



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
February 5, 2024 7:30AM  
Municipal Building  
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – DECEMBER 2024
6. COMMUNICATIONS
  - A. GENE TURNWALL
  - B. PEGGY BIONDI-TOBE
7. PUBLIC REMARKS
8. FINANCIAL REPORT
  - A. Monthly Financial Report December
9. AUTHORIZATION OF PAYMENTS
  - A. Consumers Energy Bill December 2023
10. OLD BUSINESS
  - A. Village of Okemos- Development Project Update Discussion
11. NEW BUSINESS
  - A. 2024 Goals Action Plan
12. REPORTS
  - A. Township Board
  - B. Township Manager
  - C. Planning Commission
  - D. Chair
  - E. Staff

-Development Project List
13. OPEN DISCUSSION/BOARD COMMENTS

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.





**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
Downtown Development Authority  
January 8, 2024 7:30AM  
Municipal Building  
5151 Marsh Road, Okemos



14. PUBLIC REMARKS

15. NEXT MEETING DATE

A. March 4, 2024 7:30am – Town Hall Room, 5151 Marsh Road,  
Okemos

16. ADJOURNMENT

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

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian  
Downtown Development Authority (DDA)  
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864  
Monday, December 4, 2023 – Minutes

**Members**

**Present:** Bill Cawood, Supervisor Jackson, Don Romain, Tom Stanko, Renee Korrey, Peter Campbell and Angela Wright

**Members**

**Absent:** Jim Spanos

**Staff**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Township Manager Walsh, Township Treasurer Phil Deschaine and Executive Assistant Michelle Prinz

**Others**

**Present:** Planning Commission Chair Mark Blumer

1. CALL MEETING TO ORDER

Chair Stanko called the meeting to order and read the mission statement at 7:30 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAWOOD.  
MOTION APPROVED 7-0.**

3. APPROVAL MEETING MINUTES OF OCTOBER 2, 2023

**MOTION BY MEMBER KORREY TO APPROVE THE MINUTES. SUPPORTED BY MEMBER ROMAIN.  
MOTION APPROVED 7-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared the September finances and mentioned the transfer of \$1,454.14 was sent back to Ingham County for Walgreens tax appeal. The finances were placed on file.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill November 2023

**MOTION BY MEMBER KORREY TO APPROVE THE PAYMENT OF THE NOVEMBER 2023 CONSUMERS ENERGY BILL OF \$43.93. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 7-0.**

7. OLD BUSINESS

A. Village of Okemos- Development/RAP Grant Update

Director Clark gave an update on the project. Michigan Economic Development Corporation (MEDC) & Michigan Department of Environment, Great Lakes, and Energy (EGLE) are in support of development downtown. They will support the project when the developer is ready. There is not funding to bury the high voltage lines. The developer needs to work on site plan changes to remove the boulevard to allow for emergency vehicles to access the building under the high voltage lines.

Director Clark is expecting a report, on the next steps, from the developer in the first quarter of 2024. EGLE needs permission from the developer to fill the hole on the property and restore the site. Director Clark will follow up with the developer regarding restoring the site.

8. NEW BUSINESS

A. 2024 DDA Calendar Meeting Dates

The DDA reviewed the 2024 draft calendar. All meetings will be held at the Town Hall Room except for the August meeting which will be held at the Central Fire Station due to early voting in the Town Hall Room.

**MOTION BY MEMBER KORREY TO APPROVE THE 2024 MEETING SCHEDULE FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 7-0.**

9. REPORTS

A. Township Board

Supervisor Jackson reported on the following:

- Special Board meeting for 2024 goal setting will be on December 18<sup>th</sup>
- Tomorrow the Board will be discussing the rezoning at Park Lake and Grand River, paid parental leave policy and an agreement with Okemos Schools
- The selection criteria has been approved for recreational marihuana
- Discussing increasing wages for police officers to aid in recruitment and retention

B. Township Manager

Manager Walsh reported on the following:

- Police building is under renovation for new flooring
- Two police officers were hurt Friday night in a drunk driving accident
- Phase 1 is completed on the MSU to Lake Lansing Pathway. Ribbon cutting event will be on Friday at noon.
- Board held six listening sessions with 300+ people in attendance
- Discussing the use of the old Younkers building at the Meridian Mall
- Gayelord Mankowski will be recognized at the Board meeting for his efforts
- Holiday party will be on December 15<sup>th</sup>. The Archie Virtue award will be presented.
- Working on a fire bunkhouse for females
- Working on renovation for the equipment at Marshall Park

- Courtney Wisinski will be the new Parks & Recreation Director
- LuAnn Maisner's retirement party will be on December 21<sup>st</sup> from 2:00pm-4:00pm
- Robin Faust's retirement party will be on December 20<sup>th</sup> at 10:00am-11:00am
- New program began called Good Morning Meridian
- Received \$430,000 CHILL Grant for the Towar Gardens and Downtown Haslett neighborhoods
- Deer Management Program is underway with 121 deer taken

C. Planning Commission

Chair Blumer stated the Planning Commission did not support the Park Lake Road and Grand River Avenue rezoning project.

D. Chair Report

None.

E. Staff Report

Director Clark reported that Crumbl Cookies and Yello Waffle have opened. Full demolition of the Haslett Village Square site is underway. There is a liquor license available for a business in the DDA.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- a. January 8, 2024, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

13. ADJOURNMENT

The meeting was adjourned at 8:42am without objection.

**Meridian Twp DDA**  
**Preliminary Financial Statements**  
**Period Ending 12/31/2023 - UNAUDITED**

**BALANCE SHEET**

Year to Date

ASSETS			
Cash		\$27,503.92	
Certificates of Deposit		\$132,127.30	
Due from General Fund		\$0.00	
Taxes Receivable		\$0.00	
Accounts Receivable		\$0.00	
Prepaid Expense		\$0.00	
TOTAL ASSETS		\$159,631.22	
LIABILITIES			
Accrued Interest Payable		\$0.00	
Due to General Fund		\$0.00	
Accounts Payable		\$0.00	
Unearned Revenue		\$0.00	
Deferred Inflows of Revenue		\$0.00	
LT Note Payable		\$0.00	
TOTAL LIABILITIES		\$0.00	
FUND BALANCE			
Fund Balance 12/31/23		\$103,103.46	
2023 YTD Net Income		\$56,527.76	
TOTAL FUND BALANCE		\$159,631.22	
TOTAL LIABILITIES & FUND BALANCE		\$159,631.22	

**INCOME STATEMENT**

REVENUES	<u>Nov</u>	<u>Dec</u>	<u>Year to Date</u>
Tax Capture	\$0.00	\$0.00	\$57,336.26
Grants	\$0.00	\$0.00	\$25,000.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Interest	\$550.98	\$519.76	\$2,127.30
Investment Gain/Losses	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$550.98	\$519.76	\$84,463.56
EXPENDITURES			
Operating Costs	\$43.93	\$112.39	\$435.80
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Grant Expenditures (Match on Main)	\$25,000.00	\$0.00	\$27,500.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$25,043.93	\$112.39	\$27,935.80
<b>2023 Net Income</b>	(\$24,492.95)	\$407.37	\$56,527.76



230 W Main St  
Ionia, MI 48846

# Statement Ending 12/31/2023

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX7927

MERIDIAN CHARTER TOWNSHIP  
5151 MARSH RD  
OKEMOS MI 48864-1104

## Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

Enclosed with your account statement is an updated Fee Schedule, effective February 1, 2024, and our annual Privacy Notice. If you should have any questions regarding this information, please contact our Customer Experience Hub at 800.355.0641, Monday-Friday 8 am-8 pm and Saturday 8 am-5 pm (ET).

Please be aware of potential fraudsters posing as Independent Bank attempting to steal your secure information via phone, email, and/or text message. Never click on suspicious links or attachments. Set up account alerts within ONE Wallet Online and Mobile Banking to further protect your account. **Be Secure. Be Independent.**

### Summary of Accounts

Certificate of Deposit	Certificate Number	Ending Balance
Treasury 7-31 Day	XXXXXXXX7927	\$132,127.30

### Treasury 7-31 Day-XXXXXXXX7927

#### Certificate Summary

Date	Description	Amount	Description	Amount
08/28/2023	Beginning Balance	\$0.00	Interest Rate	4.6500%
12/31/2023	Ending Balance	\$132,127.30	Interest Paid This Period	\$2,127.30
	Issue Date	08/28/2023	Interest Paid YTD	\$2,127.30
	Maturity Date	01/30/2024	Interest Earned	\$2,160.96
			Annual Percentage Yield Earned	4.86%

#### Account Activity

Transaction Date	Description	Amount	Balance
08/28/2023	Beginning Balance		\$0.00
08/28/2023	New Account Deposit 29204627927Meridian Charter Township CD fund by DD A 5474	\$130,000.00	\$130,000.00
09/27/2023	Credit Interest	\$513.41	\$130,513.41
10/28/2023	Credit Interest	\$543.15	\$131,056.56
11/28/2023	Credit Interest	\$550.98	\$131,607.54
12/29/2023	Credit Interest	\$519.76 ✓	\$132,127.30
12/31/2023	Ending Balance		\$132,127.30



**Treasury 7-31 Day-XXXXXXXX7927** (continued)**Interest Rate Changes**

<b>Interest Rate As Of Date</b>	<b>Interest Rate</b>
08/28/2023	4.6500%
09/28/2023	4.9000%
10/29/2023	4.9500%
11/29/2023	4.6500%





230 W Main St  
Ionia, MI 48846

# Statement Ending 12/31/2023

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

MERIDIAN CHARTER TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY  
ACCOUNTS PAYABLE  
5151 MARSH RD  
OKEMOS MI 48864-1104

## Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

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### Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$27,503.92

### Business Freedom Checking-XXXXXXXX5474

#### Account Summary

Date	Description	Amount
12/01/2023	Beginning Balance	\$27,616.31
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$112.39
12/31/2023	Ending Balance	\$27,503.92

#### Other Debits

Date	Description	Amount
12/07/2023	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$112.39

#### Daily Balances

Date	Amount	Date	Amount
12/01/2023	\$27,616.31	12/07/2023	\$27,503.92




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## Gene Turnwald and the Hamilton Building

Dan Opsommer <[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)>

Tue 12/19/2023 5:25 PM

To:Amber Clark <[clark@meridian.mi.us](mailto:clark@meridian.mi.us)>

 1 attachments (561 KB)

doc02605020231219152349.pdf;

Hi Amber,

Gene Turnwald, the owner of the Hamilton Building, is interested in paying to install a new decorative clock on the existing footer for the DDA streetlight in front of the Hamilton Building. This is an odd one because the DDA would be paying the electric bill for the clock. I proposed the concept of him installing the clock somewhere else and he thought the frontage would be too cluttered and wasn't interested in that. I think he is envisioning a clock with lights on it as well, but not certain.

I've attached the documents he brought with him. Phil brought him upstairs and you and Tim were busy at the moment so Phil asked if I had a moment.

I told him I would give the information to you and the DDA. Let me know if you need anything else.

As an aside, Gene mentioned that he will be closing on the house at 2176 Hamilton Rd tomorrow. He hopes to do a parcel split, keep the existing house, then propose a small apartment development at the north end of the existing parcel. He would have to use the Methodist St ROW to extend the road to the west, which would be very controversial to residents in Cedar Bend Heights.

Hope everyone has a wonderful evening,



**Dan Opsommer**

Deputy Township Manager

Director of Public Works & Engineering

[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

11:13

LTE

Gene Turnwald

Photo

Done

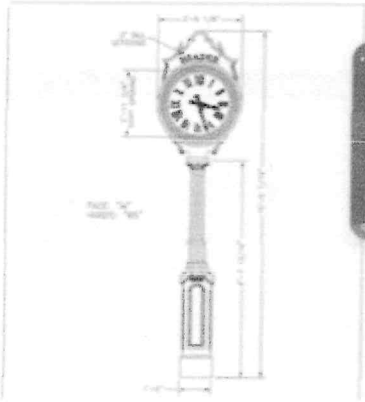
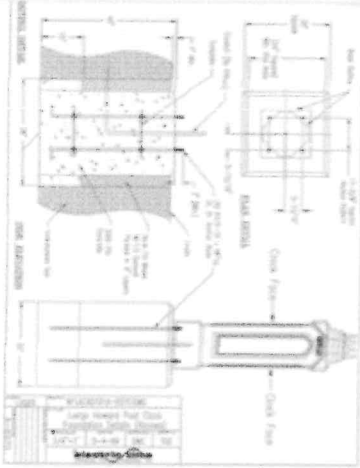


Norwood, MA

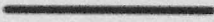




Selina



Text Message





## Re: Downtown Development Authority Sign

Peggy.biondi@comcast.net <Peggy.biondi@comcast.net>

Thu 1/4/2024 11:35 AM

To: Amber Clark <clark@meridian.mi.us>

Amber,

Thanks so much for taking the time to discuss the DDA. I would appreciate it if you could forward my concerns at your next meeting.

- 1) The Okemos sign needs to be replaced as soon as possible ( Chief Okemos should be considered) as this is part of the towns history.
- 2) How can they put the word downtown on it when we don't have a downtown?
- 3) How many years do we have to wait for the developers to do something?
- 4) When will they help the few remaining businesses by fixing the sidewalks and storefronts? They deserve the money not the developers!
- 5) When Will the hole that has a fence around it be addressed?

Thank you,

Peggy Biondi-Tobe

Sent from my iPad

On Jan 3, 2024, at 1:58 PM, Amber Clark <clark@meridian.mi.us> wrote:

Hello Peggy,

I just left a voicemail at the number you provided. For a bit of context, in 2005 the Township Board created and authorized a Downtown Development Authority. This was done after several meetings and approval by 5 tax jurisdictions. Since that time, Meridian Township has had a downtown development authority, and we are required to follow the legislative directives associated with PA 57 of 2018. I am happy to chat with you further on the district. To assist with our conversation please feel free to review our Downtown Development Authority webpage found here:

<https://www.meridian.mi.us/government/boards-and-commissions/downtown-development-authority> .

Due to the State legislation, our DDA must abide by the legal parameters set out in the law. In the case of beautification and budget, members of the DDA must approve any improvements and the use of funding toward those improvements. As stated in the memo approved by the DDA, they will determine the design, location, and sign type for the reinstallation of the sign. If you have comments that you would like shared with the DDA members, please send an email to me with the request to submit to DDA members.

Thank you,

**Amber Clark**

Neighborhood and Economic Development Director

[clark@meridian.mi.us](mailto:clark@meridian.mi.us)

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864

[www.meridian.mi.us](http://www.meridian.mi.us)

<Outlook-ixe2azfi.png>

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**From:** Peggy.biondi@comcast.net <peggy.biondi@comcast.net>

**Sent:** Wednesday, January 3, 2024 1:31 PM

**To:** Amber Clark <clark@meridian.mi.us>

**Subject:** Re: Downtown Development Authority Sign

Thanks for your timely response. We need a sign that really speaks to our history without the words downtown! We don't have a downtown so that is not an appropriate sign. I would love to speak with you when you have time.

Peggy

517-993-8849

Sent from my iPad

On Jan 3, 2024, at 12:03 PM, Amber Clark <clark@meridian.mi.us> wrote:

Hello Ms. Biondi,

We received an email from you inquiring about the DDA sign that previously was installed at the Mount Hope and Okemos Road intersection. The attached memo was voted on by the DDA in October 2023, to find a new location and replace the original DDA entrance sign. The sign will have to be approved and paid for by the DDA and will not be an item approved through the general fund. Due to the new road design for the Okemos bridge replacement, the sign will have to be moved to a new location in the DDA. A sign in the median of Mount Hope and Okemos would obstruct the view of motorists. A new sign location along Okemos Road has been identified. A new sign is currently under design with the Township's Communication department. When the DDA board approves the sign, we can work with Johnson Sign to have the new sign installed. We hope to have the sign replaced by the second quarter of this year. I am happy to chat over the phone about the new sign, potential sign location, and overall approval process should you have additional questions.

Thank you,

**Amber Clark**

Neighborhood and Economic Development Director

[clark@meridian.mi.us](mailto:clark@meridian.mi.us)

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864



Development Project Name	Review Category	Project Location	Project Type	Unit #
I Heart Mac & Cheese	New Businesses Opening/ Relocating	Hannah Boulevard East Lansing MI	New Commercial Development	1
Tantay Cuisine	New Businesses Opening/ Relocating	2398 Jolly Road Suite 200	New Commercial Development	1
Planet Fitness	New Businesses Opening/ Relocating	1982 W. Grand River Ave	Existing Commercial Expansion	1
Char's Jerk Chicken & More	New Businesses Opening/ Relocating	1982 W. Grand River Ave	New Commercial Development	1

Development Project Name	Review Category	Project Location	Project Type	Unit #
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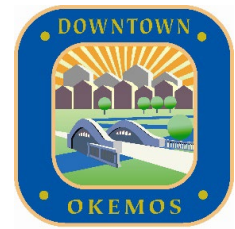
American House Meridian	Under Construction	1673 Haslett Road Haslett MI	MUPUD Commercial + Residential	132
Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370
Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239
Commons Church	Under Construction	4720 Marsh Rd Okemos MI	Other	1
MSU -Lake Lansing Trail/Pathway (Phase 1)	Under Construction	Township Trail-Lake Lansing North - MSU	Public Park/Public Facility Improvement	N/A

Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
Hulett Road Estates	Under Construction	3560 Hulett Road Okemos MI	Single Family Homes	6
Copper Creek (Phase III & IV)	Under Construction	Haslett Road/Green Road Haslett MI	Single Family Homes	38 of 98
2755 Grand River	Under Construction	2755 Grand River Ave E.Lansing MI	New Commercial Development	1
Consumers Credit Union	Under Construction	2763 Grand River Ave East Lansing MI	New Commercial Development	1
Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7
Development Project Name	Review Category	Project Location	Project Type	Unit #
Radmoor Montessori	Awaiting Plans	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1

Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	290
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Development Project Name	Review Category	Project Location	Project Type	Unit #
Sierra Ridge(Phase IV)	Under Site Plan Review	Fresno Lane East Lansing MI	Single Family Homes	14 of 99
City Limits Redevelopment	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1
Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1
Grand Reserve	Under Site Plan Review	Central Park Drive and Powell Road Okemos MI 2806 Bennett	Mixed Housing - Middle Housing	115
Schultz Veterinary Clinic	Under Site Plan Review	Road Okemos MI	Building Expansion	1
Silverleaf (Phase I)	Under Site Plan Review	West Bennett Road	Single Family Homes	25 of 150

Herbana	New Applications	2119 Haslett Road Suite A Haslett MI	Marihuana Dispensary	1
Skymint	New Applications	Northwind Drive East Lansing MI	Marihuana Dispensary	1
Village of Okemos	Under Site Plan Review	4668 Ardmore Road Okemos MI	New Commercial Development	206
Knob Hill	Under Site Plan Review	2300 Knob Hill Drive Okemos MI	Other	41
Lake Court Development	New Applications	Lake Court Drive Haslett MI	Multi-Unit Housing	8
Barbershop Expansion	New Applications	2421 Hamilton Road	New Commercial Development	1



To: Downtown Development Authority Members  
From: Neighborhoods & Economic Development Director Amber Clark  
Date: January 4, 2024  
Re: Village of Okemos Project Update

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The “Village of Okemos” initially approved as a concept in 2019 is a complicated redevelopment project proposed by West Pac Investments out of California. The project has received 4 plan amendments to alter aspects of their approved MUPUD in attempts to address issues with contamination, construction, and economics. The concept today is approved for the following as an

Mixed Use Planned Unit Development (MUPUD):

Total Building Square Feet: 246,939

Commercial Square Feet: 26,399

Residential Unit Count: 206

First floor walk through access

One story parking structure on Block 1 and underground parking on Block 2

Rooftop living space and common patio amenity for residents

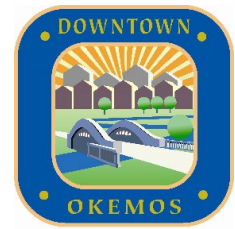
Offsite landscape plan to include bio retention basin and offsite storm water retention

### **Financial Approvals**

Michigan Department of Environment, Great Lakes, and Energy Grant (EGLE) and Loan for site contamination and clean up: \$1 Million Dollar Loan and \$1.3 Million Dollar Grant for environmental Cleanup activities. **\$274,967.93** spent out of the grant portion of funding, during the removal of the buildings on Block 2(occurred Jan 1, 2021 with request from the Township to remove the buildings).

Meridian Township Redevelopment Fund (MRF) was approved by the Meridian EDC Board March1, 2022 and Township Board on May 17, 2022, for the use of \$1.25 Million Dollars as a reimbursement draw for the reconstruction of Methodist, Clinton, Ardmore, Hamilton, and Okemos Road. The funding will not be reimbursed to the developer for use until construction of the roads begins and receipts are presented to the EDC verifying payment for materials, contract work, and other eligible activities. A formal development and reimbursement agreement will be signed prior to payment submissions.

Meridian Township Brownfield Redevelopment Authority (BRA) has approved the use of Brownfield Tax Increment Financing as a reimbursement for site contamination clean up. Tax Increment Financing or “TIF” is an incentivized redevelopment funding tool to be used for public good to encourage development in areas where development would be extraordinarily challenged. The site of the Village of Okemos project is heavily contaminated from previous establishments. The source of contamination is removed and not all of the contaminated soils will be able to be extracted. Encapsulation of these soils will guarantee a safe use of the site and safe future for the Red Cedar River. As the development of the land is cleaned up the value of the land will increase. That increase in taxable value may be reimbursed to the developer should they pay to remove the contaminated soils. The Meridian Township BRA approved the \$6.9 Million dollar reimbursement for the



development of the site. \$124,141 will come to the BRA for administration of the plan, \$375,880 to the revolving fund of the BRA for future site improvements and \$736,987 to the State of Michigan's Revolving fund a total of about \$1.2Million back to taxpayers for public Brownfield eligible projects. As a reimbursement the project must complete in order for payment back to the developer shall begin.

Community Projects Fund or CPF, is a Federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Grants are selected through a congressionally directed application process, and in 2023 I applied on behalf of the DDA for the Village of Okemos Workforce Housing redevelopment. The selection by Representative Slotkin secured the project to potentially gain support at the Federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 Million dollars. As a partner in this redevelopment we will work with the developer to determine the next best use of the funding related to the project.

#### OCTOBER 2023

No new information from the State of Michigan at this time regarding an approval of funding from the RAP grant. Awards have not been publicly announced. The developer attended a meeting with Consumers Energy and the Township, September 20, 2023. The consensus was to wait to see how much funding if any came from the RAP grant before we discuss options other than burial of the HVD.

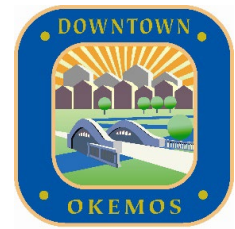
#### NOVEMBER 2023

MEDC announced the final selections for RAP 2.0 (Revitalization and Placemaking) grant program in 2023. The Village of Okemos project was not selected, with \$7M allocated to the region, The City of Lansing was awarded \$6.6M of the funding available. As a team, Township staff met with MEDC to understand the State's decision regarding RAP and how the Village of Okemos project weighed in comparison. Township Staff have reached out to the development team and at this time, they are going back to the drawing board to access where the project is currently. Due to this announcement we are seeking a meeting as soon as possible with the development team. For 2024 the DDA may be working alongside the property owner to grass the site and keep it looking presentable for the time being.

#### JANUARY 2024

After the November meeting of the DDA board, members had a few questions related to the design, placement, high voltage distribution lines, and the next steps for the project. Economic Development Director Amber Clark and Community Planning Director Tim Schmitt continue to maintain focus on the project to bring it to fruition. The questions posed by the DDA during their last meeting were:

1. With the removal of the boulevard in the design concept, does the proximity to the lines impact the building location and design?
  - a. ANSWER: Yes, however this issues that could arise can be solved through discussion with the developer and review of Michigan building code.
2. In the future, if the lines can be buried can the boulevard get installed?



- a. ANSWER: Yes, again funding is the reason the lines are not moving toward burial now.
3. How is the end user's experience altered with the boulevard removed?
    - a. ANSWER: This is harder to answer as the boulevard doesn't currently exist. It's hard to infer the possible impacts. There is a good chance Hamilton will include a pedestrian cross walk between the two buildings. At this time we don't have a complete answer.
  4. Will the Developer fill in the hole?
    - a. ANSWER: As previously mentioned, EGLE has funding set aside to compact the vacated and abandoned site. Should the developer indicate the project is not to move forward, EGLE may request funding to fill in the existing hole. The property is privately owned by the developer, any activity must be approved by the property owner.

Discussions continue to evolve around design and approvals for the 250,000+ square foot concept. With the loss of the EGLE grant and loan, the developer will have to resubmit a request to EGLE for financial support of remediation of the site.



**To: Downtown Development Authority Members & Township Board Members**

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

**Date: January 8, 2024**

**RE: Downtown Development Authority 2024 Goals**

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- 1. Provide quality leadership and management of the redevelopment of Downtown Meridian “Downtown Okemos” as a desirable place to do business, shop and live.**
- 2. Design and install a new entry sign to the Downtown Development Authority by June 2024.**
- 3. Support the small businesses of the DDA district through the Match on Main program, Façade Improvement Grant, and other incentives available to the DDA.**
- 4. Analyze and determine the vacancy rate and location of vacant units in the DDA through a DDA Inventory project.**
- 5. Prepare and implement an updated Integrated Downtown Development Plan.**