICIA STEVENSON	FARM MARKET VENDOR	266.00	
121 PHOENIX SAFETY OUTFITTERS	ORDER #219711 - STRUCTURAL FIREFIGHTER GEAR (2 SET	7,461.66	110634
122 PHPMM/SPHN SPARROW EMP NON	PAR		
	OVRPMT - INS CHARGED IN ERROR - ACCT 006134 - V.K.	750.00	
123 PLAYCORE WISCONSIN INC	COIL SPRING FOR PLAY EQUIPMENT AT ORLANDO PARK	231.10	110635
124 PLM LAKE & LAND MANAGEMENT	HERBICIDE AND HARVESTING TREATMENT LAKE LANSING SA	19,800.00	110636
125 PONDSIDE FARM	FARMERS MARKET VENDOR	131.00	
126 PREUSS ANIMAL HOUSE INC	EXHIBIT UPGRADES/REPAIRS - HARRIS NATURE CENTER	959.96	
127 PROGRESSIVE AE	PROF SERVICES THRU SEPT 30 2023 LAKE LANSING WATER	2,767.19	110637
	PROF SERVICES THRU OCT 27, 2023 LAKE LANSING WATER	1,155.50	
	TOTAL	3,922.69	
128 PT2 LLC	ELECTRICAL PERMIT 80% REFUND	546.40	
	80% REFUND MECHANICAL PERMIT APPLICATION FEE	200.00	
	TOTAL	746.40	
129 PT2 LLC	REFUND PLUMBING PERMIT APPLICATION	344.00	
130 QUALITY TIRE INC	UNIT 79 - MOWER TIRES	252.00	110638
	LIGHT TRUCK TIRE DISPOSAL FEE	53.00	
	TIRES - POLICE - UNIT 694	750.60	
	UNIT #91 - GATOR TIRES AND STOCK/POLICE TIRES	889.00	
	SCRAP TIRES - DISPOSAL FEE	12.00	
	SCRAP TIRE - DISPOSAL FEE	31.00	
	TOTAL	1,987.60	
131 RADIANT COMMUNICATIONS CORP	ENCODERS FOR HOMTV AND CAMTV CHANNELS	6,406.69	
132 RAJANI TATTALA	BUILDING PERMIT DENIED - 80% REFUND	80.00	
133 RANDAZZO MECHANICAL HEATING & COOL	ELEC PERMIT CANCELED - 50% REFUND	62.60	
	MECH PERMIT CANCELED - 50% REFUND	70.00	
	PERMIT CANCELLED- 50% REFUND	70.00	
	TOTAL	202.60	
134 REBECCA PAYNE	2023 INVESTIGATOR CLOTHING ALLOWANCE	325.00	
135 RECLAIMED BY DESIGN	4TH QTR 2023 RECYCLING CENTER	6,000.00	

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136 RIETH-RILEY CONSTRUCTION CO INC	2023 ROADWAY IMPROVEMENTS CRUSHING AND HMA OVERLAY	67,838.25	
137 ROJAS FARM	FARMERS MARKET	285.00	
138 ROWERDINK AUTOMOTIVE PARTS	UNIT 25/STOCK - FLEET REPAIR PARTS	480.36	110639
	UNIT 127 - FLEET REPAIR PARTS	112.24	110639
	TOTAL	592.60	
139 SCHAEFFER MFG CO	MOTOR POOL - ENGINE OIL A GREASE	7,023.33	
140 SCHRAM AUTO & TRUCK PARTS INC	UNIT #698 AND UNIT #104 - REPAIRS	1,500.00	
141 SCS SYSTEMS	ANNUAL CONTRACT SEPTIC SYSTEM MAINTENANCE AT HARTR	825.00	110640
	ANNUAL MAINTENANCE OF SEPTIC SYSTEM AT TOWNER ROAD	225.00	110640
	TOTAL	1,050.00	
142 SEELYE GROUP LTD	FLOORING - PUBLIC SAFETY BUILDING	74,000.00	
143 SHAWN DIEMER	FARM MARKET VENDOR	1,777.00	
144 SOLDAN'S FEED & PET SUPPLIES	8/24/2023 - CANINE DOG FOOD SUPPLIES	79.99	110641
145 SPALDING DEDECKER ASSOCIATES	PROF SERV FROM AUG 28 TO OCT 1 2023 - 2024 LOCAL R	22,459.40	
146 SRIHARI KADAMBI	FULL REFUND OF RENTAL REGISTRATION APPLICATION FEE	800.00	110642
147 ST MARTHA CONFERENCE OF	K. BOWMAN - EMERGENCY RENTAL ASSISTANCE	500.00	110592
	C.GIBSON - EMERGENCY RENTAL ASSISTANCE	500.00	110643
	V.SILVA - EMERGENCY RENTAL ASSISTANCE	470.00	110643
	TOTAL	1,470.00	
148 ST THOMAS AQUINAS PARISH	M. WALKER - EMERGENCY RENTAL ASSISTANCE	429.75	110652
149 STEPHEN GROSE	FARM MRKT VENDOR	717.00	
150 STRYKER SALES, LLC	6 AEDS - ACCT #20108019	10,057.20	110644
151 SUE MCMASTER	FARM MARKET VENDOR	221.00	
152 SUPREME SANITATION	TOWNER RD PARK 10/1/23 TO 10/31/23 - PORTABLE TOIL	90.00	
	EASTGATE PARK 10/1/23 TO 10/31/23 - PORTABLE TOILE	90.00	
	NANCY MOORE PARK 10/1/23 TO 10/31/23 - PORTABLE TO	90.00	
	HILLBROOK PARK 10/1/23 TO 10/31/23 - PORTABLE TOIL	90.00	
	TOTAL	360.00	
153 T MOBILE	9/21/23 - 10/20/23 - CELL DATA SERV - 517.980.0920	60.45	110653
154 TAREK CHAWICH	FARMERS MARKET VENDOR	4.00	
155 THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR	94.00	
156 THE HARKNESS LAW FIRM PLLC	PROSECUTION SERVICES - OCT 2023	6,683.84	
157 THE MERIDIAN COMPANY	OVRPD ELEC PERMIT	85.10	
158 UNITED STATES POSTAL SERVICE	POSTAGE FINAL TOWNSHIP BOARD LISTENING SESSIONS	601.74	110649
159 VALKYRIE ELECTRIC	PERMIT CANCELLED - 50% REFUND	60.25	
160 VALLEY CITY ELECTRONIC RECYCLING	FALL RECYCLING 9.23.2023 - RECYCLED ELECTRONICS	5,442.20	
161 VERIZON WIRELESS	VERIZON WIRELESS MOBILE SERVICES 686304174-00001	2,668.80	
162 WASTE MANAGEMENT	10/01/23 - 10/31/23 ACCT 22-04156-63005 - GAYLORD	233.19	110645

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/09/2023 - 11/10/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
163 WAYNE BISARD INVESTIGATIONS LLC			
	WBI-172-23 - POLICE RECRUIT BACKGROUND INVESTIGATI	1,000.00	
	WBI-176-23 - POLICE RECRUIT BACKGROUND INVESTIGATI	1,200.00	
	WBI-173-23 - POLICE RECRUIT BACKGROUND INVESTIGATI	1,200.00	
	TOTAL	3,400.00	
164 WILLIAMSTON GREEN HOUSE & FLORIST			
	FARM MARKET VENDOR	570.00	
165 WILSON FARM FRESH MEATS			
	FARMERS MARKET VENDOR	65.00	
166 YOUNG ST JOHNS CHEVROLET			
	TRANSMISSION MEDIC 92 - UNIT 663	9,450.68	110646
TOTAL - ALL VENDORS		1,065,170.64	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/09/2023 - 11/10/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: PWHZ - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. ALLGRAPHICS CORP	ANNUAL LOGO WEAR FOR DPW - WATER AND SEWER	510.41	
2. BELFOR USA GROUP INC	EMERGENCY RESTORATION FOR RESIDENT FROM WATER MAIN	7,050.61	29515
3. BLACKBURN MFG CO	BLUE FLAGS FOR MARKING MISS DIG	577.00	
4. CAPITAL ASPHALT LLC	2023 MILL & FILL LOCAL ROAD PROGRAM CONTRACT	21,700.00	
5. CGS SAFETY TRAINING INC	10/3/23 - CONFINED SPACE AWARENESS TRAINING - WATE	1,404.00	
6. CITY OF EAST LANSING	SEWER DEBT PAYMENT	2,365,887.00	
7. CSX TRANSPORTATION	11.1.2022-10.31.2023 WATER SEWER CROSSINGS	1,038.50	29506
	11.1.23-10.31-24 WATER/SEWER CROSSINGS	1,065.78	29506
	TOTAL	2,104.28	
8. DENISE GREEN	CERTIFIED MAILINGS REIMB	17.12	
9. DLT SOLUTIONS LLC	TRAINING: CIVIL3D FUNDAMENTALS FOR DPW	2,000.00	
	TRAINING: CIVIL3D FUNDAMENTALS FOR DPW	2,000.00	
	TOTAL	4,000.00	
10. FERGUSON ENTERPRISES #3386	BRASS ORDER #000057463 - CUSTOMER INSTALLATIONS	3,842.80	
11. FERGUSON ENTERPRISES LLC	ORDER #57463 - WATER METERS AND PARTS FOR INSTALLA	2,289.84	29507
	WATER - 1 IN BARREL GASKETS	654.99	29507
	TOTAL	2,944.83	
12. FERGUSON ENTERPRISES LLC #3325	WATER - 2ND METER ORDER FOR 2023 ORDERED 12/19/202	170,000.00	29508
	WATER - REPAIR PARTS FOR NON READS	245.05	29510
	WATER - BRASS PARTS FOR 2 INCH METER SETS	1,098.11	29510
	WATER - PILOT OF A METER READ COLLECTOR	13,739.75	29509
	TOTAL	185,082.91	
13. FERGUSON ENTERPRISES LLC #3386	WATER - 3 INCH COMPOUND METER TOP	1,860.00	
	ORDER #00057370 - REGISTERS 1' T10 NRPD2G31	881.60	
	ORDER #57463 - WATER METERS AND PARTS FOR INSTALLA	4,137.58	
	ORDER #7062278 - MAGNETIC LOCATOR	958.94	
	TOTAL	7,838.12	
14. GORDON CONSTRUCTION SERVICES	PERFORMANCE GUARANTEE 2900 HANNAH BLVD	2,500.00	29502
15. HEIM, NATHANIEL B	OVRPMT FINAL WATER/SEWER	151.15	
16. JAMES DAILY	OVERPMT WATER/SEWER BILL	6,090.47	
17. Jerry Fedewa Homes	OVR PMT FINAL WATER/SEWER	12.60	
18. KENNEDY INDUSTRIES INC	MAIN LS - REPAIR VALVE AND INSTALL REPAIRED PUMP 3	4,295.00	
19. KOSACEK, JOSEPH	OVRPMT WATER/SEWER	124.79	
20. LIBERTY TITLE AGENCY	OVRPMT FINAL WATER/SEWER	75.90	
21. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR CONTRACT 2023	43,596.53	29503
22. LORETTA KROL	PERF GUARANTEE 6059 E LAKE DR REIMB	2,000.00	29504
23. MADISON NATIONAL LIFE INS CO	ACCT 102753800000000 - NOV 2023 LIFE/DISABILITY IN	489.30	29511
24. MAULDON BROTHERS CONSTRUCTION LLC	2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT	131,527.50	29512

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
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BANK CODE: PWHRZ - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
25. MERIDIAN TOWNSHIP RETAINAGE			
	VISU-SEWER - 2023 SANITARY SEWER REHABILITATION PR	754.00	
	MAULDON BROTHERS - 2023 TIMBERLANE WATER MAIN REPL	8,547.50	
	TOTAL	9,301.50	
26. MICHIGAN MUNICIPAL LEAGUE			
	7/1/2022 TO 7/1/2023 - POLICY #5000880-22 - PAYROL	2,335.58	
27. MIDWEST TREE SERVICE			
	TIMBERLANE WATER MAIN REPLACEMENT - TREE REMOVAL	13,079.00	29513
28. MUTEE ABDOLE			
	OVRPMT WATER/SEWER	102.50	
29. RAGAN, KEVIN			
	SKYLINE DR - OVERPMT WATER/SEWER	178.00	29514
30. RIETH-RILEY CONSTRUCTION CO INC			
	2023 ROADWAY IMPROVEMENTS CRUSHING AND HMA OVERLAY	3,723.00	
31. ROTO-ROOTER PLUMBERS			
	VIDEO INSPECT WATER MAIN - 5452 AMBER DR	646.26	
32. SA SMITH PAVING & TRUCKING INC			
	ASPHALT SPOT REPAIR CONTRACT 2023	47,761.00	29505
33. VERIZON WIRELESS			
	VERIZON WIRELESS MOBILE SERVICES 686304174-00001	609.90	
TOTAL - ALL VENDORS		2,871,559.06	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/09/2023 - 11/10/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. CORELOGIC CENTRALIZED REFUNDS			
	1035 WILD GINGER TRAIL - 2023 SUMMER PROP TAXES OV	1,176.88	13455
2. ELEVATE TITLE AGENCY			
	7200 W. SAGINAW - 2023 SUM TAX REFUND	250.70	13456
3. INGHAM COUNTY TREASURER-BROWNFIELD			
	33-02-02-25-276-003 - MARSH/GR RIVER - ICLB BRA PA	37.48	13457
4. LEARN BEHAVIORAL			
	TOTAL SPECTRUM LANSING - 2248 MT HOPE - 2023 TAX O	27.59	13458
5. LERETA, LLC			
	6230 BROOKLINE - 2023 SUM TAX OVRPMT	1,170.15	13459
6. MERIDIAN TOWNSHIP BROWNFIELD			
	BRA #3 ELEVATION PAYOUT #1 07.01-09.14.23	158,908.43	13460
	BRA #5 1619 HASLETT RD PAYOUT #1 07.01-09.14.23	10,624.44	13461
	BRA #6 1619 AMERICAN HOUSE PAYOUT #1 07.01-09.14.2	26,171.20	13462
	TOTAL	195,704.07	
7. MERIDIAN TOWNSHIP DDA			
	DDA.BRA.ICLB PAYOUT #1 07.01-09.14.23	19,080.43	13463
8. SCOPS COATING TECHNOLOGIES			
	DAWN AVE - 2023 SUM TAX REFUND	31.17	13464
9. SHEA, TINA M & SHAWN			
	EDSON ST - 2023 SUM TAX REFUND	72.26	13465
TOTAL - ALL VENDORS		217,550.73	

Credit Card Report 10/12/2023-11/1/2023

Posting Date	Merchant Name	Amount	Name
2023/10/12	THE HOME DEPOT #2723	\$39.97	KYLE FOGG
2023/10/12	GRAINGER	\$996.60	RYAN CAMPBELL
2023/10/12	GRAINGER	\$223.91	JACOB FLANNERY
2023/10/12	PAYPAL *EASY IC	\$349.00	BRIAN PENNELL
2023/10/12	CULINARY-BRODY	\$245.00	FRANK L WALSH
2023/10/12	MSU POLICE DEPT	\$4.00	FRANK L WALSH
2023/10/12	MSU POLICE DEPT	\$4.00	FRANK L WALSH
2023/10/12	MSU POLICE DEPT	\$4.00	FRANK L WALSH
2023/10/12	MSU POLICE DEPT	\$4.00	FRANK L WALSH
2023/10/12	FEDEX784809386082	\$12.26	STEPHEN GEBES
2023/10/12	PATRIOTICBRANDS.COM	\$463.97	CATHERINE ADAMS
2023/10/12	MIKE'S FALCONRY SUPPLIES	\$219.30	CATHERINE ADAMS
2023/10/12	AMZN MKTP US*TP8991410	\$129.13	CATHERINE ADAMS
2023/10/12	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/10/12	AMZN MKTP US*TE3ZL1R10	\$39.87	SAMANTHA DIEHL
2023/10/12	WAL-MART #2866	\$70.28	ALLISON GOODMAN
2023/10/12	AC&E RENTALS INC	\$31.37	DAN PALACIOS
2023/10/13	THE HOME DEPOT 2723	\$320.88	ROBERT STACY
2023/10/13	HASLETT TRUE VALUE HARDW	\$1.99	TYLER KENNEL
2023/10/13	RAY ALLEN MANUFACTURING	(\$40.50)	ANDREW MCCREADY
2023/10/13	AMZN MKTP US*T91KF0W10	\$64.94	CATHERINE ADAMS
2023/10/13	MEIJER # 253	\$8.07	ALLISON GOODMAN
2023/10/13	THE HOME DEPOT 2723	\$320.88	DAN PALACIOS
2023/10/16	THE HOME DEPOT #2723	\$9.20	LAWRENCE BOBB
2023/10/16	THE HOME DEPOT #2723	\$49.97	LAWRENCE BOBB
2023/10/16	MEIJER # 025	\$56.97	TYLER KENNEL
2023/10/16	THE HOME DEPOT #2723	\$54.69	TYLER KENNEL
2023/10/16	THE HOME DEPOT #2723	\$4.96	TYLER KENNEL
2023/10/16	O'REILLY 3355	\$12.99	KYLE FOGG
2023/10/16	HASLETT TRUE VALUE HARDW	\$33.99	KYLE FOGG
2023/10/16	ALRO STEEL CORP	\$9.00	KYLE FOGG
2023/10/16	THE HOME DEPOT #2723	\$9.98	KYLE FOGG
2023/10/16	THE HOME DEPOT #2723	\$23.95	KYLE FOGG
2023/10/16	OFFICEMAX/OFFICEDEPT#3379	\$42.99	DEBORAH GUTHRIE
2023/10/16	STATE TAX COMMISSION	\$175.00	ASHLEY WINSTEAD
2023/10/16	COSTCO WHSE#1277	\$31.98	CHRISTOPHER JOHNSON
2023/10/16	THE HOME DEPOT #2723	\$46.18	THOMAS BAKER
2023/10/16	CARSON VILLAGE MARK	\$300.00	MIKE ELLIS
2023/10/16	AMZN MKTP US*TE6U99K91	\$40.70	RICHARD GRILLO
2023/10/16	LANSINGSTATE JOURNAL	\$14.99	RICHARD GRILLO
2023/10/16	MORNING STAR PUBLISHING	\$14.00	MICHELLE PRINZ
2023/10/16	DETROITNEWS.COM	\$11.99	MICHELLE PRINZ
2023/10/16	AMZN MKTP US*TP84C5M82	\$262.00	MICHELLE PRINZ
2023/10/16	HOMEDEPOT.COM	\$69.34	CATHERINE ADAMS
2023/10/16	THE HOME DEPOT #2723	\$122.21	BART CRANE
2023/10/16	AMAZON.COM*TP3J763G2	\$35.59	DANIEL OPSOMMER
2023/10/16	AMZN MKTP US*TE5Z22KT1	\$52.29	DANIEL OPSOMMER
2023/10/16	BRIMAR INDUSTRIES	\$3,121.37	DANIEL OPSOMMER
2023/10/16	HILTON HOTELS	\$130.00	SAMANTHA DIEHL
2023/10/17	AMERICAN PLANNING A	\$255.00	TIMOTHY SCHMITT
2023/10/17	MEIJER # 025	\$36.93	LUANN MAISNER
2023/10/17	SQ *JACKSON POPCORN DEPOT	\$230.00	MICHELLE PRINZ

2023/10/17	AMZN MKTP US*TP0G57YZ0	\$99.66	CATHERINE ADAMS
2023/10/17	CITY OF LANSING, MI	\$3.90	ED BESONEN
2023/10/17	TITANHQ	\$300.00	DANIEL OPSOMMER
2023/10/17	AMZN MKTP US*TP9OK38G2	\$193.62	DANIEL OPSOMMER
2023/10/18	GREAT WOLF LDG TRAVERS	\$94.35	ANDREW MCCREADY
2023/10/18	WAL-MART #2866	\$45.72	LUANN MAISNER
2023/10/18	OGDEN NEWSPAPERS	\$20.00	MICHELLE PRINZ
2023/10/18	ONLINE LABELS, INC.	\$130.33	MICHELLE PRINZ
2023/10/18	AMZN MKTP US*TP7V219X2	\$16.96	MICHELLE PRINZ
2023/10/18	LANSINGSTATE JOURNAL	\$11.99	MICHELLE PRINZ
2023/10/18	FREEP.COM	\$14.99	MICHELLE PRINZ
2023/10/18	GANNETT NEWSRPR CN	\$9.99	MICHELLE PRINZ
2023/10/18	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/10/19	THE HOME DEPOT #2723	\$133.96	THOMAS BAKER
2023/10/19	AMZN MKTP US*AT40638G3	\$61.99	MELISSA MASSIE
2023/10/19	WAL-MART #2866	\$23.55	LUANN MAISNER
2023/10/19	THE HOME DEPOT #2723	\$49.83	LUANN MAISNER
2023/10/19	AMZN MKTP US*TP34A7RG2	\$56.95	MICHELLE PRINZ
2023/10/19	COVERT SCOUTING	\$32.99	ED BESONEN
2023/10/19	CITY OF LANSING, MI	\$1.42	ED BESONEN
2023/10/19	FEEDERS SUPPLY COMPANY #4	\$11.38	ALLISON GOODMAN
2023/10/20	STATE OF MI EMS	\$75.00	BRIAN PENNELL
2023/10/20	EXXON TURTLE CREEK MARKET	\$34.99	FRANK L WALSH
2023/10/20	ZOOM.US 888-799-9666	\$449.85	STEPHEN GEBES
2023/10/20	SQ *JERSEY GIANT SUBS! (O	(\$263.30)	LUANN MAISNER
2023/10/20	SQ *JERSEY GIANT SUBS! (O	\$216.00	LUANN MAISNER
2023/10/20	AMZN MKTP US*TD1AQ0LW2	\$31.30	MICHELLE PRINZ
2023/10/23	TRACTOR SUPPLY #1149	\$25.96	LAWRENCE BOBB
2023/10/23	THE HOME DEPOT #2723	\$186.98	ROBERT STACY
2023/10/23	THE HOME DEPOT 2723	\$99.00	TYLER KENNEL
2023/10/23	THE HOME DEPOT #2723	\$168.13	TYLER KENNEL
2023/10/23	SQ *DOWNTOWN DEMPSEY'S	\$24.06	DEBORAH GUTHRIE
2023/10/23	THE HOME DEPOT 2723	\$299.00	CHRISTOPHER JOHNSON
2023/10/23	THE HOME DEPOT #2723	\$56.94	CHRISTOPHER JOHNSON
2023/10/23	THE HOME DEPOT 2723	\$329.00	AL DIAZ
2023/10/23	COSTCO WHSE#1277	\$107.53	MIKE DEVLIN
2023/10/23	COSTCO WHSE#1277	\$847.42	MIKE DEVLIN
2023/10/23	AMAZON.COM*9B7ZC1CQ3	\$55.96	MELISSA MASSIE
2023/10/23	GRAND TRAV RESORT	\$470.30	FRANK L WALSH
2023/10/23	QUALITY DAIRY#31	\$59.64	LUANN MAISNER
2023/10/23	QUALITY DAIRY#31	\$3.98	LUANN MAISNER
2023/10/23	4ALLPROMOS	\$951.75	LUANN MAISNER
2023/10/23	THE HOME DEPOT #2723	\$52.04	LUANN MAISNER
2023/10/23	AMZN MKTP US*555336D63	\$64.50	MICHELLE PRINZ
2023/10/23	GRAND TRAV RESORT	\$489.45	MICHELLE PRINZ
2023/10/23	GRAND TRAV RESORT	\$489.45	MICHELLE PRINZ
2023/10/23	WAL-MART #2866	\$175.17	BART CRANE
2023/10/23	AMZN MKTP US	(\$52.29)	DANIEL OPSOMMER
2023/10/23	FACEBK DDMT5VB7T2	\$21.32	SAMANTHA DIEHL
2023/10/23	FACEBK MNZX6V77T2	\$48.51	SAMANTHA DIEHL
2023/10/23	FEEDERS SUPPLY COMPANY #4	(\$11.38)	ALLISON GOODMAN
2023/10/23	FEEDERS SUPPLY COMPANY #4	\$10.74	ALLISON GOODMAN
2023/10/24	WRITEY BOARDS	\$44.99	DEBORAH GUTHRIE
2023/10/24	CITY OF LANSING, MI	\$1.65	ED BESONEN
2023/10/24	COMCAST	\$165.61	BART CRANE

2023/10/24	AUTOZONE 4377	\$4.29	DANIEL OPSOMMER
2023/10/24	AMZN MKTP US*5687O9Y83	\$84.06	ALLISON GOODMAN
2023/10/25	GREAT WOLF LDG TRAVERS	(\$10.20)	ANDREW MCCREADY
2023/10/25	GALLS	\$389.41	CURT SQUIRES
2023/10/25	AMZN MKTP US*AH4MC4AI3	\$110.02	MICHELLE PRINZ
2023/10/25	AMZN MKTP US*0E6E14GU3	\$165.97	MICHELLE PRINZ
2023/10/25	NATIONAL ASSOC FOR INTER	\$35.00	CATHERINE ADAMS
2023/10/25	AMZN MKTP US*B21CE62T3	\$195.75	CATHERINE ADAMS
2023/10/25	AMZN MKTP US*HO06C5AW3	\$41.97	DANIEL OPSOMMER
2023/10/25	THE HOME DEPOT #2723	\$35.87	DANIEL OPSOMMER
2023/10/26	THE HOME DEPOT #2723	\$79.97	LAWRENCE BOBB
2023/10/26	AMZN MKTP US*ZM2PV5O03	\$38.97	MELISSA MASSIE
2023/10/26	THE HOME DEPOT #2723	\$46.03	LUANN MAISNER
2023/10/26	CITY OF LANSING, MI	\$2.32	ED BESONEN
2023/10/26	FEEDERS SUPPLY COMPANY #4	\$41.94	ALLISON GOODMAN
2023/10/27	HASLETT TRUE VALUE HARDW	\$5.49	CHRISTOPHER JOHNSON
2023/10/27	HEARST NEWSPAPERSMIDWEST	\$15.96	MICHELLE PRINZ
2023/10/27	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/10/27	AMZN MKTP US*V115M9ON3	\$213.90	ALLISON GOODMAN
2023/10/27	THE HOME DEPOT #2723	\$33.74	DAN PALACIOS
2023/10/30	THE HOME DEPOT #2723	\$68.46	LAWRENCE BOBB
2023/10/30	THE HOME DEPOT #2723	\$19.15	ROBERT STACY
2023/10/30	THE HOME DEPOT #2723	\$74.04	ROBERT STACY
2023/10/30	THE HOME DEPOT #2723	\$14.95	TYLER KENNEL
2023/10/30	THE KENDALL GROUP INC.	\$31.46	KYLE FOGG
2023/10/30	TARGET 00003657	\$39.85	AL DIAZ
2023/10/30	HASLETT TRUE VALUE HARDW	\$8.98	THOMAS BAKER
2023/10/30	THE HOME DEPOT #2723	\$15.27	THOMAS BAKER
2023/10/30	THE HOME DEPOT #2723	\$7.21	THOMAS BAKER
2023/10/30	QUALITY DAIRY#31	\$575.75	RICHARD GRILLO
2023/10/30	AMZN MKTP US*XU1XL7K43	\$24.99	ROBERT MACKENZIE
2023/10/30	AMAZON.COM*AB7BS2A93	\$112.99	MICHELLE PRINZ
2023/10/30	GFS STORE #1901	\$19.46	MICHELLE PRINZ
2023/10/30	PANERA BREAD #608017 O	\$40.98	MICHELLE PRINZ
2023/10/30	AMZN MKTP US*BY2RY64K3	\$189.90	MICHELLE PRINZ
2023/10/30	PETSMART # 0724	\$17.47	CATHERINE ADAMS
2023/10/30	TST* SOCIAL SLOTH - OKEMO	\$25.01	DANIEL OPSOMMER
2023/10/30	AMZN MKTP US*JU8OW11H3	\$126.53	ALLISON GOODMAN
2023/10/30	AMZN MKTP US*AZ1649XR3	\$74.99	ALLISON GOODMAN
2023/10/31	WOOD PRODUCTS SIGNS	\$205.00	YOUNES ISHRAIDI
2023/10/31	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/10/31	FACEBK VD9VT7T2	\$113.74	SAMANTHA DIEHL
2023/10/31	WAL-MART #2866	\$17.12	ALLISON GOODMAN
2023/10/31	MEIJER # 253	\$75.01	ALLISON GOODMAN
2023/11/01	THE HOME DEPOT #2723	\$119.00	JACOB FLANNERY
2023/11/01	THE HOME DEPOT 2723	\$82.74	THOMAS BAKER
2023/11/01	ANNA'S HOUSE OKEMOS	\$44.04	FRANK L WALSH
2023/11/01	AMZN MKTP US*WW6EI1OF3	\$778.28	ROBERT MACKENZIE
2023/11/01	QUALITY DAIRY#31	\$57.74	LUANN MAISNER
2023/11/01	QUALITY DAIRY#31	\$3.98	LUANN MAISNER
2023/11/01	MEIJER # 025	\$22.76	LUANN MAISNER
2023/11/01	MGFOA REGISTRATION FEE	\$100.00	MICHELLE PRINZ
2023/11/01	AMZN MKTP US*RA3UQ01V3	\$110.89	MICHELLE PRINZ
2023/11/01	FEEDERS SUPPLY COMPANY #4	\$14.32	CATHERINE ADAMS
2023/11/01	CITY OF LANSING, MI	\$0.75	ED BESONEN

2023/11/01	THE HOME DEPOT 2723	\$96.34	DAVID LESTER
2023/11/01	AMZN MKTP US*K554E7S13	\$159.77	SAMANTHA DIEHL
2023/11/01	WEB*NETWORKSOLUTIONS	\$299.86	SAMANTHA DIEHL

Total	\$21,136.25
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ACH Transactions

Date	Payee	Amount	Purpose
10/12/2023	MCT Utilities	\$ 3,175.12	Water/Sewer
10/16/2023	Blue Care Network	\$ 29,600.81	Employee Health Insurance
10/17/2023	ELAN	\$ 22,587.84	Credit Card Payment
10/18/2023	Blue Care Network	\$ 12,814.84	Employee Health Insurance
10/20/2023	Alerus	\$ 814.76	Payroll Deductions 10/20/2023
10/20/2023	Various Financial Institutions	\$ 308,594.77	Direct Deposit 10/20/2023
10/20/2023	IRS	\$ 110,386.63	Payroll Taxes 10/20/2023
10/20/2023	State of Michigan	\$ 34,208.32	MI Business Tax
10/20/2023	Nationwide	\$ 6,579.82	Payroll Deductions 10/20/2023
10/20/2023	ICMA	\$ 46,220.49	Payroll Deductions 10/20/2023
10/20/2023	MERS	\$ 305,148.54	Employee Retirement
10/23/2023	Consumers Energy	\$ 13,711.24	Utilities
10/23/2023	MCT Utilities	\$ 2,094.23	Water/Sewer
10/24/2023	Consumers Energy	\$ 42,195.86	Utilities
10/24/2023	Gallagher Benefit Services	\$ 3,250.00	Employee Health Insurance
10/25/2023	Blue Care Network	\$ 25,265.51	Employee Health Insurance
10/30/2023	Wageworks	\$ 93.00	Employee Health Savings
11/1/2023	First American	\$ 3,254.60	Employee Vision Insurance
11/1/2023	Blue Care Network	\$ 14,696.40	Employee Health Insurance
Total ACH Payments		\$ 984,692.78	



9.D

TO: Township Board

FROM: Neighborhood & Economic Development Director Amber Clark

DATE: October 31, 2023

RE: Clarion Pointe 2736 E Grand River Liquor License Application

East Lansing Lodge, Inc., is the owner of the property at 2736 E Grand River Ave, commonly known as “Clarion Pointe”. In 2020 the Township Board authorized their approval of East Lansing Lodge, Inc., to be granted a **Resort B Hotel Liquor License**. Recently East Lansing Lodge, Inc., has requested a **B-Hotel License**, which is more affordable and better associated with the type of license use Clarion Pointe is likely to use. As part of their application to the State of Michigan for a **Class B Hotel** license to sell beer, wine, and spirits at the proposed hotel. The Township Board and the Michigan Liquor Control Commission (MLCC), must grant their approval under authority from the Michigan Department of Licensing and Regulatory Affairs (LARA).

The Township Board is granting local approval of the Class B Hotel license for East Lansing Lodge, Inc., which will be submitted to the MLCC along with other required application materials. The MLCC has final approval on issuance of the license.

Motion: Move to adopt the resolution approving the Class B Hotel liquor license for East Lansing Lodge, Inc., of 2736 East Grand River Avenue.

Attachments:

1. Meridian Township Liquor License Application & Comments from Depts
2. Resolution to approve license application.

LIQUOR LICENSE APPLICATION

CLERK'S USE ONLY	
Date Received: <u>10/03/2023</u>	Non-Refundable Application Fee \$250.00 <input checked="" type="checkbox"/> Paid
Date Sent to Depts. <u>10/04/2023</u>	Response from Police: <u>10/18/2023</u> Response from Fire <u> </u>
Response from Planning & Zoning <u>10/19/23</u>	Response from Building <u>10/19/23</u>
Date of Township Board Action: <u> </u>	Final Action: <u> </u>
Circle One Class: OTHER: Class B Hotel & Sunday AM & PM sales permit	Check one: New <u>X</u> Transfer <u> </u>

A non-refundable fee of \$250.00 must accompany this application.

Incomplete applications will be returned to the applicant. By filling out this application form in full and attaching the materials requested, you will assist the Charter Township of Meridian in its effort to promptly review your application for a liquor license. Please attach any additional information or materials you believe will assist the township in its review of your proposal. **This application must bear the signature of the property owner (or the duly authorized representative of all ownership interests) as well as the signature of the applicant or applicant's representative (if different than the property owner).**

1. Contact Information

NAME Brandon Nofar	ADDRESS 2736 East Grand River Ave.		
CITY East Lansing	STATE MI	ZIP 48823	
EMAIL ADDRESS bnofar@gmail.com	PHONE 248-514-8141		

2. Location of Business

BUSINESS NAME/DBA/LEGAL NAME East Lansing Lodge	
ADDRESS 2736 East Grand River Ave.	PHONE 517-337-1621
PARCEL ID NUMBER 02-02-17-460-017	CIRCLE CLASS TYPE APPLYING FOR Class B Hotel Sunday AM & PM Sales Permit C SDM SDD OTHER (PLEASE SPECIFY)
EXISTING ZONING OF PARCEL Commercial C2	EXISTING USE OF PARCEL Commercial Lodging / Hotel
DESCRIBE THE STREET/ROAD ON WHICH THE PROPERTY IS SITUATED Located on East Grand River Ave next to Whole Foods and before Hagadorn Road	
DESCRIBE ALL THE LAND USES SURROUNDING THE PROPERTY, INCLUDING THOSE ON EACH SIDE, BEHIND, AND ACROSS THE STREET FROM THE PROPERTY IN QUESTION Located on East Grand River Ave next to Whole Foods and before Hagadorn Road.	

MERIDIAN CHARTER TOWNSHP
 5151 MARSH ROAD- OKEMOS, MI 48864
 517.853.4000
 www.meridian.mi.us

STATE THE TOTAL SQUARE FOOTAGE OF EACH BUILDING PROPOSED ON THE PROPERTY	SEATING CAPACITY
--	------------------

DESCRIBE DAY-TO-DAY OPERATION OF THE PROPOSED BUSINESS We are a lodge that allows guests to stay in our guest rooms overnight for a rate. Most guests book our lodge via central reservation system.
--

HAS THERE BEEN AN APPLICATION BEEN MADE FOR ANY OTHER LICENSE FOR THIS LOCATION BEFORE? Yes, it was approved.	IF YES, TYPE / DATE / DISPOSITION Resolution was signed 3/16/21 at meeting held 6/20/20
--	---

3. Applicant Information-This license will be held by:

- An Individual (**Attach** copy of any Assumed Name Certificate)
- A Partnership (**Attach** a copy of Partnership Certificate)
- A Corporation (**Attach** a copy of Articles of Incorporation)
- A Limited Liability Corporation (**Attach** a copy of Articles of Incorporation)

4. Applicant Information (Complete for each owner/partner/officer/stockholder/resident agent, attach additional sheets if needed)

NAME Brandon Nofar	TYPE OF INTEREST IN BUSINESS 100%	DATE OF BIRTH 04/19/1986	
DRIVERS LICENSE NUMBER N 160 098 441 303	CELL PHONE / BUSINESS PHONE 248-514-8141		
STREET ADDRESS 50441 Drakes Bay Drive	CITY Novi	STATE MI	ZIP CODE 48374
EMAIL ADDRESS bnofar@gmail.com			
HAVE YOU LIVED AT THE SAME ADDRESS THE LAST TWO YEARS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If your answer to this question was "No", list any other residence address for the last two years			
STREET ADDRESS	CITY	STATE	ZIP CODE
STREET ADDRESS	CITY	STATE	ZIP CODE

NAME	TYPE OF INTEREST IN BUSINESS	DATE OF BIRTH	
DRIVERS LICENSE NUMBER	CELL PHONE / BUSINESS PHONE		
STREET ADDRESS	CITY	STATE	ZIP CODE

EMAIL ADDRESS			
HAVE YOU LIVED AT THE SAME ADDRESS THE LAST TWO YEARS <input type="checkbox"/> YES <input type="checkbox"/> NO If your answer to this question was "No", list any other residence address for the last two years			
STREET ADDRESS	CITY	STATE	ZIP CODE
STREET ADDRESS	CITY	STATE	ZIP CODE

- 5. Attach** a copy of the applicant's driver's license
- 6. Attach** building plans showing the entire structure and premises and specific areas where the license is to be utilized.
- 7. Attach** a preliminary site plan showing the relationship of the proposed or existing building to the surrounding property and uses, including proposed parking facilities and lighting. An architect's rendering or a clear photograph of the building must accompany the preliminary site plan.
- 8. Attach** a statement as to the Applicant's experience in owning, managing, operating, and/or financing this type of business or any related business, including previous business references.
- 9. Attach** a statement and supporting documentation providing evidence that the Applicant is financially able to meet the obligations and business undertakings for which the license is to be issued.
- 10. Attach** if this is an application involves the transfer of a Class C Liquor License within three (3) years of its original issue date, a copy of the executed and binding contract for the buy/sell of the License and/or the business for review.

11. Property Owner

NAME Brandon Nofar		DATE OF BIRTH 04/19/1986	
STREET ADDRESS 50441 Drakes Bay Drive	CITY Novi	STATE MI	ZIP CODE 48374
CELL PHONE / BUSINESS PHONE 248-514-8141	EMAIL ADDRESS bnofar@gmail.com		

12. Business History

DOES THE APPLICANT CURRENTLY HOLD A LIQUOR LICENSE? CLASS C / SDD / SDM OTHER Yes	BUSINESS NAME and BUSINESS ID # Comfort Inn Detroit	YEAR LICENSE WAS OBTAINED 2010	
STREET ADDRESS 1999 E Jefferson Ave	CITY Detroit	STATE MI	ZIP CODE 48207

HAS THE APPLICANT PREVIOUSLY HELD A LIQUOR LICENSE? CLASS C / SDD / SDM OTHER No		IF YES , BUSINESS NAME	YEAR LICENSE WAS OBTAINED	
STREET ADDRESS		CITY	STATE	ZIP CODE
HAS THE APPLICANT EVER HAD A LIQUOR LICENSE SUSPENDED OR REVOKED? CLASS C / SDD / SDM OTHER		IF YES , BUSINESS NAME and BUSINESS ID #	YEAR LICENSE WAS SUSPENDED OR REVOKED AND REASON	
STREET ADDRESS		CITY	STATE	ZIP CODE

13. Violation History

Has Applicant/Any Partner/Officer/Manager/Resident Agent been convicted of (attach additional sheets if needed):

- A felony
- Operating under the influence of Liquor or a Controlled Substance
- Operating with an Unlawful Bodily Alcohol Level
- Operating While Intoxicated
- Operating While Visibly Impaired
- Selling/Furnishing Alcohol to a Person under 21

Name	Date of Conviction	Arresting Agency	Nature of Offense	Punishment (not including fines and costs)
None				

Does the Applicant/Any Partner/Officer/Manager/Resident Agent have a permit to carry a concealed weapon?

YES NO

Do you plan to keep weapon on premises? YES NO

14. Relevance to Community Goals

Describe what you believe are the overall benefits that the proposed establishment would provide to the Township and the betterment of the community.

MERIDIAN CHARTER TOWNSHP
5151 MARSH ROAD- OKEMOS, MI 48864
517.853.4000
www.meridian.mi.us

Please see attached letter

15. Describe what impact the proposed establishment will have on the character of the area

Please see attached letter

16. Certification


I, the undersigned applicant, give permission to the Officials of the Charter Township of Meridian and its Consultants to enter the property that is the subject of this Application for purposes of inspection to review and verify the information on the application. This inspection will occur during business hours and will only include entry into a building upon mutually agreeable arrangement with the applicant and/or property owner.

I, the undersigned applicant, have read and understand each and every provision and requirement of Meridian Charter Township Code _____ regarding the regulation of sales of liquor in the Township; and I will provide such other information that the Township requests and deems necessary, in its reasonable discretion, to discover the truth of the matters required to be set forth in this application or required by Township Ordinances.

I, the undersigned applicant, hereby swear that all of the statements, answers and information I have provided as part of this application are true, accurate and complete to the best of my knowledge. And I understand and acknowledge that any falsehoods or misrepresentations contained in such statements, answers or information can, among other things, be the cause of a denial of the requested license and cause for the revocation of any license issued to the applicant under Chapter _____ of the Meridian Township Code.


I understand and agree that adult entertainment will not be permitted in the establishment. Adult entertainment includes, but is not limited to, nudity, nude dancing, lap dancing, topless dancing, wet tee-shirt contests, or any actual or simulated sexual acts. I understand and agree that permitting adult entertainment in the establishment is grounds for the Township to request that the State revoke any liquor license issued for the establishment.

I have attachments with this application. I do not have attachments with this application.


Business Owner Signature

Brandon Nofar 09/28/2023
Business Owner Name Printed Date

Acknowledged before me on Sep. 29, 2023


Property Owner Signature

Brandon Nofar 09/28/2023
Property Owner Printed Name Date

Acknowledged before me on Sep. 29, 2023

Michael T. Witten
Notary Public
Ingham County, Michigan

Michael T. Witten
Notary Public
Ingham County, Michigan

My Commission Expires: 08/07/2025

My Commission Expires: 08/07/2025

Acting in Eaton County, Michigan

Acting in Eaton County, Michigan

17. Oath

I swear or affirm that if this application is granted and a license is issued, I will not violate any applicable laws or ordinances of the State of Michigan, County of Ingham, or Charter Township of Meridian in the conduct of the business.

SIGNED [Signature]

Taken, subscribed and sworn to before me this 29 day of September, 2023

SIGNED [Signature]
President
TITLE

Eaton

MICHAEL T WITTEN
NOTARY PUBLIC - MICHIGAN
INGHAM COUNTY
MY COMMISSION EXPIRES 08/07/25
ACTING IN Eaton COUNTY

18. Transfer of Class C license within three years of the date of original issuance:

The Township Board has determined that profiteering by Class C liquor license holders is contrary to the best interests of the Township. Accordingly, in order to prevent profiteering, to the full extent authorized by law the Township Board shall not approve the transfer of a Class C liquor license within three years of the date of the original issuance of the license. An agreement between the applicant and the Township, following recommendation by the Township Attorney shall be prepared and agreed upon to give effect to this provision prior to final action being taken by the Township Board on an application. The Township Board may, but is not required to, excuse the above anti-profiteering limitation for any of the following reasons:

1. If the license holder is a natural person, he or she dies or becomes incapacitated.
2. If the license holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the license.
3. If the license holder is a limited liability company, the company dissolves for reasons other than to transfer the license.
4. The license holder and the proposed license transferee establish that the transfer of the Class C liquor license shall not result in profiteering.
5. The application of this anti-profiteering limitation will subject the applicant to financial hardship due to no fault of the applicant, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the applicant's control.

The agreement shall provide that, unless excused by the Board as provided above, in the event a license is placed into escrow with the Liquor Control Commission within three years from the date of issuance, the Township Board may approve the issuance of the license to a new applicant without payment to the licensee from whom the license had been placed into escrow, and that a licensee waives any property interest in such license upon placement of the license into escrow within such three year period; provided, however, prior to the approval of such issuance to a new applicant, the person or entity from whom the license had been placed into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Commission or in the circuit court if necessary) prior to issuance to a new applicant.



BUSINESS OWNER SIGNATURE

09/29/2023

DATE

Brandon Nofar
PRINTED NAME

9/29/2023

Dear Township Board,

My name is Brandon Nofar. On behalf of East Lansing Lodge, Inc I am applying for a class B hotel beer, wine and liquor license for our recently renovated Clarion Pointe hotel at 2736 East Grand River Ave, East Lansing, MI 48823. This property has been a long-standing motel since it was the Poplars Motel back in the 1950's. Before we took over ownership in mid 2019, very little had been done to improve this historical property, and since we took over, major improvements have taken place to convert the property to midscale, and add value to beautiful Meridian Township and East Lansing.

We have partnered up with Choice Hotels to become one of their newest brands: Clarion Pointe. Clarion Pointe is a fresh lifestyle brand that is geared toward bringing in young families, millennials, and business crowds. As part of the renovations process, our rooms are all modern, simplistic, and fresh with their own unique flair. The same goes for our brand new lobby, breakfast room, and fitness area. And as part of this fresh new look, Choice has mandated that our food and beverages are stylistic and fresh, which includes healthy breakfast, healthy and natural snacks for sale, and craft beers.

Choice requires that we provide these fresh and new food and beverage items to provide our guests a memorable experience that goes along with the chic Clarion Pointe brand, which is why it is incredibly important to obtain a liquor license for this reason. We agree that offering craft beers, and select small size liquor options with our food and beverage package would be a welcome experience for our sophisticated millennial and business crowd. Our staff is fully competent and capable of selling and regulating usage on property.

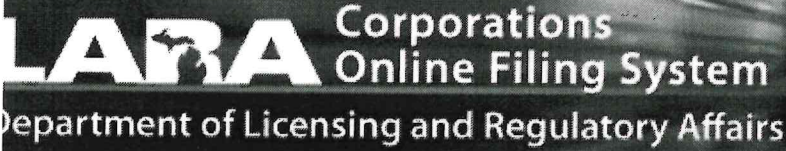
As operators, we're accustomed to selling both beer, wine and liquor in hotels because our Downtown Detroit hotel property has a bar, and we've sold beer, wine, and liquor there for many years with no issues because of excellent staff training. Our family has been in the hotel business since the 1980, and we are confident that we add value to our neighborhood and leave a beautiful lasting mark for years to come.

Our business thus far has been very successful and profitable and will have no problems meeting the obligations and business undertakings where the license will be issued.

Regards,



Brandon Nofar



Form Revision Date 07/201

ARTICLES OF INCORPORATION
For use by DOMESTIC PROFIT CORPORATION

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned executes the following Articles:

ARTICLE I

The name of the corporation is:

EAST LANSING LODGE, INC

ARTICLE II

Unless the articles of incorporation otherwise provide, all corporations formed pursuant to 1972 PA 284 have the purpose of engaging in any activity within the purposes for which corporations may be formed under the Business Corporation Act. You may provide a more specific purpose:

ARTICLE III

1. State the total authorized shares of each class of stock that the corporation is authorized to issue. All corporations must authorize stock.* If there is more than one class or series of shares, state the relative rights, preferences and limitations of the shares of each class in Article III(2).

Class of Stock	Total authorized number of shares
COMMON	100

ARTICLE IV

The street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: BRANDON NOFAR
 2. Street Address: 1999 EAST JEFFERSON AVE
 Apt/Suite/Other:
 City: DETROIT
 State: MI Zip Code: 48207

3. Registered Office Mailing Address:
 P.O. Box or Street Address: 1999 EAST JEFFERSON AVE
 Apt/Suite/Other:
 City: DETROIT
 State: MI Zip Code: 48207

ARTICLE V

The name(s) and address(es) of the incorporator(s) is (are) as follows:

BRANDON NOFAR

1999 EAST JEFFERSON AVE, DETROIT, MI 48207 USA

Signed this 30th Day of April, 2019 by the incorporator(s).

Signature	Title	Title if "Other" was selected
Brandon Nofar	Incorporator	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF INCORPORATION

for

EAST LANSING LODGE, INC

ID Number: 802317415

received by electronic transmission on April 30, 2019 ***, is hereby endorsed.***

Filed on April 30, 2019 ***, by the Administrator.***

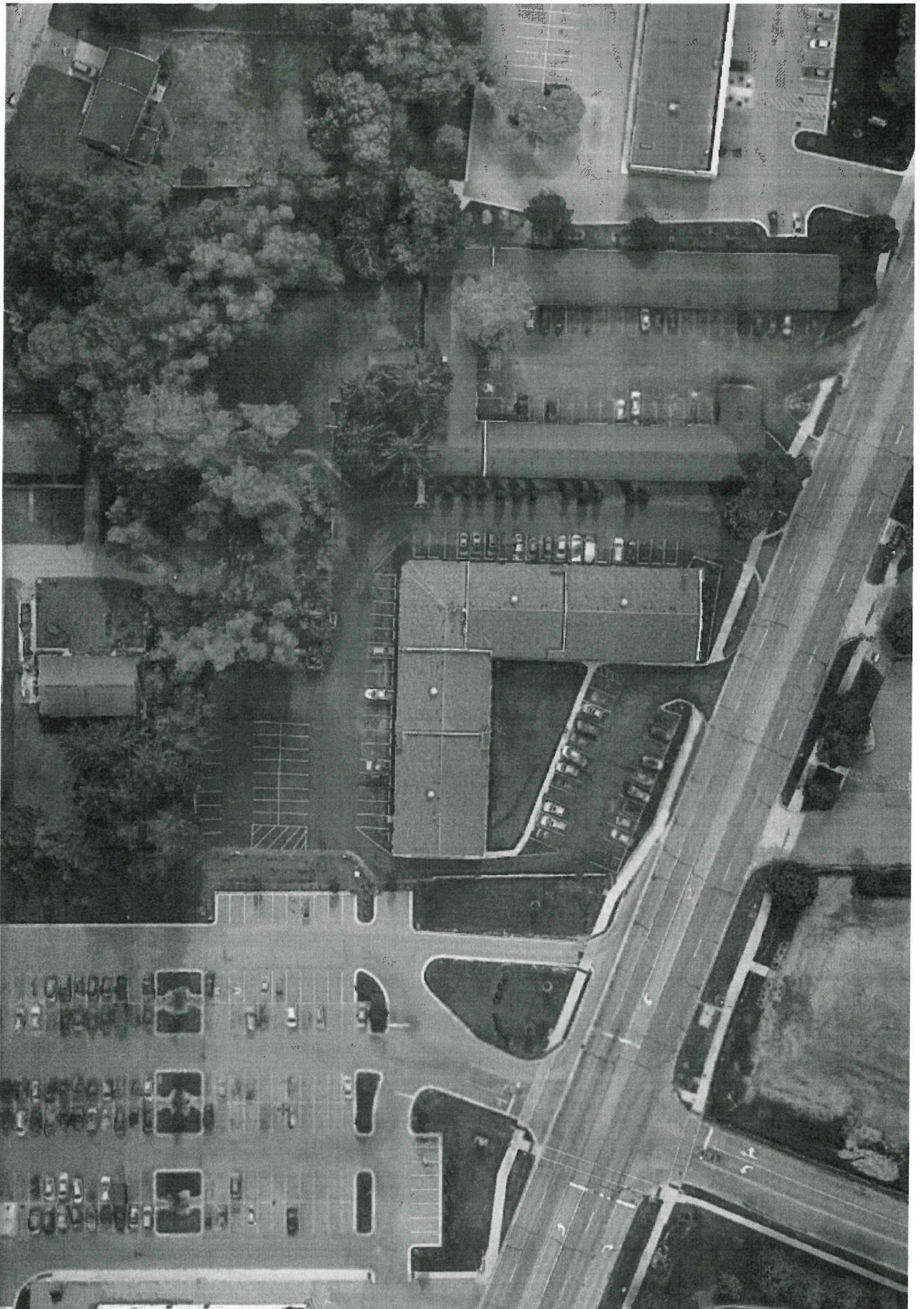
The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

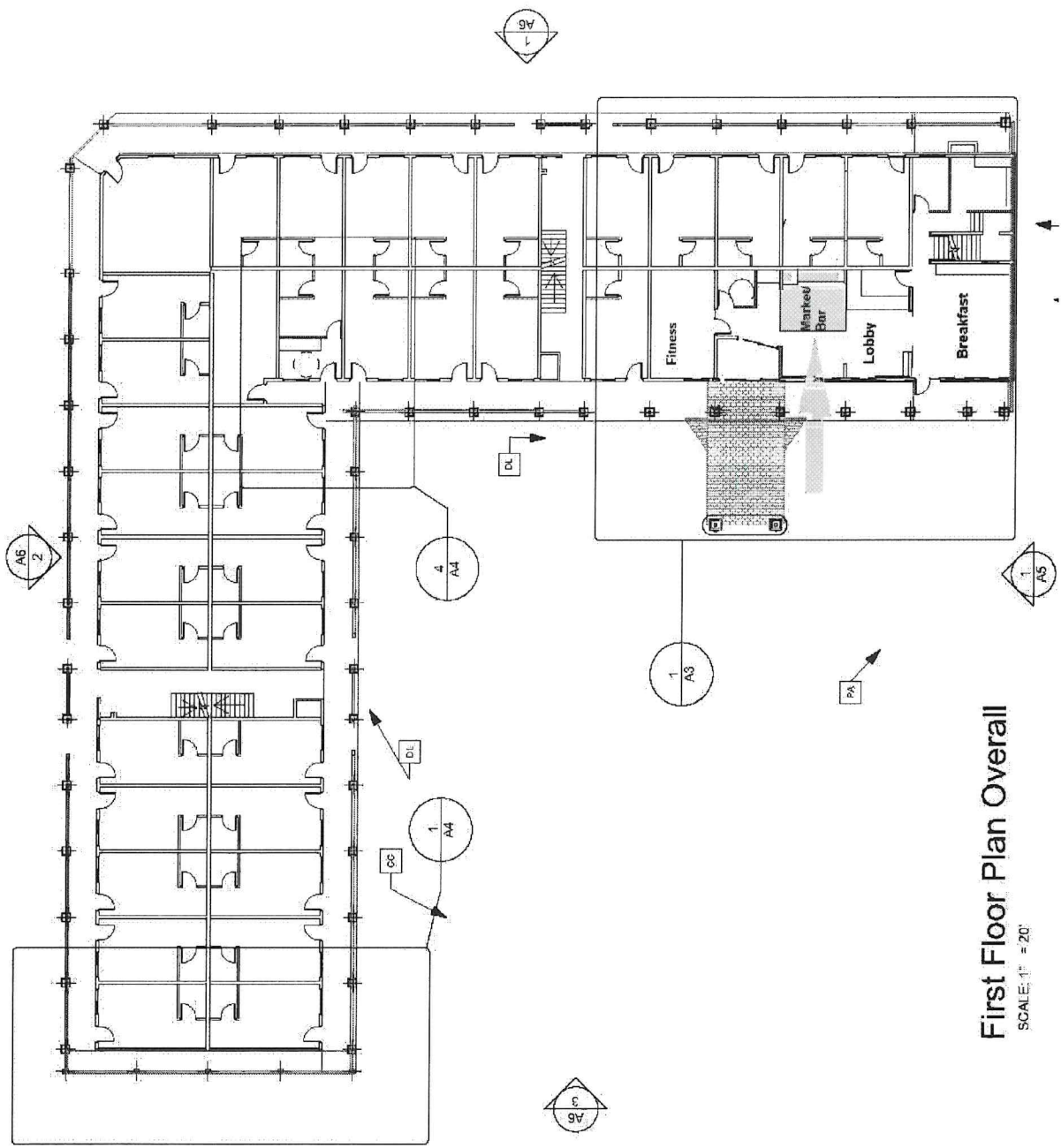


In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 30th day of April, 2019.

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau

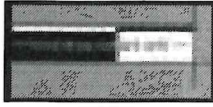




First Floor Plan Overall

SCALE: 1" = 20'

	<p>9-24-19</p>		<p>Clarton Pointe Hotel East Lansing, Meridian Township Michigan</p>	<p>First Floor Overall Plan SHEET TITLE</p>	<p>A1</p>
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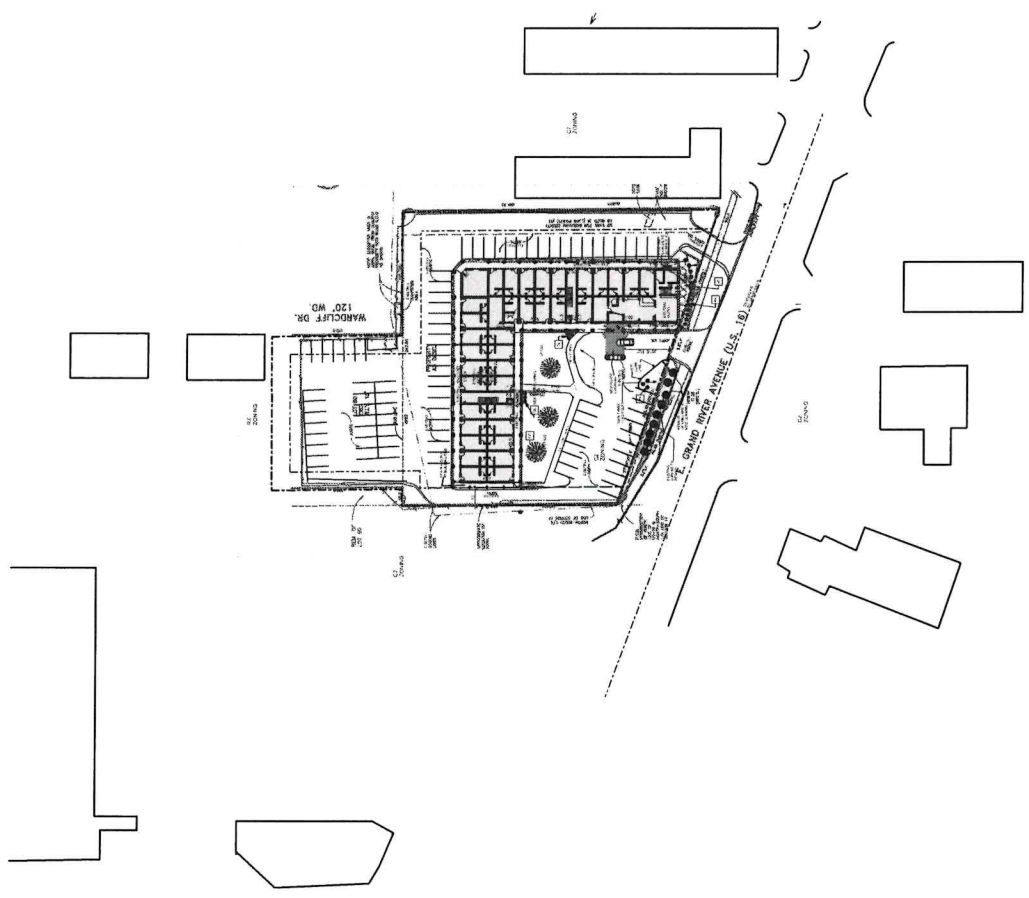
9-24-19



Clarton Pointe Hotel
East Lansing, Meridian Township
Michigan

Extended Site Plan
SHEET TITLE

A0e



Extended Site Plan
SCALE: 1" = 100'

RESOLUTION TO APPROVE

**Liquor License Request
2736 Grand River Avenue**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at Meridian Township Hall, 5151 Marsh road, Okemos MI, 48864, on the 9th day of November, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Township Board and Licensing and Regulatory Affairs of the Michigan Liquor Control Commission, authorized their approval of the East Lansing Lodge, Inc., liquor license request at 2736 Grand River Ave, for a **Resort B Hotel Liquor License**; and

WHEREAS, East Lansing Lodge, Inc. requested a new classification of liquor license approval from Meridian Township and the Michigan Liquor Control Commission for a Class B-Hotel license to sell beer, wine, and spirits for on premise consumption at the Clarion Pointe motel at 2736 Grand River Avenue; and

WHEREAS, the subject property is located in the C-2 (Commercial) zoning district, which allows motels by special use permit, subject to site plan review; and

WHEREAS, the 78 room, 26,396 square foot motel has been operating on the site since 1959; and

WHEREAS, the request is consistent with our Master Plan to enhance the viability of Township businesses; and

WHEREAS, East Lansing Lodge, Inc. is responsible for complying with all applicable laws related to the sales of beer, wine, and spirits as permitted by the Michigan Liquor Control Commission (MLCC) and any other relevant entities.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of the Class B-Hotel liquor license request from East Lansing Lodge, Inc. to sell beer, wine, and spirits at 2736 Grand River Avenue.

ADOPTED: YEAS: _____

NAYS: _____
STATE OF MICHIGAN)



To: Board Members

9-E

From: Phil Deschaine, Treasurer

Date: November 2, 2023

Re: Third Quarter 2023 Investment Report

Attached is the third quarter of 2023 Investment Report from the Treasurer's office. It lists the current fixed and non-fixed Meridian Township investments, transfers and the financial institutions that are holding Township investments.

Our investment balances shown in this report have been reduced by nine million from the second quarter's 2023 report. Four million was spent on our local road program and approximately five million was moved money from the Michigan Class investment pool to our bank accounts to pay operating expenses and cover payroll for the Township for the past three months.

On November 1st, the Federal Reserve Bank took no action on interest rates, keeping the prime rate between 5.25 and 5.5%. These are the highest rates we have seen in over 20 years. With these high rates, the Township will continue to earn strong returns on our cash reserves in 2023 and 2024.

9/30/2023

Treasurer's Office

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ -	\$ 213,681.82	\$ 213,681.82
MBS	\$ 19,730,487.52	\$ -	\$ 19,730,487.52
MI Class	\$ -	\$ 25,552,990.04	\$ 25,552,990.04
MSU Federal CU	\$ 2,054,280.03	\$ 777,247.54	\$ 2,831,527.57
First Nat'l Bank of MI	\$ 2,070,090.43	\$ -	\$ 2,070,090.43
Commercial Bank	\$ 2,041,177.96	\$ -	\$ 2,041,177.96
Independent	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
PNC	\$ -	\$ -	\$ -
Totals	\$ 26,896,035.94	\$ 26,543,919.40	\$ 53,439,955.34
% of total investment	50.32945063	49.67054937	100

Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

The signed agreement specifies that they are adhering to Public Act 20.

9/30/2023

CURRENT FIXED MATURITY INVESTMENTSTreasurer's
Office

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate	Certificate
07/31/30	general fund	JP Morgan Chase (MBS)	90,000.00	07/31/20	1.200%	48128UHQ5
09/30/26	general fund	First Natl Bk Amer (MBS)	1,000,000.00	09/30/21	0.850%	32110YUJ2
05/01/30	general fund	FNMA (MBS)	1,882,067.00	04/27/22	1.895%	3140HYAD0
09/30/24	general fund	United States Treas (MBS)	967,810.00	09/13/22	2.125%	9128282Y5
09/30/25	general fund	United States Treas (MBS)	3,845,160.00	09/13/22	3.000%	9128285C0
08/15/27	general fund	United States Treas (MBS)	7,312,160.00	09/14/22	2.250%	9128282R0
			15,097,197.00			
05/01/30	land pres	FNMA (MBS)	130,926.40	05/01/22	1.895%	3140HYAD0
			130,926.40			
10/01/24	land pres res	FNMA (MBS)	856,864.12	07/30/19	2.470%	3138LK5L7
09/01/31	land pres res	FNMA (MBS)	815,500.00	10/28/19	2.305%	3140HVYK4
10/28/26	land pres res	Federal Home Ln (MBS)	500,000.00	12/01/21	1.150%	3130APGT6
12/30/24	land pres res	Federal Home Ln (MBS)	330,000.00	12/30/21	1.000%	3130AQA37
			2,502,364.12			
09/29/28	public works	First Natl Bk Amer (MBS)	2,000,000.00	9/23/2021	1.100%	32110YUG8
			2,000,000.00			
09/01/24	road imp	Commercial Bank	2,041,177.96	09/01/22	2.050%	3200101015
09/02/24	road imp	First National Bank of MI	1,034,764.51	09/02/22	3.150%	310029509
09/02/25	road imp	First National Bank of MI	1,035,325.92	09/02/22	3.200%	310029525
09/01/24	road imp	Independent Bank	1,000,000.00	09/01/22	2.250%	29203823413
09/01/25	road imp	MSUFCU	2,054,280.03	09/01/22	2.510%	367213-C4
			7,165,548.42			
		Total Fixed Investments \$	26,896,035.94			

9/30/2023

CURRENT NON-FIXED MATURITY INVESTMENTSTreasurer's
Office

PURCH. DATE	FUND	ACCOUNT NUMBER	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	RMB-005463	MBS	\$ -	0.00%	money market
05/12/08	GF	0289-0001	MI Class	\$ 91,184.28	5.4659%	pooled funds
05/12/08	GF	0289-0003	MI Class	\$ 8,686,632.08	5.4659%	pooled funds
12/23/21	GF	0289-E001	MI Class Edge	\$ -	0.00%	pooled funds
05/20/09	GF	367213-06	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	367213-26	MSU Fed. CU	\$ 777,242.54	3.00%	money market
Total				\$ 9,555,063.90		
08/01/02	LP	RMB-007923	MBS	\$ -	0.00%	money market
05/12/08	LP	0289-0006	MI Class	\$ 3,872,557.02	5.4659%	pooled funds
Total				\$ 3,872,557.02		
08/01/02	LP-R	RMB-008103	MBS	\$ -	0.00%	money market
01/16/09	LP-R	7602000113	Horizon	\$ 213,681.82	1.800%	money market
05/12/08	LP-R	0289-0008	MI Class	\$ 475,107.97	5.4659%	pooled funds
Total				\$ 688,789.79		
08/01/02	PM	RMB-008145	MBS	\$ -	0.00%	money market
09/30/08	PM	0289-0007	MI Class	\$ 1,547,623.07	5.4659%	pooled funds
Total				\$ 1,547,623.07		
5/17/2022	PW	0289-0002	MI Class	\$ 12,958.92	5.4659%	pooled fund
Total				\$ 12,958.92		
08/01/02	SF	RMB-007907	MBS	\$ -	0.00%	money market
05/27/22	SF	0289-0004	MI Class	\$ 6,312,025.95	5.4659%	pooled fund
Total				\$ 6,312,025.95		
12/01/09	PA	RMB-027657	MBS	\$ -	0.00%	money market
Total				\$ -		
02/08/13	TA	0289-0003	MI Class	\$ -	0.00%	pooled funds
Total				\$ -		
08/01/02	WF	RMB-007915	MBS	\$ -	0.00%	money market
05/22/09	WF	0289-0005	MI Class	\$ 2,103,853.45	5.4659%	pooled funds
Total				\$ 2,103,853.45		
03/09/17	BP	0289-0009	MI Class	\$ 2,064,185.84	5.4659%	pooled funds
Total				\$ 2,064,185.84		
03/09/17	RDS	0289-0010	MI Class	\$ 386,861.46	5.4659%	pooled funds
Total				\$ 386,861.46		
12/6/2019	RDIMP	RMB-039025	MBS	\$ -	0.00%	money market
Total				\$ -		
Total Non-Fixed Investments				\$ 26,543,919.40		
Total Fixed and Non-Fixed Investments				\$ 53,439,955.34		

FIXED MATURITY INVESTMENT TRANSACTIONS FOR JULY - SEPTEMBER 2023

7/2/2023	ROAD DEBT IMPROVEMENT		
	Monthly interest received on 3 First National Bank of MI CDs	\$	7,576.00
7/13/2023	ROAD DEBT IMPROVEMENT		
	Transferred funds from MI Class to Hoirzon checking	\$	1,500,000.00
7/13/2023	GENERAL FUND		
	Transferred funds from MI Class to Hoirzon checking	\$	100,000.00
7/24/2023	GENERAL FUND		
	Transferred funds from MI Class to Hoirzon checking	\$	1,000,000.00
7/31/2023	GENERAL FUND		
	Principal payment received on MBS agency funds	\$	4,866.27
7/31/2023	LAND PRESERVATION		
	Principal payment received on MBS agency fund	\$	252.67
7/31/2023	LAND PRESERVATION RESERVE		
	Principal payment received on MBS agency funds	\$	3,756.87
7/31/2023	PUBLIC WORKS		
	Principal payment received on MBS agency fund	\$	1,808.22
7/31/2023	ROAD DEBT IMPROVEMENT		
	Monthly interest received on MSU CD C4	\$	4,294.83
8/2/2023	ROAD DEBT IMPROVEMENT		
	Monthly interest received on 3 First National Bank of MI CDs	\$	7,848.33
8/3/2023	ROAD DEBT IMPROVEMENT		
	Transferred funds from MI Class to Hoirzon checking	\$	125,000.00
8/10/2023	ROAD DEBT IMPROVEMENT		
	Transferred funds from MI Class to Hoirzon checking	\$	500,000.00
8/31/2023	GENERAL FUND		
	Principal payment received on MBS agency funds	\$	4,488.02

8/31/2023	LAND PRESERVATION		
	Principal payment received on MBS agency funds	\$	261.09
8/31/2023	LAND PRESERVATION RESERVE		
	Principal payment received on MBS agency funds	\$	3,882.11
8/31/2023	PUBLIC WORKS		
	Principal payment received on MBS agency fund	\$	1,868.49
8/31/2023	ROAD DEBT IMPROVEMENT		
	Monthly interest received on MSU CD C4	\$	4,303.86
9/1/2023	ROAD DEBT IMPROVEMENT		
	Commercial Bank Road CD 1014 matured	\$	1,015,047.63
9/1/2023	ROAD DEBT IMPROVEMENT		
	Independent Bank Road CD 3404 matured	\$	2,038,469.44
9/1/2023	ROAD DEBT IMPROVEMENT		
	Quarterly interest earned on 2 Commercial Bank CDs	\$	14,316.06
9/2/2023	ROAD DEBT IMPROVEMENT		
	First National Bank of MI Road CD 9491 matured	\$	1,026,927.80
9/2/2023	ROAD DEBT IMPROVEMENT		
	Monthly interest received on 3 First National Bank of MI CDs	\$	7,868.48
9/15/2023	GENERAL FUND		
	Transferred funds from MI Class to Hoirzon checking	\$	1,000,000.00
9/21/2023	GENERAL FUND		
	Transferred funds from MI Class to Horizon checking	\$	830,000.00
9/30/2023	GENERAL FUND		
	Principal payment received on MBS agency funds	\$	93,830.34
9/30/2023	LAND PRESERVATION		
	Principal payment received on MBS agency fund	\$	261.09
9/30/2023	LAND PRESERVATION RESERVE		
	Principal payment received on MBS agency funds	\$	3,882.11

9/30/2023	PUBLIC WORKS		
	Principal payment received on MBS agency fund	\$	3,676.71

9/30/2023	ROAD DEBT IMPROVEMENT		
	Monthly interest received on MSU CD C4	\$	4,173.79

NON FIXED INVESTMENT TRANSACTIONS FOR JULY - SEPTEMBER 2023

7/31/2023	GENERAL FUND		
	Ach'd funds from MBS money market to Horizon Checking	\$	4,866.27

7/31/2023	LAND PRESERVATION		
	Ach'd funds from MBS money market to Horizon Checking	\$	252.67

7/31/2023	LAND PRESERVATION RESERVE		
	Ach'd funds from MBS money market to Horizon Checking	\$	3,756.87

7/31/2023	PUBLIC WORKS		
	Ach'd funds from MBS money market to Horizon Checking	\$	1,808.22

8/31/2023	GENERAL FUND		
	Ach'd funds from MBS money market to Horizon Checking	\$	4,488.02

8/31/2023	LAND PRESERVATION		
	Ach'd funds from MBS money market to Horizon Checking	\$	261.09

8/31/2023	LAND PRESERVATION RESERVE		
	Ach'd funds from MBS money market to Horizon Checking	\$	3,882.11

8/31/2023	PUBLIC WORKS		
	Ach'd funds from MBS money market to Horizon Checking	\$	1,868.49

9/30/2023	GENERAL FUND		
	Ach'd funds from MBS money market to Horizon Checking	\$	93,830.34

9/30/2023	LAND PRESERVATION		
	Ach'd funds from MBS money market to Horizon Checking	\$	261.09

9/30/2023	LAND PRESERVATION RESERVE		
	Ach'd funds from MBS money market to Horizon Checking	\$	3,882.11



To: Township Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: November 9, 2023
Re: Corridor Improvement Authority TIF Plan Public Hearing

At the October 3 regular meeting, the Township Board set the date for public hearing regarding the Corridor Improvement Authority Tax Increment Finance Plan. The proposed Plan, compliments the previously established district and sets the expectation for the use of captured funding for a duration of 20 years. The participating Tax Jurisdictions (Ingham County, Capital Region Airport Authority, Capital Area Transportation Authority, Lansing Community College, and Meridian Township) have all been notified through certified mail, regarding the public hearing.

The CIA district and governing body were established in 2017 as a response to the public conversation on a regional development approach for Grand River Avenue. This may 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.

The attached plan proposes 20 years of focused development along Grand River Avenue, Central Park Drive, and Marsh Road. In two decades our goal is to partner with property owners, developers, and stakeholders to bring about our goal of defining and updating properties along Grand River.



To: Board Members

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

Melissa Massie
Director of Project Management

Date: November 2, 2023

Re: Michigan State Housing Development Authority - Community Development Block Grant (CDBG) Housing Improving Local Livability Program - PUBLIC HEARING

At the October 17, 2023 Township Board meeting, Staff was directed to prepare for a public hearing on November 9th for the proposed CDBG Housing Improving Local Livability (CHILL) grant through the Michigan State Housing Development Authority (MSHDA). The public hearing is required prior to the application being made to MSHDA.

Staff has published the notice in the City Pulse and the Board is now asked to formally hold the public hearing to obtain any public feedback on the request and application. Following the public hearing, Directors Massie and Schmitt will finalize the application, with any changes brought from the public hearing comments, and submit the application prior to the November 14th deadline.



To: Township Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: November 9, 2023
Re: Corridor Improvement Authority TIF Plan

At the October 3 regular meeting, the Township Board set the date for public hearing regarding the Corridor Improvement Authority Tax Increment Finance Plan. The proposed Plan, compliments the previously established district and sets the expectation for the use of captured funding for a duration of 20 years. The participating Tax Jurisdictions (Ingham County, Capital Region Airport Authority, Capital Area Transportation Authority, Lansing Community College, and Meridian Township) have all been notified through certified mail, regarding the public hearing.

The CIA district and governing body were established in 2017 as a response to the public conversation on a regional development approach for Grand River Avenue. This may 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.

The attached plan proposes 20 years of focused development along Grand River Avenue, Central Park Drive, and Marsh Road. In two decades our goal is to partner with property owners, developers, and stakeholders to bring about our goal of defining and updating properties along Grand River.

Motion: Move to approve and adopt the attached resolution creating the Corridor Improvement Authority Tax Increment Finance Plan of Meridian Township. Authorize the Clerk to sign the resolution 60 days after the date of the public hearing.



CHARTER TOWNSHIP OF MERIDIAN PUBLIC HEARING NOTICE:

Tax Increment Financing Plan
For the Corridor Improvement Authority
THURSDAY NOVEMBER 9, 2023

Notice is hereby given that the Township Board of the Charter Township of Meridian will hold a public hearing on Thursday November 9th, at 6:00 p.m., in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos (phone 517-853-4560), to consider adoption by resolution; a Tax Increment Financing Plan to financially support the execution and redevelopment of the district referred to as the Corridor Improvement Authority. The adoption of the associated TIF plan is pursuant to and in accordance with Public Act 57 of 2018, the Recodified Tax Increment Financing Act. The proposed Corridor Improvement Authority development area is described as follows:

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 1/4 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 WLY 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



CHARTER TOWNSHIP OF MERIDIAN – INGHAM COUNTY,

MICHIGAN LEGAL AD NOTICE:

Tax Increment Financing Plan
For the Corridor Improvement Authority
THURSDAY NOVEMBER 9, 2023

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 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 SELY 327.42 FT., THENCE SELY 429.72 FT., THENCE NELY 232.16 FT., THENCE ELY 377.33 FT., THENCE SLY 37 FT., THENCE SELY 426.83 FT., THENCE NELY 544.16 FT., THENCE SELY 574 FT. TO THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NELY ALONG THE SAID RIGHT OF WAY 1714 FT. +/- TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SELY 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 SELY ALONG THE SAID RIGHT OF WAY LINE 553 FT. TO THE NORTH RIGHT OF WAY LINE OF HAMILTON ROAD, THENCE SELY 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 NELY 165 FT. TO THE NW CORNER OF LOT 125, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 99 FT. TO THE SE CORNER OF LOT 122, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NELY 300 FT. , THENCE SELY 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 SELY 139 FT. ALONG SAID NORTH LINE OF LOT 102, THENCE NELY 56 FT. TO THE NE CORNER OF LOT 101, CEDAR BEND HEIGHTS



CHARTER TOWNSHIP OF MERIDIAN – INGHAM COUNTY,

MICHIGAN LEGAL AD NOTICE:

Tax Increment Financing Plan
For the Corridor Improvement Authority
THURSDAY NOVEMBER 9, 2023

SUBDIVISION, THENCE SELY 363.4 FT.+/- TO THE SE CORNER OF LOT 92, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 145 FT. +/- TO THE SW CORNER OF LOT 53, CEDAR BEND HEIGHTS SUBDIVISION AND THE EAST RIGHT OF WAY OF HILLCREST AVENUE, THENCE NELY ALONG SAID RIGHT OF WAY LINE 40 FT., THENCE SELY 191 FT. TO THE SE CORNER OF LOT 52, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 125.5 FT. TO THE SE CORNER OF LOT 50, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 61 FT. +/- TO THE SW CORNER OF LOT 23, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 174.4 TO THE SE CORNER OF LOT 22, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NELY 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 SELY 415 FT. +/- TO THE CENTERLINE OF MARSH ROAD, THENCE NELY ALONG SAID CENTERLINE 650 FT. +/- , THENCE NORTH 313 FT., THENCE EAST 204 FT., THENCE NORTH 217 FT., THENCE EAST 337 FT. +/- TO THE CENTERLINE OF MARSH ROAD, THENCE SELY 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 NELY 171.64 FT., THENCE NELY 133 FT., THENCE SELY 74.4 FT., THENCE NELY 68.21 FT., THENCE NELY 267.54 FT., THENCE NELY 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 NELY 262.95 FT., THENCE SOUTH 213.76 FT. TO THE CENTERLINE OF HAMILTON ROAD, THENCE NELY ALONG SAID CENTERLINE 925.53 FT. +/- , THENCE SOUTH 515.91 FT., THENCE EAST 696.31 FT. TO THE CENTERLINE OF NORTHVIEW DRIVE, THENCE SWLY 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 NLY 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 SELY 1365.8 FT. ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

A copy of the proposed Tax Increment Financing Plan may be examined at the Economic Development Department, 5151 Marsh Road, Okemos, Michigan, 48864, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to Amber Clark Economic Development Director, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to Clark@meridian.mi.us.

Publish: Lansing State Journal & City Pulse
October 13 **AND** October 20, 2023

Deborah Guthrie
Meridian Township Clerk

1 Affidavit, please

October 17, 2023

RE: CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING PLAN

Dear Property/Business Owner:

In 2017 the Township Board of the Charter Township of Meridian created the Corridor Improvement Authority, a designate district along Grand River Ave in Meridian Township. We are contacting you as you own property that falls within the designated district. The objective of the district is to enhance the corridor and reverse blighted areas, including Meridian Mall. The Board established the committee to speak for the Township regarding the Bus Rapid Transit discussion occurring County wide. In 2023 the Township Board will consider the public purpose and benefit to adopting a Tax Increment Financing Plan. A "TIF Plan" proposes the use of future property values to finance development projects.

You are invited to the public hearing on Thursday November 9th, at 6:00 p.m. in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, 48864 (517-853-4560). The public hearing will present opportunity for the general public to express their questions and concerns related to the adoption of a Corridor Improvement Authority, Tax Increment Finance Plan. An area map is included with this letter with a view of the CIA boundary.

Information regarding the TIF Plan may be examined at the Economic Development Department, 5151 Marsh Road, Okemos, MI, 48864, between the hours of 9:00 a.m. and 4:00 pm., Monday through Friday. Written comments may be sent prior to the public hearing to Amber Clark, Director of Neighborhoods & Economic Development of Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to Clark@meridian.mi.us.

If you have any questions, please feel free to contact me at (517) 853-4568
Sincerely,

Amber Clark
Economic Development Director
Meridian Township



Meridian Township Board Members

C/O Manager Frank Walsh

5151 Marsh Road

Okemos, MI 48864

Dear Meridian Township Board Members,


We are reaching out to you today to inform you of the opportunity for economic development in the Greater Lansing region. Meridian Township pursues our mission to improve our brand as “A Prime Community.” We are a proud residential community with a vision to bring strong economic development to the region. Our Charter Township struggles like any community with adequate affordable housing, walkable pathways along our major thoroughfares, attractive streetscapes, and funding for public infrastructure improvements. Unlike our neighbor cities, our ability to finance such projects are limited by our legislation. In our effort to maintain growth, support our small and large business community, and build resiliency in our community, we are advocating for a Tax Increment Finance or TIF Plan for our Corridor Improvement Authority.


The Meridian Township Corridor Improvement Authority, established in 2017, is our focused initiative to drive development along Grand River Ave and support the attractiveness of our Central Business District. The Meridian Mall being the largest commercial outfit along M-43 in our community, is in dire need of assistance to make transformational development projects a reality. Many in the greater Lansing area recognize Meridian Mall as a prime commercial enterprise. The entire region recognizes the Central Park Drive and Meridian Mall area as great options for future development that will attract new residents to the region. Our hope is to gain your approval for a 20 year Tax Increment Financing plan, with a 20% pass through agreement. Through this plan we will meet the expectations of our region to make smart economically resilient development choices as we build our district.

We invite you to attend our public hearing on the matter, Thursday November 9th at Meridian Township Hall. Your participation in our vision will help us create a sustainable future. For questions and comments please reach out to the Economic Development Department 517-853-4568.


Amber Clark
Neighborhoods & Economic Development Director

CC: Treasurer Phil Deschaine

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <p>1: Seleana Samuel Living Community College N. Grand Avenue Living, MI 48933</p>	<p>A. Signature X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Sarah Wright 10/19/23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 7261 1284 2284 45 Article Number (Transfer from service label) 2720 0002 2298 7687	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>Attn: Nicole Noll Williams Capital Region Amtrak Authority 4100 Capital City Blvd Lansing, MI 48906</p>	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Katherine Japiga 10-19-23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 7261 1284 2284 69 2. Article Number (Transfer from service label) 7021 2720 0002 2298 7694	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature <input checked="" type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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 9590 9402 7261 1284 2284 38 Article Number (Transfer from service label) 2720 0002 2298 7717	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature <input checked="" type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
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 9590 9402 7261 1284 2284 76 2. Article Number (Transfer from service label) 221 2720 0002 2298 7724	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature <input checked="" type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attn: Brad Funkhouser
Capital Area Transportation
Authority
4615 Tranter Street
Lansing, MI 48910



9590 9402 7261 1284 2284 52

2. Article Number (Transfer from service label)

021 2720 0002 2298 7700

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Asdunt... Agent
 Addressee

B. Received by (Printed Name)

A. Tadgus...

C. Date of Delivery

10/12/13

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
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CORRIDOR IMPROVEMENT AUTHORITY
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN
MERIDIAN CHARTER TOWNSHIP 2023

**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

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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.

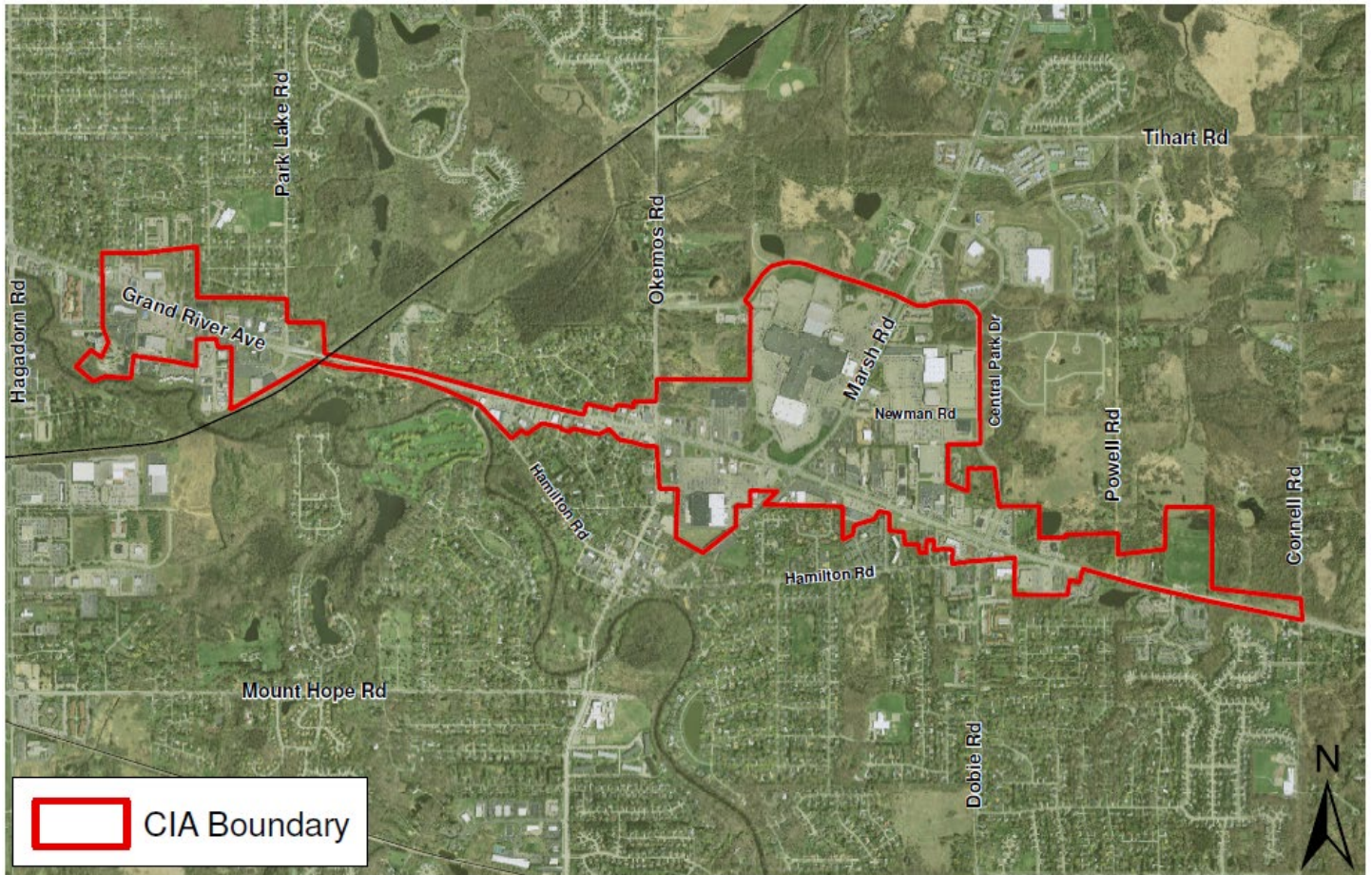
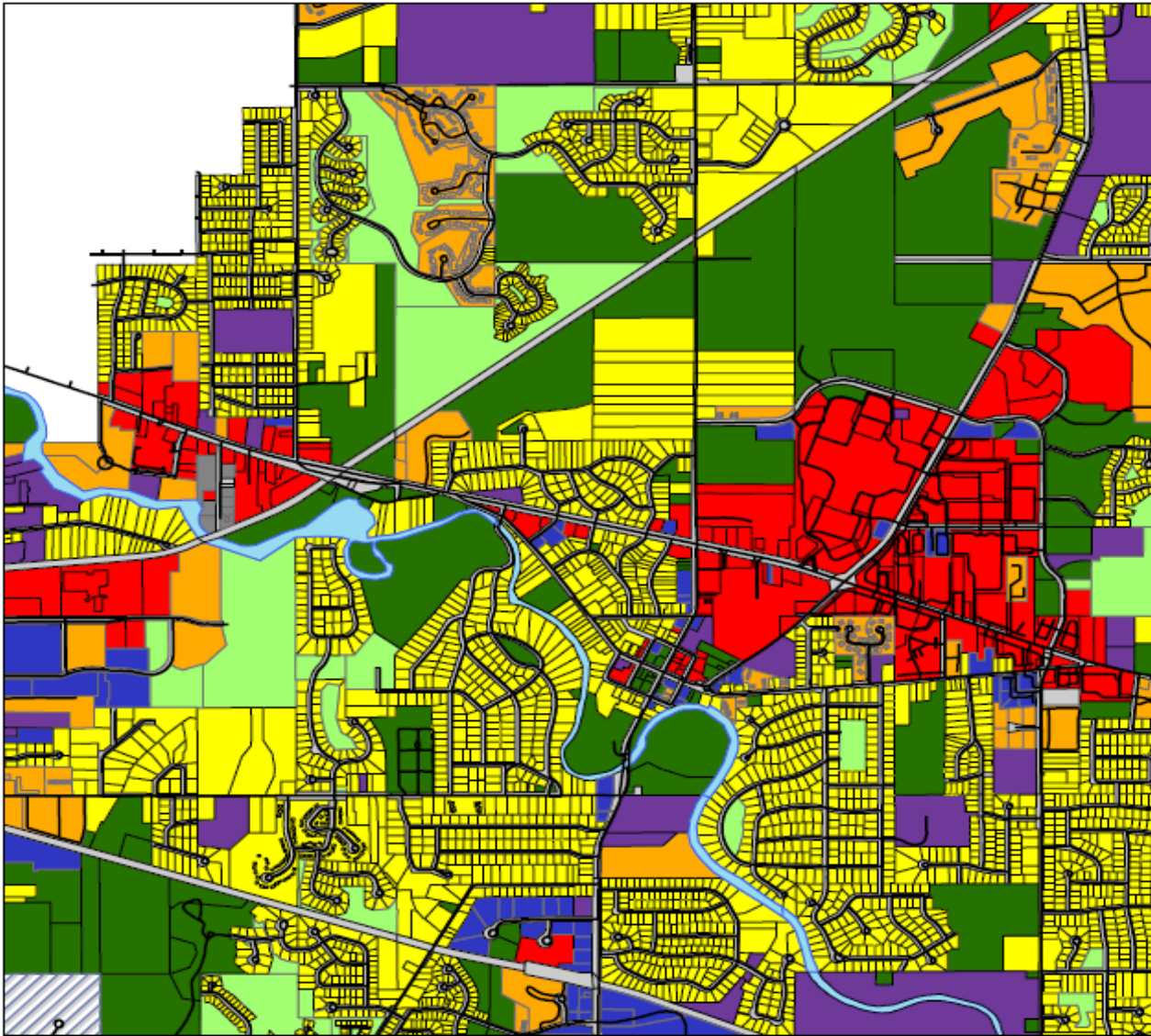


Figure 1 Corridor Improvement Authority Boundary Map Established 2017

MAP 2: EXISTING LAND USE FOR CIA BOUNDARY

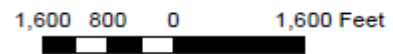
Current Land Use



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

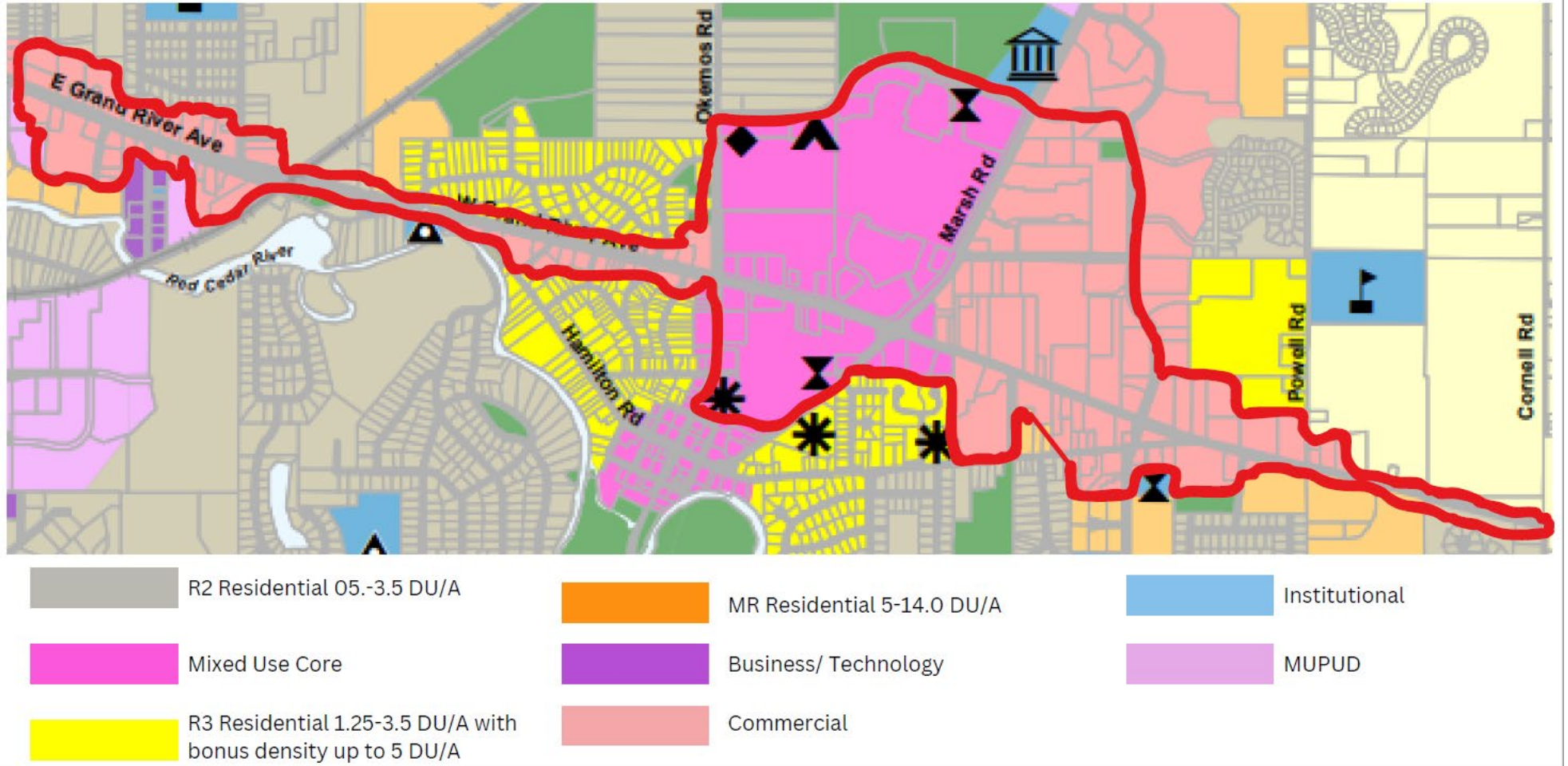


Figure 2 Future Land Use Map of Corridor Improvement Authority Source: Masterplan 2017

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**.

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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
BASE YR 2023	\$54,618,899	\$ -	0	0
2024	\$55,711,277	\$ 1,092,378	\$1,092,378	\$27,196
2025	\$56,825,503	\$ 2,206,604	\$1,114,226	\$54,935
2026	\$57,962,013	\$ 3,343,114	\$1,136,510	\$83,230
2027	\$59,121,253	\$ 4,502,354	\$1,159,240	\$112,090
2028	\$60,303,678	\$ 5,684,779	\$1,182,425	\$141,527
2029	\$61,509,751	\$ 6,890,582	\$1,206,074	\$171,554
2030	\$62,739,946	\$ 8,121,047	\$1,230,195	\$202,180
2031	\$63,994,745	\$ 9,375,846	\$1,254,799	\$233,420
2032	\$65,274,640	\$ 10,655,741	\$1,279,895	\$265,284
2033	\$66,580,133	\$ 11,961,234	\$105,493	\$297,785
2034	\$67,911,736	\$ 13,292,837	\$1,331,603	\$330,936
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
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

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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
	TOTAL 20 YR CAPTURE	\$8,130,345	\$2,163,177	\$2,048,274	\$781,036	\$182,620	\$2,955,238	\$1,626,069	\$6,504,276

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

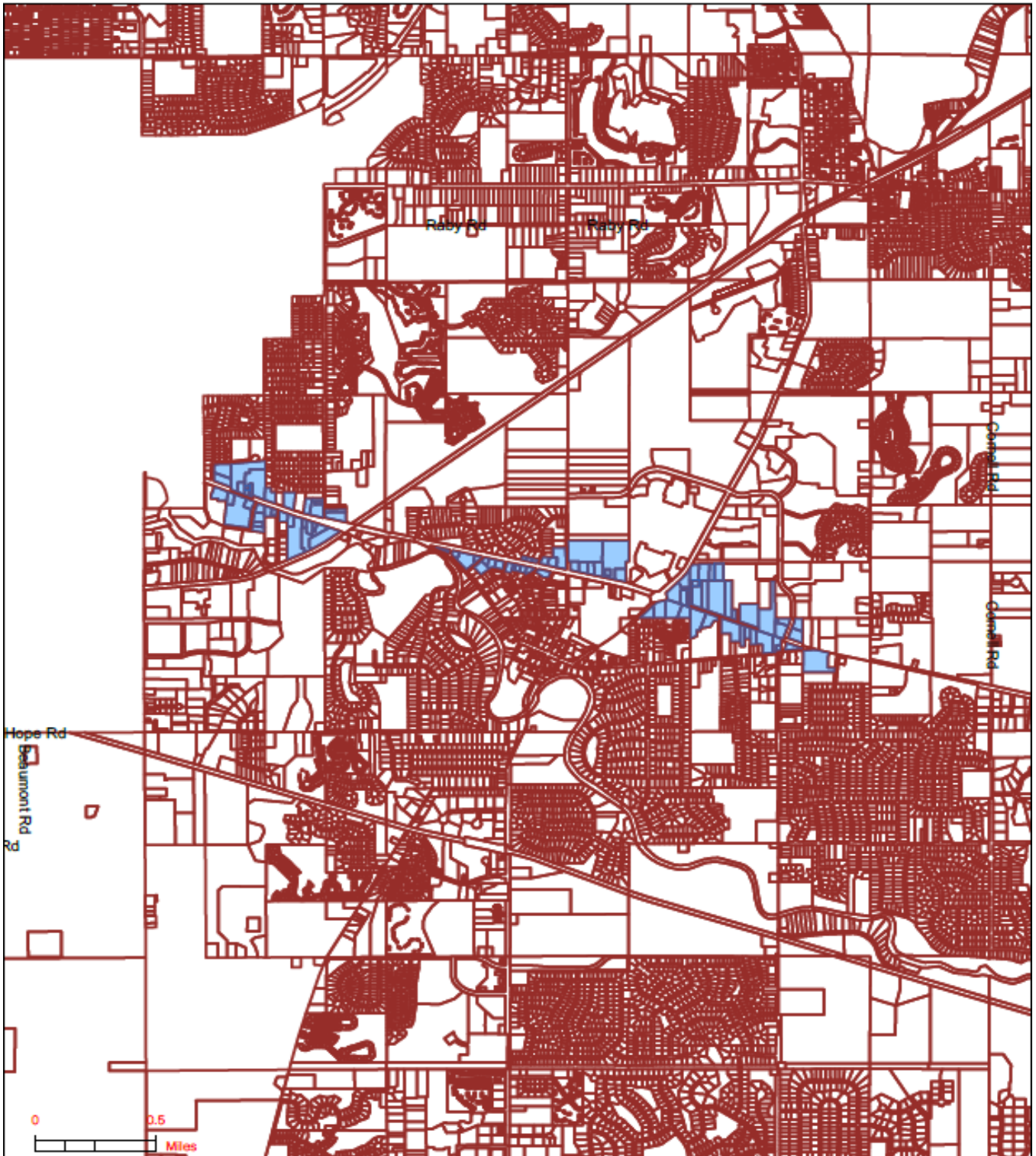
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33-02-02-21-106-002	2421	GRAND RIVER	AVE	OKEMOS	MI	48864	TYLIE LLC
33-02-02-21-131-001	2359	GRAND RIVER	AVE	OKEMOS	MI	48864	WARD INVESTMENT GROUP LLC
33-02-02-21-131-002	2305	GRAND RIVER	AVE	OKEMOS	MI	48864	JJV PROPERTIES LLC
33-02-02-21-131-003	2285	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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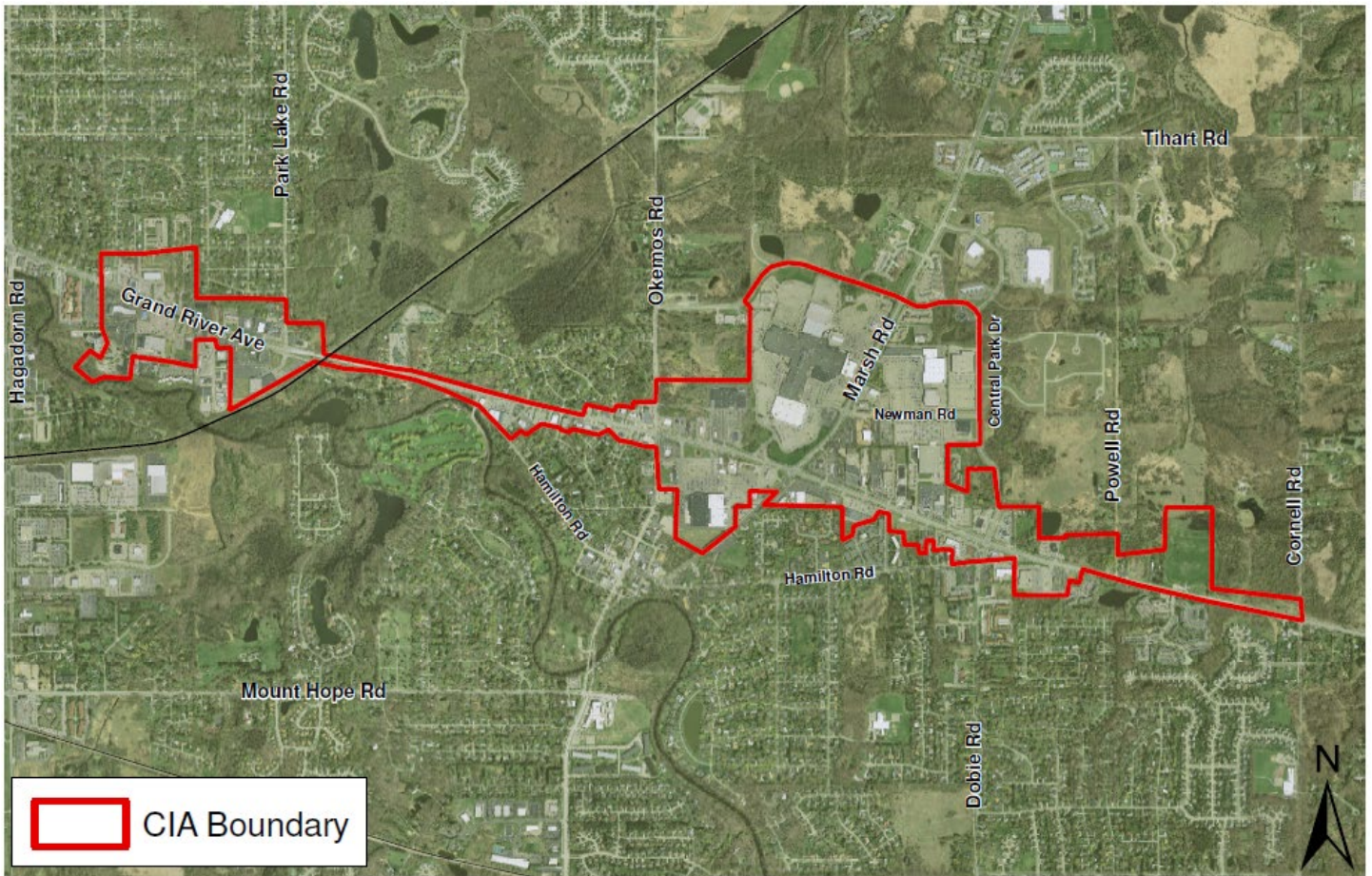
33-02-02-22-176-017	1830	GRAND RIVER	AVE	OKEMOS	MI	48864	MAG OKF RE LLC
33-02-02-22-176-018	1870	GRAND RIVER	AVE	OKEMOS	MI	48864	DAVIS' G C LLC
33-02-02-22-176-019	1850	GRAND RIVER	AVE	OKEMOS	MI	48864	DAVIS' G C LLC
33-02-02-22-176-020	1748	GRAND RIVER	AVE	OKEMOS	MI	48864	OKERE LLC
33-02-02-22-177-002	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.

RESOLUTION TO APPROVE

**Corridor Improvement Authority
Tax Increment Finance Plan**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 9th day of November 2023, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Board established the 2023 annual goal to determine the feasibility of a Tax Increment Finance plan for the Corridor Improvement Authority (CIA) along Grand River Avenue. The Township Board amended the resolution establishing the CIA and begin the process for the creation of a TIF Plan; and

WHEREAS, Public Act 57 of 2018, the Recodified Tax Increment Financing Act, provides for the recodification and establishment of certain tax increment finance authorities, and the implementation of development and tax increment finance plans of a corridor improvement authority (CIA) and prescribes the duties and administration of a CIA; and

WHEREAS, the Corridor Improvement Authority, established in 2015, held meetings in January, March, May, July, and August of 2023, to discuss the feasibility of a TIF for the CIA. After several discussions the CIA body agreed to propose amending the resolution that established the CIA to allow the CIA to pursue a TIF. The Corridor Improvement Authority then notified the Township Board of their intent to adopt a TIF plan to begin in 2024; and

WHEREAS, the condition of the commercial real estate market continues to decline and the need for housing, safe pedestrian pathways, updated infrastructure, access to broadband and other resources, may be possible through the establishment of a TIF. The CIA TIF will support the growing development needs of the central business district of Meridian Township by addressing outdated infrastructure at our largest complexes; and

WHEREAS, establishing a CIA will provide additional opportunities for jobs, new residents, and businesses to increase, which may assist with the coordination and collaboration between adjoining municipalities as we develop and achieve a vision for the Grand River Corridor; and

WHEREAS, the Corridor Improvement Authority at their September 20, 2023 meeting, determined the proposed Tax Increment Finance plan constitutes a public purpose, and reasonably addresses solutions beneficial to the general public for development along Grand River Avenue; and

WHEREAS, the Township Board held a public hearing on the establishment of a Tax Increment Finance Plan for the CIA at its meeting on November 9, 2023. Members of the

**Resolution to Approve
Corridor Improvement Authority
Page 2**

associated tax jurisdictions, effected by the TIF plan have met with members of Meridian Township to discuss the Plan; and

WHEREAS, pursuant to Public Act 57 of 2018, a minimum 60-day waiting period will be observed between the day of the public hearing on November 9, 2023 and date the tax increment financing plan will take effect, December 27th, 2023.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the establishment of a CIA and designates as the development area the real property as depicted on the attached map (Exhibit A) and associated legal description (Exhibit B) subject to the following condition:

BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to file the resolution with the Secretary of State and to publish the resolution at least once in a newspaper of general circulation in the Township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 27th day of December, 2023.

Deborah Guthrie
Township Clerk



To: Board Members

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

Melissa Massie
Director of Project Management

Date: November 3, 2023

Re: Michigan State Housing Development Authority - Community Development Block Grant (CDBG) Housing Improving Local Livability Program - APPLICATION INFORMATION

As Staff has discussed with the Board recently, Director Massie led an effort to submit a Letter of Interest for the Michigan State Housing Development Authority's (MSHDA) Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) program. The Township's Interest was well received and we were invited to submit a formal application for funding under the program.

Staff has applied for a Homeowner Improvement Project (HIP) grant of \$480,000. The maximum grant ask is \$500,000. Under the HIP program, a maximum of \$40,000 can be spent on any specific property and the money is to be spent on properties that are owned by low to moderate income individuals. This money is proposed to be matched by \$90,000 of local funds from the Township's American Rescue Plan allocation towards affordable housing, which will be used to pay for third party administration of the grant. Staff is recommending that we partner with Capital Area Housing Partnership (CAHP) to determine individual property eligibility. CAHP are local experts in this field and have administered similar programs in other communities.

To finalize the application, Staff is seeking the Township's Boards approval of six items, all related to the requirements for CDBG funding:

1. An update to the Township's Public Participation Plan: This plan, previously approved in 2018 by the Communications Commission, is being updated to include a specific section on CDBG funded projects. Additionally, Staff believes it is a requirement that the overall plan be approved by the highest elected body, so we are bringing it forward at this time to ensure that we have completed that correctly.
2. Authorize Township Staff to submit the application: This is the main action that is required to proceed with the project.
3. Designation of Supervisor Patricia H. Jackson as the authorized signer and the grant application and grant agreement: Under CDBG funding, the highest elected official is the person expected to execute official agreements and that person must be formally named.
4. Designation of Director of Project Management and Operations Melissa Massie as the person authorized to sign payment requests: As the project moves forward, Staff will work with CAHP to process all paperwork to execute the grant, including paying contractors when the work is completed. This would authorize Director Massie to sign these payments, after all paperwork is verified and completed.

5. Designation of Township Manager Frank Walsh as the certifying officer for the National Environmental Protection Act environmental review: Should our application be accepted, the next step in the process will be the completion of the environmental review for the project. The Local Unit of Government's highest non-elected official is the person expected to certify this process and they must be formally named.
6. Approval to utilize \$90,000 of the Townships' ARPA allocation: Staff is recommending that we utilize \$90,000 as grant matching funds from the allocation the Board set aside for affordable housing in the ARPA funding that we received. This will be used to pay for a third party administrator to properly run the program, rather than trying to utilize Staff time to create the program from scratch.

Staff is recommending the following **three** motions to move this grant application forward:

Motion to approve the update to the Township's Public Participation Plan, with the inclusion of specific Community Development Block Grant related items.

Motion to adopt the attached resolution for the Township's application to the Michigan State Housing Development Authority's CHILL program, which will do the following:

- **Authorize Staff to submit the application for \$480,000 of CDBG funding under the program, with \$90,000 in local match**
- **Designate Supervisor Patricia H. Jackson as the person authorized to sign the application and the grant agreement**
- **Designate Director of Project Management and Operations Melissa Massie as the person authorized to sign payment requests**
- **Designated Township Manager Frank Walsh as the Certifying Officer for NEPA environmental review**

Motion to approve utilization of \$90,000 from the Township's ARPA funding allocation for third party administration of the CHILL grant, if the CHILL grant is awarded to the Township.

**AUTHORIZING RESOLUTION – MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
CHILL Grant Application**

AUTHORIZING RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 9th day of November, 2023 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian is seeking to apply for the Michigan State Housing Development Authority (MSHDA) CDBG Housing Improving Local Livability (CHILL) program; and

WHEREAS, the Township is proposing a Homeowner Improvement Project in the Towar Gardens neighborhood and three neighborhoods near the intersection of Lake Lansing and Marsh Roads, rehabilitating existing single-family, owner-occupied structures; and

WHEREAS, the Township is applying for \$480,000 in funding, to fund the rehabilitation of up to 12 single-family, owner-occupied homes, and is proposing to match the grant with up to \$90,000 of the Township’s American Rescue Plan Act (ARPA) funds; and

WHEREAS, at least 51 percent of the beneficiaries of the proposed project will be low- and moderate-income persons; and

WHEREAS, the proposed project is consistent with the Meridian Township’s Master Plan and the Township Board’s goals to provide affordable housing funding; and

WHEREAS, no project costs, either CDBG and non-CDBG, will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by the CDBG Project Manager; and

NOW THEREFORE, BE IT RESOLVED that the TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby AUTHORIZES Township Staff to submit the Township’s application for the CDBG Housing Improving Local Livability (CHILL) Program;

BE IT FURTHER RESOLVED, THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ESTABLISHES Supervisor Patricia H. Jackson as the person authorized to sign the Application and all attachments, as well as the person authorized to sign the Grant Agreement and all amendments;

AUTHORIZING RESOLUTION – MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
CHILL Grant Application
Page 2

BE IT FURTHER RESOLVED that the TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ESTABLISHES Melissa Massie, Director of Project Management and Operations, as the person authorized to sign Payment Requests related to this grant;

BE IT FURTHER RESOLVED that the TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ESTABLISHES Frank Walsh, Township Manager, as the Certifying Officer for the NEPA Environmental Review.

ADOPTED: YEAS: _____

 NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 9th day of November, 2023.

Deborah Guthrie
Township Clerk



Community Engagement Plan | November 2023
Approved by the Meridian Township Board on [Month Day, Year]



A PRIME COMMUNITY
meridian.mi.us

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Community Engagement Statement

The Charter Township of Meridian strives to provide effective communications that meet Township goals and objectives as well as provide transparency in governance through a variety of methods to share ideas and information and understand the needs of the residents.

Community Engagement Objectives

- The Charter Township of Meridian will provide information by a diverse means of methods through the utilization of current and best communication practices keeping abreast of technologies and advancements in communications.
- The Charter Township of Meridian will provide communications in relation to emergency communications, crisis communications, press conferences, policy governance, transparency in governance, ribbon cuttings and grand openings, Township events, public service announcements, and general public information.
- The Charter Township of Meridian will encourage public participation allowing residents to voice their opinion, provide feedback, and comments.
- The Charter Township of Meridian will encourage permitted use of the public rights of way with telecommunications providers to foster technology.
- The Charter Township of Meridian will oversee video franchise compliance in accordance with Public Act 480, which created a uniform franchise agreement between franchising entities and video providers in the state of Michigan.
- The Charter Township of Meridian will provide information and shared services to residents and to neighboring municipalities, shared service partners and regional partners.
- The Charter Township of Meridian will gather insight and ideas that further the mission of providing information to Township residents.

Transparency in Governance

The highest priority of the Communications Department is to provide residents with increased access to transparency in governance through relevant information and in a timely manner through multimedia platforms including web, digital, and print.

- Governance is not exclusive to government affairs. Governance includes businesses, nonprofits, nongovernment organizations, associations, or any group engaged in some purposeful activity.
- Transparency refers to the availability of information to the general public and clarity about government rules, regulations, and decisions.
- Transparent procedures include open meetings, financial disclosure statements, freedom of information legislation, budgetary review, and audits.
- Transparent governance means not hiding anything from citizens, not engaging in shady deals, and not making whimsical or discretionary decisions. There are clear guidelines to

adhere to. Openness is encouraged.

- Overall, transparent governance ensures that money is spent to its intended purpose. This also establishes trust. After all, the government is instituted for the purpose of serving the needs of the people in an efficient, honest, and effective way. Hence, desired goals or outcomes are met.

Emergency Communications

The Charter Township of Meridian will make public health and safety its top priority as outlined in the Board Policy Manual.

The Charter Township of Meridian will provide public safety information before, during and after a disaster or emergency. Examples of community emergencies include, but are not limited to, extreme weather, large-scale power outages, pandemics, and active violence in the community.

The Charter Township of Meridian will work with appropriate internal and external agencies to communicate effectively, appropriately, and efficiently including Police, Fire, the Emergency Management Team, and Ingham County 911.

The Charter Township of Meridian will provide public notifications to as many people as possible within the service area.

The Charter Township of Meridian will utilize all feasible communication outlets in the event of a local emergency, including website takeover messages on the Meridian Township website. Emergency communications displayed on HOMTV channel 21 are contingent upon on-site staff availability and may not be feasible outside of normal Township business hours.

Diverse Means of Communications Methods

The Charter Township of Meridian will provide information and encourage the engagement of citizen participation using a diverse means of methods utilizing current and best communication practices, keeping abreast of technologies and advancements in communications.

- Digital Media: HOMTV, CAMTV, Social Sites, eNewsletters, Websites, Emails, Videos, eNotifications, digital Meridian Township wayfinding signs, and Capital Area Ingham County (Everbridge) Alerts.
- Print Publications: Reports, Public Notices, Door Hangers, Mailers and Mailer Inserts, Fact Sheets, Brochures, Flyers, Magazines, Posters, and Banners.
- Media Relations: Press Releases, Press Conferences, and Media Events.
- Word of Mouth: Key Stakeholders, Community Influencers, Brand Advocates, and the General Public.

The Charter Township of Meridian's use of the above communication methods varies based on the topic being covered. Methods will be chosen based on the urgency of the communicated topic, the appropriateness of a method to discuss a topic, and the number of communication methods necessary to effectively communicate the topic.

Diverse Means of Distribution Methods

The Charter Township of Meridian understands the diverse and broad methods in which people communicate, receive messages, and look for information. In an attempt to be as inclusive and as welcoming as possible, communications methods are distributed broadly.

- Prime Meridian Magazine (22,000 delivered once per year): Distributed to each household in Meridian Township (19,000), 7 Meridian Township buildings, Meridian Senior Center, Haslett and Okemos Libraries, Neighborhood Associations and Choose Lansing (formerly known as the Greater Lansing Convention and Visitors Bureau).
- Family Fun Guide (quarterly): Distributed digitally on Meridian Township's website.
- Event Flyers: Placed at 7 Meridian Township buildings (entryway doors, event bulletin board, bathroom door inserts), schools, and Haslett and Okemos libraries.
- eNewsletters (monthly): Green Gazette, Playbook, Meridian Happenings; (every two months) Meridian Senior Center Newsletter.
- Press Releases: Distributed to media outlets and various organizations within the Greater Lansing Region, based upon a media contact list managed and updated 3 times per year.
- Social Networking: Shared information and events on relevant Township-owned sites.

Media Relations

The Charter Township of Meridian will work with the media for the purpose of informing the public of information in a consistent and credible manner, coordinating with people responsible for producing news and features in mass media.

- Television Outlets: WILX 10, HOMTV, WKAR, WLNS 6, FOX 47, and ABC 53.
- Newspaper/Magazines: Lansing State Journal, Lansing City Pulse, 517 Magazine, Michigan State University (MSU) State News, and Lansing Community College (LCC) Lookout.
- Online Magazine Publications: Mlive.com, New Citizen's Press.
- Radio: Town Square Media, MacDonald Broadcasting, Midwest Communications, Mike FM (101.7), WLNZ Radio (LCC), WILS (1320 AM),
- Colleges/Universities/Public Schools: LCC, MSU, Ingham County Intermediate School District, Okemos Public Schools, and Haslett Public Schools.
- Municipalities/Organizations: City of East Lansing, Choose Lansing (formerly Greater Lansing Convention & Visitors Bureau), Michigan Townships Association (MTA), and Michigan Municipal League (MML).

Public Relations

The Charter Township of Meridian will connect with the public and internal staff in a favorable manner in which to build mutually beneficial relationships.

The Charter Township of Meridian will create materials to share with the media in a consistent and clear manner as detailed in the Charter Township of Meridian Brand Standards Guideline for media alerts, press releases, and other media related materials.

Social Media Networking

The Charter Township of Meridian's goal is to share and exchange information with those interested in topics relating to the Meridian Township community. It is Township policy to accept the majority of comments made to the Township-operated pages. Posted comments and images by the public do not necessarily represent the views of Meridian Township or its employees.

The Charter Township of Meridian will strive to support the direction set by the Township Board through its policies. Social Media Policies related to the Meridian Township Board Policy Manual include:

- Treatment of Consumers
- Communication and Support to the Board
- Regional Cooperation
- Community Linkage
- Preamble

The Charter Township of Meridian welcomes comments on Meridian Township's social media accounts. The purpose of Township social pages is to present matters of public interest to the Meridian Township community.

The Charter Township of Meridian encourages the public to submit local photos, questions, comments, and concerns.

The Charter Township of Meridian expects ideas and information to be shared in a respectful manner on any social media account operated by the Meridian Township as outlined in the External Social Media Policy.

The Charter Township of Meridian does not agree with or endorse every comment that individuals post on social media sites operated by the Township.

Brand Management

By using the 2017 Charter Township of Meridian Brand Standards Guidelines, employees at all levels will be able to craft the voice and style of Meridian Township in a fashion that is on par with promotional materials, internal documents and other key communications. These guidelines will be used consistently and strategically as the standard for all materials produced to represent the Meridian Township brand.

Meridian Township strives to work with our welcoming, family friendly neighborhoods and continue to lead and foster growth. Meridian Township celebrates the vibrant, active lifestyle of its residents, business owners and visitors. Brand messaging will reflect the Board Policy 1.0 Global Ends Statement in the Board Policy Manual which defines the vision and mission statements.

- Vision Statement: Our vision is to achieve and maintain a welcoming community with the highest quality of life for our residents. We believe the highest quality of life encompasses sustained or enhanced natural environment, health and safety, prosperity, cultural heritage, and diversity.
- Mission Statement: Providing a safe and welcoming sustainable prime community.

- Develop relationships with the Township’s target market, collaborate with brand ambassadors and brand advocates, key stakeholders, and constituents.
- Create brand messaging in all communications efforts which reflects the vision and mission statements.

Community Participation

The Charter Township of Meridian will provide a variety of opportunities and ways for people to become involved and participate.

The Charter Township of Meridian will offer a diverse variety of opportunities for community members to become involved in ways to give back to the community such as events, volunteering, sponsorship opportunities, regional and nonprofit partnerships, public service, and more.

Open Meetings

The Charter Township of Meridian will be in accordance with the Open Meetings Act PA 267 of 1976; to require certain meetings of certain public bodies to be open to the public, to require notice and the keeping of minutes of meetings; to provide for enforcement; to provide for invalidation of governmental decisions under certain circumstances, to provide penalties, and to repeal certain acts and parts of acts.

Charter Township of Meridian Official Township Meetings are open to the public, except closed session meetings as provided for in the Act.

Each Charter Township of Meridian official public meeting allows the opportunity for members of the public to make an up to 3-minute public comment unless prior approval for additional time for good cause is obtained prior to the meeting. Members of the public have the opportunity to make public comment at the beginning and end of the meeting, as well as during public hearings.

First Amendment

The Charter Township of Meridian will uphold the First Amendment of Speakers’ Rights to Freedom of Speech except speech that is not protected, such as true threats of violence, incitements to take illegal action or is harmful in certain other ways as determined by the Supreme Court.

The Charter Township of Meridian recognizes and upholds Freedom of Expression in different types of forums as described by the Supreme Court; traditional public forums, designated forums and limited public forums.

The Charter Township of Meridian upholds the Freedom of the Press to circulate opinions in print without censorship by the government.

ADA Compliance

Charter Township of Meridian Meetings are held in a facility accessible to persons with disabilities.

The Charter Township of Meridian will accommodate individuals with disabilities requiring auxiliary aids or services.

Individuals requiring disability services should contact the Township Manager’s office. A ten-day notice is required.

The Charter Township of Meridian utilizes Swagit to provide closed captioning on official Township meetings televised on the HOMTV website.

The Charter Township of Meridian uses Monsido to provide accessibility features on its website, meridian.mi.us.

The Charter Township of Meridian utilizes AbleVu in some of its facilities, allowing visitors to access walk-through tours, accessibility checklists, and other details before entering these facilities.

The Charter Township of Meridian strives to provide electronic documents, videos and information technology accessible to people with disabilities. The Department of Justice is currently developing regulations specifically addressing the accessibility of goods and services offered via the web. Meridian Township follows WCAG 2.0 Guidelines as a tool for compliance.

Public Hearing Notices/Legal Notices/Legal Ads/Zoning Amendments

Statutes require these processes be noticed in a newspaper of general distribution in Meridian Township, as well as mailed to neighbors within 300 feet at least 15 days prior to the meeting.

Notices are sent to the local newspaper, posted on the Meridian Township website, and displayed on the Official Township Meetings Bulletin Board and entry doors at the Township Municipal Building.

Press Conferences

Meetings organized for the purpose of officially distributing information to the media, making an official announcement, and answering questions from the media. A press conference is led by the Township Manager, executive management, and/or appointed press liaison.

Community Involvement

The Charter Township of Meridian will collaborate with regional partners, businesses and community members to provide opportunities for involvement in areas of economic development, master planning, decision-making, and outreach.

The Charter Township of Meridian will offer a diverse method of opportunities for community members to become involved and to give back to the community such as events, volunteering, sponsorship, nonprofit partnerships, public service, and more.

Charrettes

The Charter Township of Meridian will work with regional partners to host charrettes and encourage community involvement in charrettes. Charrettes are meetings in which stakeholders take part in a participatory planning process in an effort to collaboratively design a solution to a problem.

The Charter Township of Meridian encourages charrettes as an opportunity for residents to provide community input and feedback for designers and planners as an inclusive participatory process of planning.

Surveys

The Charter Township of Meridian will utilize online and paper surveys for purposes of

gathering public opinion and data for projects, initiatives, and key decisions.

Committees/Focus Groups

The Charter Township of Meridian will bring together stakeholders for collaborative decision-making regarding Township operations, policies, and key decisions. Stakeholders include, but are not limited to:

- Regional Partners
 - Michigan Economic Development Corporation
 - Michigan State Housing Development Authority
 - Lansing Economic Area Partnership
 - Tri-County Regional Planning Commission
 - Ingham County Road Department
 - Michigan Department of Transportation
 - Tri-County Office on Aging
 - Capital Area Transit Authority
- Non-Profits/Associations
 - Rotary
 - Kiwanis
 - Masons
 - Capital Area District Library
 - Capital Area Housing Partnership
- Education Providers
 - Okemos Public Schools
 - Haslett Public Schools
 - East Lansing Public Schools
 - Williamston Public Schools
 - Michigan State University
 - Lansing Community College
 - Cooley Law School
 - Ingham County Intermediate School District
- Residential
 - Nextdoor App Contacts
 - Okemos, Michigan Community Facebook Group
 - Haslett Community Facebook Group
 - Liaison for Inter-Neighborhood Cooperation (LINC)
 - Neighborhood Leaders Meeting database via Police/Clerks Office
- Businesses
 - Economic Development Corporation
 - Corridor Improvement Authority
 - Downtown Development Authority
 - Meridian Area Businesses Association
 - Lansing Regional Chamber of Commerce
- Neighboring Municipalities/Shared Services Providers
 - City of East Lansing
 - Williamstown Township
 - Alaiedon Township
 - Bath Township

- Delhi Township
- City of Lansing

Third Party Compliance

The policies and procedures in this plan will apply to any third-party consultants who assist with Township planning and their adherence is expected. Developer(s) interested in working in the Charter Township of Meridian are encouraged to engage with the Director of Community Planning and Development and/or the Economic Development Director for early feedback on the project. In addition, it is strongly recommended that developers engage local residents for early input and support of the project. These directors can assist your engagement process.

HOMTV

The Government Access Cable Television station serving the Charter Township of Meridian is known as HOMTV. The operating policies of HOMTV are based upon the Goals and Objectives of the Communications Commission, as approved by the Meridian Township Board. Programming shall be developed in accordance with the "Goal Statements" adopted and periodically revised by the Township Communications Commission and the Township Board.

- HOMTV is responsible for providing television coverage of the regular meetings of the Township Board, Planning Commission, Zoning Board of Appeals, and Environmental Commission, up to a total of six meetings per month. Live coverage of regularly scheduled Township meetings shall be the number one programming priority of HOMTV. Video recordings of the live coverage of Township meetings are not to be edited for replay as a whole.
- HOMTV shall present television programming pertaining to all elections held in Meridian Township. Special efforts shall be made to produce programming in "even year" Township elections, with a maximum emphasis on elections held to fill positions on the Township Board of Trustees and/or the Park Commission. All registered candidates shall be afforded an equal opportunity to be included in this coverage.
- HOMTV may be watched at the following locations:
 - Comcast Channel 21 in East Lansing and Meridian Township
 - www.homtv.net
 - www.youtube.com/user/21HOMTV
 - <http://meridianmi.swagit.com/live>

CAMTV

It is the mission of CAMTV to form a Consortium that supports programming supplied by 'residents' and organizations from the region to provide subscribers of the Lansing regional COMCAST and AT&T U-verse systems greater access to information stretching across communities.

- CAMTV Purpose: Provide programming relevant to the region and its local communities with the most technically sound playback operating system and programming at the lowest reasonable cost.
- CAMTV Vision: Capital Area Media Television will be the regional television source for non-profit and municipal information.

- CAMTV Mission: Capital Area Media Television will form a Consortium that supports programming supplied by residents and organizations across the Lansing region, providing greater access to relevant information stretching across communities.
- CAMTV Goal: Collaborate resources to create sustainability of the channel, to maximize services and technology, to promote efficiency and sustainability, and to save dollars by pooling resources.
- CAMTV programming content must not include commercial time or commercial content, political campaigning, obscenity, indecency, slander, libel or defamation as described in the CAMTV Programming Content Requirements.

Federally Funded Community Development Block Grant (CDBG) Projects

In addition to the community engagement previously described in this Public Participation Plan, the Charter Township of Meridian will follow the additional steps on any federally funded CDBG project.

- The Charter Township of Meridian will reach out to all residents in every neighborhood where funding is proposed to be used, to seek participation from the residents therein.
- A complete file for the project, updating as the project progresses, will be made available in the Community Planning and Development Department. The file will be available at all times and include all of the following information:
 - All application information that was developed and submitted for the CDBG funding request.
 - The total amount of CDBG funds expected to be made available for the current fiscal year.
 - The activities that may be undertaken with the CDBG funds.
 - The amount of the CDBG funds proposed to be used for activities that will meet the national objective of benefit to low- and moderate-income persons.
 - Any proposed CDBG activities that are likely to result in displacement of residents and the Township's anti-displacement and relocation plans, if necessary.
- If the Charter Township of Meridian is ever in a position of being able to sub-grant funds or apply on behalf of other organizations, we will provide technical assistance and support to groups that are representative of persons of low- and moderate-income that are looking to develop proposals for funding.
- The Meridian Township Board will hold three official public hearings for any project: one prior to the application being made to the Michigan State Housing Development Authority (MSHDA), one after the application has been approved for funding by MSHDA, and a final hearing near the end of the grant term, before grant close out. Notice shall be provided at least five days in advance of the public hearing and all residents will be accommodated, regardless of ability of language spoken.
- Charter Township of Meridian staff will provide as much advance notice as possible of any application to MSHDA, allowing for an opportunity for the public to comment on the application and proposed activities.
- Allow citizens to make any complaint or grievance to the Township Manager's office by mail at 5151 Marsh Road, Okemos, MI 48864 or by phone at 517.853.4254. Any written complaint or grievance will be responded to within 15 working days.



To: Township Board

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

Date: November 3, 2023

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

The Township Board approved Ordinance 2023-05 for introduction at its meeting on October 17, 2023. The proposed ordinance was published, as directed by the Board, in advance of a final decision being made on the request. The Township Board has discussed this ordinance in conjunction with the Redevelopment Ready Communities recertification multiple times in the past several months and have raised no major concerns.

To reiterate the main points of the proposed ordinance, the following changes would be made to ensure we retain our RRC certification and to streamline our zoning ordinances further:

- 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.

Staff **recommends approval** of the proposed ordinance at this time to amend the Zoning Ordinance to bring it in line with the RRC program guidelines and to modernize some of our housing standards. Staff has provided the following recommended motion and attached resolution to finalize adoption of these changes.

Move to adopt Text Amendment #2023-05 to amend the Zoning Ordinance of the Charter Township of Meridian at multiple sections to bring the Zoning Ordinance in line with the RRC program guidelines.

Attachments

1. Resolution to approve Ordinance #2023-05
2. Ordinance #2023-05 – Final Version

RESOLUTION TO APPROVE

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

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 9th day of November, 2023, at 6:00 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 Township Board on July 11, 2023; and

WHEREAS, the Township Board referred the matter to the Planning Commission, who reviewed the matter and held a public hearing on September 11, 2023, before recommending unanimous approval to the Township Board on September 25, 2023; and

WHEREAS, the ordinance would add the ability for homeowners to apply for an Accessory Dwelling Unit on their property, subject to a number of restrictions, amend the multiple family residential zoning districts to allow multiple-family developments by right in multiple family zoning districts, eliminate the minimum house/unit size from residential zoning districts, allow second floor residential units in the Corridor Improvement Authority area, and make a number of other small changes to streamline the residential zoning in the Township; and

WHEREAS, the Township Board reviewed the matter at their October 6th meeting and raised no major concerns, directing Staff to introduce the ordinance;

WHEREAS, as directed by the Township Board, Staff published a notice of intent to adopt the proposed ordinance, prior to the November 9th meeting.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ADOPTS Ordinance No. 2023-05, entitled “An Ordinance to amend the code of ordinances of the Charter Township of Meridian to update the standards in multiple locations of the Zoning Ordinance”; and

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it was adopted.

RESOLUTION TO APPROVE
Page 2

Zoning Amendment #2023-05
RRC Housing Text Amendments

ADOPTED: YEAS:

 NAYS:

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 Township Board on the 9th day of November, 2023.

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) 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
 - i. Grocery stores;
 - 10 ii. Services such as dry-cleaning pickup agencies, shoe repair
 - 11 shops, beauty parlors, or barbershops;
 - 12 iii. Drugstores; and
 - 13 iv. Restaurants without dancing or entertainment, but excluding
 - 14 dairy bars and drive-in establishments.
- 15 d. Nonresidential structures and uses in accordance with § 86-654.

16 (d) Minimum design standards.

17 (1) Minimum Lot Areas. [UNCHANGED]

18 (2) Minimum Lot Width. [UNCHANGED]

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

20 (4) Minimum Yard Dimensions. [UNCHANGED]

21 (5) [UNCHANGED]

22 (6) Maximum Building Height. [UNCHANGED]

23 (7) Signs. [UNCHANGED]

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

30 (8) Parking requirements. [UNCHANGED]

31 (9) Storage of refuse. [UNCHANGED]

32 (10) Landscaping required. [UNCHANGED]

33 (11) Density. [UNCHANGED]

34
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 **9th** day of
50 **November** 2023.

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Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Board Members
From: Dante Ianni
Finance Director
Date: November 9th 2023
Re: 3rd Quarter Budget Amendments

The 3rd quarter 2023 budget amendments are detailed in the attached document. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2023 General Fund include revenue adjustments for property tax collections, grant revenue and cost recovery from the fire department totaling an increase of \$242,703. Expenditure adjustments include invoices that came in higher than anticipated, overtime, storm clean up, replacement of equipment and additional recreation staffing totaling an increase of \$232,630. The projected general fund balance is net of a budgeted \$1,250,000 for the Meridian Redevelopment Fund. There were no changes to projections or amendments requested for the Capital Projects or Pension Stabilization Funds in the 3rd quarter other than interest.

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

Fund Balance at December 31, 2022 per audit		\$15,269,906
Original budgeted use of Fund Balance 2023	(\$1,593,591)	
1 st quarter budget amendments	(\$5,999,795)*	
2 nd quarter budget amendments	\$ 697,480	
3 rd quarter budget amendments	\$10,073^	
Projected use of Fund Balance	<u>(\$6,885,833)</u>	
Projected Fund Balance at December 31, 2023		<u>\$8,384,073</u>
Fund Balance/Average Monthly Expenditures		3.89

Amendments to the Special Revenue Funds consist of an increase of property tax and interest revenues, an adjustment to salaries and a park siding-painting project.

Amendments to the Debt Service Funds consist of an increase of property tax revenues.

Amendments to the Enterprise Funds consist of an increase in interest and license revenues and an adjustment for increased costs to the water distribution system.

*This includes the transfer out of funds to create the Pension Stabilization Fund (2,000,000) and the Capital Project Fund (3,500,000). ^This includes \$29,325 previously approved for storm clean up.

The following motion is proposed:

MOVE TO APPROVE THE 3rd QUARTER 2023 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$10,073 WHICH PROJECTS A USE OF FUND BALANCE OF \$6,885,833. BASED ON 2023 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2023 WILL BE \$8,384,073.

Attachment:

1. 3rd Quarter 2023 Budget Amendments

Third Quarter Budget Amendments
2023 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
Revenue			
Payment in Lieu of Taxes	\$300	Higher than anticipated	101-000.000-402.100
Trailer Park Collections	200	Higher than anticipated	101-000.000-406.000
Delinquent Property Taxes	3,600	Higher than anticipated	101-000.000-412.000
Tax Penalties	7,000	Higher than anticipated	101-000.000-445.000
Building Permits	7,000	Higher than anticipated	101-000.000-476.000
Electrical Permits	4,000	Higher than anticipated	101-000.000-476.200
Grant Revenue - Federa;	5,109	Higher than anticipated	101-000.000-502.000
State Grant Revenue	25,000	State's Portion of Match on Main for Douglas J	101-000.000-540.100
Liquor Tax Refund	8,500	Higher than anticipated	101-000.000-568.000
Recreation Program Rev	6,000	Higher than anticipated	101-000.000-606.500
Sporties for Shorties	13,000	Higher than anticipated	101-000.000-606.501
Sand Volleyball	125	Higher than anticipated	101-000.000-606.502
Special Events	3,000	Higher than anticipated	101-000.000-606.505
Oaks Soccer	(35,000)	Over budgeted	101-000.000-606.601
HYRA Flag Football	8,184	Higher than anticipated	101-000.000-606.803
HYRA Soccer	50,925	Higher than anticipated	101-000.000-606.804
Williamston Rec Revenue	3,065	Higher than anticipated	101-000.000-606.950
Annual Rental Inspection Fees	12,200	Higher than anticipated	101-000.000-627.000
Rental Housing Reinspection Fees	5,800	Higher than anticipated	101-000.000-627.010
Rental Registration	15,200	Higher than anticipated	101-000.000-627.015
Vacant/Abandoned Registration	300	Higher than anticipated	101-000.000-627.017
Vendor Fees	800	Higher than anticipated	101-000.000-628.000
Copies	750	Higher than anticipated	101-000.000-637.000
Police Desk Revenue	450	Higher than anticipated	101-000.000-637.010
FOIA Requests - Copies	5,500	Higher than anticipated	101-000.000-637.020
Cemetery Lot Sales	16,000	Higher than anticipated	101-000.000-643.000
Sponsor Revenue - Pride Event	6,684	Additional event planned after budget adoption	101-000.000-647.110
Sponsor Revenue - Pankake Breakfast	2,546	Additional event planned after budget adoption	101-000.000-647.120
Court Restitution	5,000	Higher than anticipated	101-000.000-660.000
Local Grants	15,000	Additional grant received after budget adoption	101-000.000-674.500
Miscellaneous	1,500	Higher than anticipated	101-000.000-675.000
Reimbursements - Fire	43,965	Higher than anticipated	101-000.000-676.030
Sale of Fixed Assets	1,000	Sale of fixed asset unplanned at budget adoption	101-000.000-693.000
Total Revenues	\$242,703		
Expenditures			
Township Board - Operating Supplies	\$750	Costs increased due to inflation and hospitality provided for meetings	101-100.101-728.000
Township Board - Communications	3,000	Mailings for listening sessions increased cost of communications	101-100.101-851.000
Accounting - Salaries - Temporary	2,000	Intern used for UB and Treasurer Department up until 7/14/2023	101-170.191-701.080
Clerk - Contractual Services	13,000	More shredding and contracted work than expected	101-170.215-820.000
Clerk - Professional Conferences/Dues	3,000	More professional development than expected	101-170.215-825.000
Clerk - Mileage	650	More trips needed than expected	101-170.215-870.000
IT - Existing Hardware Licenses	18,190	New contract for body worn cameras	101-170.228-826.020
Treasurer - Salaries-Temporary	1,800	Help during busy times	101-170.253-701.080
Treasurer - Overtime	700	Help during busy times	101-170.253-706.000
Treasurer - Operating Supplies	300	Higher than anticipated	101-170.253-728.000
Treasurer - Mileage	1,000	Driving more than in past	101-170-253-870.000
Elections - Salaries - Temporary	(3,324)	No elections in 2023	101-170.262-701.080
Elections - Salaries - May Election	(20,000)	No elections in 2023	101-170.262-701.120
Elections - Salaries - November Election	59.43	Releated to late payment for November 2022	101-170.262-701.140
Elections - Supplies - May Election	(10,000)	No elections in 2023	101-170.262-728.001
Elections - Supplies - August Election	(1,092)	No elections in 2023	101-170.262-728.002
Elections - Supplies - November Election	(1,024)	No elections in 2023	101-170.262-728.003
Elections - Postage	(1,590)	No elections in 2023	101-170.262-730.000
Elections - Postage - May Election	(5,000)	No elections in 2023	101-170.262-730.000
Elections - Professional Conferences/Dues	1,000	Additional professional development was needed	101-170.262-825.000
Elections - Computer Services/Supplies	30,000	Election equipment for early voting and 2024 elections	101-170.262-826.000
Building Maintenance - After-Hours Response Stipend	40	Emergency after-hours response for water leak in the Municipal Building	101-170.265-702.020
Building Maintenance - Health Insurance	1,600	Budget error	101-170.265-715.000
Building Maintenance - Equipment Maintenance	2,730	Emergency repairs to hot water circulatoin pump	101-170.265-936.000
Admin & HR - Salaries - Temporary	7,500	Additional temporary help was needed. Added intern.	101-170.270-701.080
Admin & HR - Professional Conferences/Dues	1,000	Costs increased over expectations due to inflation	101-170.270-825.000
Admin & HR - Mileage	175	Additional mileage was needed	101-170.270-870.000

Grounds Maintenance - Life/Disability Insurance	200	Budget error	101-170.271-716.000
Grounds Maintenance - Mileage	13	Staff mileage reimbursement	101-170.271-870.000
Grounds Maintenance - Equipment Maintenance	250	Higher than anticipate equipment maintenance for grounds maintenance.	101-170.271-936.000
Environmental Programs - Mileage	76	Mileage reimbursement for professional conference	101-170.272-870.000
Police - Salaries	(130,000)	Unfilled positions in department. Reduced salaries to offset overtime.	101-300.301-701.000
Police - Overtime	130,000	Staffing shortages resulted in more overtime	101-300.301-706.000
Police - Overtime - Court Hearings	5,000	Staffing shortages resulted in more overtime	101-300.301-706.010
Police - Overtime - School Security	4,000	Staffing shortages resulted in more overtime	101-300.301-706.040
Police - Overtime - Training	5,000	Staffing shortages resulted in more overtime	101-300.301-706.060
Police - Legal Fees	2,750	Legal fees were unexpected	101-300.301-808.000
Fire Department - Overtime	12,127	Large OT change due to Bridge recall during construction	101-300.336-706.000
Fire Department - Overtime - Holiday	2,000	Overage due to additional holidays in 2023	101-300.336-706.070
Fire Department - Special Equipment	20,000	New OSHA requirements. Older equipment failure, not fixable. Used for carbon monoxide calls, confined space incidents, gas leaks, hazardous material. Replacement of saw that is not fixable (includes saw and parts). The new saw will be battery powered to eliminate gas engine repairs. Replacement of saw that is not fixable (includes saw and parts). Fire marshall equipment	101-300.336-726.000
Fire Department - Operating Supplies - Ambulance	11,705	Complete replacement of Township AEDs (Stryker contract was four short of the total quantity needed). Additional equipment needed for new AEDs and 12-lead monitors and to cover price increases of regular supplies for the rest of the year	101-300.336-728.090
Fire Department - Community Promotion	179	Unexpected overage	101-300.336-880.000
Fire Department - Emergency Medical Training	(3,000)	Move remaining dollars as listed to help balance other accounts	101-300.336-823.000
Fire Department - Professional Conferences	(1,000)	Move remaining dollars as listed to help balance other accounts	101-300.336-825.000
Fire Department - Radio Maintenance	(6,419)	Move remaining dollars as listed to help balance other accounts	101-300.336-827.000
Fire Department - Training	1,000	Additional training needed	101-300.336-831.000
Fire Department - Equipment Maintenance	1,000	Additional dollars for maintenance due to an increase in maintenance costs this year (SCBAs, saws, PPV, four-gas monitors, thermal imaging camera)	101-300.336-936.000
Dev. - Planning/Admin - Grant Expenditures	25,000	Match on Main	101-700.701-976.500
Dev. - Building Division - Insurance Opt Out	5,375	More employees opted out of insurance than expected	101-700.703-715.010
Parks and Recreation Admin. - Overtime	1,279	Higher than anticipated	101-750.753-706.000
Recreation - Salaries	55,755	A 2nd full time recreation specialist was filled, this was not budgeted for	101-750.754-701.000
Recreation - Pension	5,401	A 2nd full time recreation specialist was filled, this was not budgeted for	101-750.754-717.000
Recreation - VantageCare	1,086	A 2nd full time recreation specialist was filled, this was not budgeted for	101-750.754-717.500
Recreation - Basketball	995	More recreation users than anticipated	101-750.754-882.801
Park Maintenance - Salaries - Temporary	1,397	Higher than anticipated	101-750.758-701.080
Park Maintenance - Overtime	2,000	Higher than anticipated	101-750.758-706.000
Associations and Authorities - Michigan Municipal League	225	Costs went up over budget due to inflation	101-750.800-825.080
*Community Activities - Professional Services - Storms	29,325	Storm clean up services - previously approved	101-750.775-821.000
Community Activities - Community Promotion - Pride Event	2,667	Additional event planned after budget adoption	101-750.775-880.110
Cable TV - Pancake Breakfast	780	Additional event planned after budget adoption	101-750.806-880.070
Total Expenditures	\$232,630		
Net to Fund Balance	\$10,073		

SPECIAL REVENUE FUNDS

Park Millage

Revenues

Delinquent Property Taxes	\$650	Higher than anticipated	208-000.000-412.000
Rentals	2,235	Higher than anticipated	208-000.000-667.000
Donations	<u>1,872</u>	Higher than anticipated	208-000.000-674.150

Total Revenues \$4,757

Expenditures

Overtime	\$500	Higher than anticipated	208-750.756-706.000
Capital Improvements	\$10,000	Siding -Painting project. Work has been moved from 2024 to 2023.	208-758-756-974.000
Radio Maintenance	400	Higher than anticipated	208-750.758-827.000
Utilities - Electric/Gas/Water	3,500	Higher than anticipated	208-750.758-920.000
Dog Park Expense	<u>500</u>	Higher than anticipated	208-750.758-956.095

Total Expenditures \$14,900

Net from Fund Balance (\$10,143)

Park Restricted/Designated

Revenues

Sponsor Revenue	\$154	Summer concert series sponsorships	211-000.000-647.050
Interest	1,400	Interest rates higher than expected	211-000.000-665.000
Farm Market	<u>10,000</u>	More revenue than expected	211-000.000-667.030

Net to Fund Balance \$11,554

Fire Restricted/Designated

Revenues

Interest	<u>\$30</u>	Interest rates higher than expected	214-000.000-665.000
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Net to Fund Balance \$30

Pedestrian Bikepath Millage

Revenues

Delinquent Property Taxes	300	Higher than anticipated	216-000.000-412.000
Interest	<u>15,000</u>	Interest rates higher than expected	216-000.000-665.000

Total Revenues 15,300

Expenditures

Salaries - Temporary	<u>(\$1,397)</u>	Less temporary help needed than expected	216-440.450-701.080
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Net to Fund Balance 16,697

Land Preservation Millage

Revenues

Delinquent Property Taxes	<u>\$50</u>	Higher than anticipated	217-000.000-412.000
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Total Revenues \$50

Net to Fund Balance \$50

Land Preservation Reserve

Revenues

Interest	<u>\$25,000</u>	Interest rates higher than expected	218-000.000-665.000
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Net to Fund Balance \$25,000

Senior Center Millage

Revenues

Delinquent Property Taxes	\$100	Higher than anticipated	223-000.000-412.000
Interest	<u>4,000</u>	Higher interest rates	223-000.000-665.000

Total Revenues \$4,100

Net to Fund Balance \$4,100

Police Restricted/Designated**Revenues**

Grant Revenue - Federal	\$1,684	Higher than anticipated	232-000.000-502.000
Interest	\$1,200	Higher interest rates	232-000.000-665.000
Net to Fund Balance	\$2,884		

Economic Development Fund**Revenues**

Sponsor Revenue	\$5,257	Sponsors for Meridian Freedom Fest	244-000.000-647.060
Interest	\$160	Higher interest rates	244-000.000-665.000
Total Revenues	\$5,417		

Expenditures

Community Promotion	11,804	Juneteeth event, Meridian Freedom Fest	244-000.000-880.000
Net from Fund Balance	(\$6,387)		

Downtown Development Authority**Revenues**

Current Property Taxes	\$12,000	Higher than anticipated	248-000.000-402.000
State Grant Revenue	25,000	State's Portion of Match on Main to be paid to Douglas J	248-000.000-540.100
Total Revenues	\$37,000		

Expenses

Grant Expenditures - Match on Main	2,500	DDA portion Match on Main	248-000.000-976.600
Net to Fund Balance	\$34,500		

Community Needs Fund**Revenues**

Donations - HRC Emer Services	\$13,000	More donations than expected	272-000.000-674.060
Donations - Redi-Ride	400	More redi-ride passes used this year	272-000.000-674.065
Donations - Back to School	2,500	We received \$2500.00 from Kiwanis towards our Back to School Program.	272-000.000-674.075
Donations - Knob Hill Fire	5,236	This is money that was donated to Cares for the extended needs of Knob Hill Fire Victims	272-000.000-674.078
Total Revenues	\$21,136		

Expenditures

Emergency Fund - Other	\$4,136	Be a Santa to a Senior program	272-000.000-956.071
Back to School Supplies	2,507	Supplies for Back to School program	272-000.000-956.072
Redi-Ride	200	Additional purchases of Red-Ride to to high demand	272-000.000-956.075
Knob Hill Fire	298	Expense paid in 2023	272-000.000-956.078
Total Expenditures	\$7,141		
Net to Fund Balance	\$13,995		

Revolving Energy Fund**Revenues**

Interest	\$400	Interest rates higher than expected	275-000.000-665.000
Net to Fund Balance	\$400		

Law Enforcement Grants

Revenues

Interest	\$400	Interest rates higher than expected	277-000.000-665.000
Net to Fund Balance	<u>\$400</u>		

Opioid Settlement Fund

Revenues

Interest	\$800	Interest rates higher than expected	284-000.000-665.000
Opioid Settlement Revenue	\$27,661	Unplanned additional revenue was received as a result of legal settlement	284-000.000-685.000
Total Revenues	<u>\$28,461</u>		
Net to Fund Balance	<u>\$28,461</u>		

American Rescue Plan Act Fund

Revenues

Interest	<u>\$59,000</u>	Interest rates this year were higher than expected	285-000.000-665.000
Net to Fund Balance	<u>\$59,000</u>		

CATA Millage

Revenues

Delinquent Property Taxes	\$250	Higher than anticipated	288-000.000-412.000
Interest	\$1,120	Interest rates higher than expected	288-000.000-665.000
Net to Fund Balance	<u>\$1,370</u>		

DEBT SERVICE FUND

Roads Debt Retirement Fund

Revenues

Delinquent Property Taxes	<u>\$1,500</u>	Higher than anticipated	310-000.000-412.000
Total Revenues	<u>\$1,500</u>		
Net to Fund Balance	<u>\$1,500</u>		

Fire Station Debt Service Fund

Revenues

Delinquent Property Taxes	<u>\$200</u>	Higher than anticipated	372-000.000-412.000
Total Revenues	<u>\$200</u>		
Net to Fund Balance	<u>\$200</u>		

CAPITAL PROJECTS FUND

Capital Project Fund

Revenues

Interest	\$20,000	Higher interest rates	401-000.000-665.000
Total Revenues	\$20,000		
Net to Fund Balance	<u>\$20,000</u>		

Township Improvement Revolving Fund

Revenues

Penalties	\$500	Higher than anticipated	446-000.000-474.000
Interest	16,000	Higher interest rates	446-000.000-665.000
Interest - Special Assessments	35,000	Higher interest rates	446-000.000-665.040
Miscellaneous	<u>\$2</u>	Higher than anticipated	446-000.000-675.000
Total Revenues	51,502		
Net to Fund Balance	<u>\$51,502</u>		

ENTERPRISE FUNDS

Sewer Fund

Revenues

Lift Station Fees	\$2,400	Higher than anticipated	590-000.000-631.010
Water and Sewer Penalties	14,750	Higher than anticipated	590-000.000-632.000
Sewer Licenses	50	Higher than anticipated	590-000.000-636.000
Engineering Fees	13,000	Higher than anticipated	590-000.000-645.000
Miscellaneous	180	Higher than anticipated	590-000.000-675.000

Total Revenues \$30,380

Expenses

Water/Sewer Administration - Overtime	\$125	Overtime	590-440.441-706.000
Water/Sewer Administration - Pension	6,750	A position was filled after budget was made	590-440.441-717.000
Water/Sewer Administration - Insurance Opt Out	2,250	More employees opted out of insurance than expected	590-440.441-715.010
Sewer Maintenance - After-Hours Response Stipend	2,750	Higher than anticipated sanitary sewer emergency responses due to power outages	590-440.538-702.020

Total Expenses \$11,875

Net to Fund Balance \$18,505

Water Fund

Revenues

Engineering Fees	\$6,500	Higher than anticipated	591-000.000-645.000
Interest - Special Assessments	\$800	Interest higher than expected	591-000.000-665.040
Miscellaneous	14,000	Higher than anticipated	591-000.000-675.000
Misc - Pool Fill	179	Pool fill fee revenue	591-000.000-675.001
Misc - Construction Meters	8,750	Higher than anticipated	591-000.000-675.002
Reimbursements	280	Reimbursement for damaged water services	591-000.000-676.000
Special Assessments	2,473	Assessment collection for water services	591-000.000-677.000

Total Revenues \$32,982

Expenses

Water/Sewer Administration - Overtime	\$73	Overtime for water main breaks	591-440.441-706.000
Water/Sewer Administration - Insurance Opt Out	2,250	More employees opted out of insurance than expected	591-440.441-715.010
Water/Sewer Administration - Pension	8,000	A position was filled after budget was made	591-440.441-717.000
Water/Sewer Administration - Contractual Services	10,000	Increases in cloud-based software rates/fees	591-440.441-820.000
Engineering - Professional Conferences/Dues	4	Increases in conference fees/dues.	591-440.447-825.000
Water Maintenance - After-Hours Response Stipend	6,000	Higher than anticipated water emergency responses	591-440.537-702.020
Water Maintenance - Overtime	14,000	Higher than anticipated water emergency responses	591-440.537-706.000
Water Maintenance - Contractual Services	95,000	Inflation is significantly increasing the cost of maintaining the water distribution system	591-440.537-820.000
Water Maintenance - Professional Conferences/Dues	1,000	We have successfully increased the number of utility workers holding "S" licenses with EGLE and they must go to conferences to gain CEC's to maintain their licenses	591-440.537-825.000

Total Expenses \$136,327

Net from Fund Balance (\$103,345)

Internal Service Fund

Motor Pool Fund

Revenues

Interest	\$10,000	Interest higher than expected	661-000.000-665.000
Vehicle Sales	9,700	Auction sale of old motor pool vehicles	661-000.000-673.000

Total Revenue \$19,700

Expenses

Salaries	(\$35,000)	Decreased the salaries line item since we are outsourcing more	661-000.000-701.000
Vehicle Supplies - Outside Services	\$35,000	Increased use of outsourcing as we cannot find a mechanic to fill our vacancy	661-000.000-728.103
Solvents	1,200	Inflation is significantly increasing the cost of solvents	661-000.000-728.108

Total Expenses \$1,200

Net from Fund Balance \$18,500



To: Board Members
From: Phil Deschaine, Treasurer
Date: November 1, 2023
Re: Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll for 2023.

Listed below are the totals of the delinquent special assessments, delinquent utilities, delinquent false alarms, unpaid lot mowing fees and code violation fees that the Board must authorize for placement on the 2023 Winter Tax Roll for collection. All supporting documents are on file with the Treasurer’s Office.

Water:	Lake Lansing Watershed	\$ 6,552.45
	Grand River Water Main	\$ 5,279.11
Sewer:	Kansas Rd. Sanitary Sewer	\$ 2,696.69
Sidewalks:	2018 Sidewalk	\$ 59.52
	2021 Sidewalk	\$ 495.84
Paving:	Powell Rd Public Improvement	\$ 2,148.12
Drains:	Daniels Drain	\$ 6,114.85
Delinquent Utilities:		\$ 33,760.22
Delinquent False Alarms:		\$ 1,150.00
Unpaid Lot Mowing/Etc:		\$ 4,317.66

“Move to assess the charges identified I the staff memorandum with parcel identification available in the Treasurer’s Office dated November 1, 2023 for delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728, and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1, and 18-15”



To: Board Members
From: Marna Wilson, Township Trustee
Date: November 6, 2023
Re: Community/Senior Center Request for Proposals

As most everyone is aware, the State of Michigan has awarded Meridian Township \$5,000,000 to offset the cost of a new Community/Senior Center. According to the language approved by the State Legislature, construction of the new facility must be completed by September 30, 2026. In addition, within five-six years, as part of the 2022 Okemos Schools Bond, the current Meridian Township Senior Center located in Chippewa School will be demolished.

It's important to note that we are in the research stage of the process.

A Board approved task force has spent the last few months researching facilities and talking to potential donors. Once the calendar turns, we will begin working with a firm who has experience in developing Community/Senior Centers. The firm will assist the township in reaching out to the community with several planning and charrette sessions. It is critical that we take our time to engage the public and listen to their feedback. Our focus will be on where the building will be located, how to fund the center and what uses will be available within the facility. This process of public input and planning is likely to take one year. If everything goes as planned, we would break ground in March 2025. I should also note that we are researching the feasibility of renovating a current vacant building. At this point, everything is on the table.

The next step in this very long process is to select a firm to help guide us. The task force interviewed five firms and is recommending Progressive AE out of Grand Rapids. Progressive has extensive experience in engaging the public and designing centers that are useful and affordable. For the initial 200 hours of work, Progressive's services bid is \$31,750.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE RECOMMENDATION OF THE COMMUNITY/SENIOR CENTER TASK FORCE TO ENGAGE PROGRESSIVE AE TO PROVIDE COMMUNITY OUTREACH, PLANNING AND DESIGN WORK FOR THE POTENTIAL NEW MERIDIAN TOWNSHIP COMMUNITY/SENIOR CENTER.



To: Board Members
From: Frank L. Walsh, Township Manager
Date: November 9, 2023
Re: Disbursement of 2024 Health Care Health Savings Account

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

The question before the Township Board is "how do we properly allocate the difference between the Hard Cap and our annual projected health care costs?" By way of illustration, the total allowable 2024 Hard Cap is \$2,026,625. According to Blue Care Network, our expected 2023 health care costs will be \$1,754,165. We are below the State's mandate by \$272,460. Our total annual health care costs for the calendar year 2024 are expected to be approximately \$2,293,428. This includes health, dental, vision and our \$4,500 opt-out clause. Our opt-out clause allows for eligible team members who have health care from another source to receive \$4,500 in lieu of participating in our coverage. Last year, the Township passed on the difference between the Hard Cap to our team, less \$22,235, to cover the turnover of staff which results in double payments. This year the amount would be \$22,460.

If the Board elects to provide the funds back to the employees, who qualify for health benefits, the scenario would be \$272,460, minus \$22,460 retainage = \$250,000. This would result in a health savings account allocation as follows:

Single \$867.45 Employee plus one \$2,081.89 Family \$2,602.36

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

In order to timely move forward with plans for 2024 health care, it would be helpful to receive your direction on Thursday evening. Please let me know if you have any questions.

The following motion is proposed for Board consideration:

MOVE TO AUTHORIZE \$250,000 IN HEALTH CARE SAVINGS BE PASSED ONTO THE EMPLOYEES, WHO QUALIFY FOR HEALTH BENEFITS, IN THE FORM OF HEALTH SAVINGS ACCOUNT ALLOCATIONS FOR THE 2024 CALENDAR YEAR.