



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
March 4, 2024 7:30AM
Meridian Township Hall
5151 Marsh Road, Okemos MI 48864



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. PRESENTATION: Mr. Gene Turnwald 1900's Clock Tower
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES –February 5, 2024
7. PUBLIC REMARKS
8. FINANCIAL REPORT
 - A. January 2024
9. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill February 2024
10. OLD BUSINESS
 - A. Village of Okemos Development Project Update
 - B. DDA Logo and Sign Authorization
11. NEW BUSINESS
 - A. DDA 2023 MTT Payback to Ingham County
 - B. Evergreen Veterinarian Clinic Facade Improvement Application
12. REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 - i. Development Project List

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.





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CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
March 4, 2024 7:30AM
Meridian Township Hall
5151 Marsh Road, Okemos MI 48864



13. OPEN DISCUSSION/BOARD COMMENTS

14. PUBLIC REMARKS

15. NEXT MEETING DATE

A. April 1, 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, February 5, 2024 – Minutes

Members

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

Members

Absent: Peter Campbell

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 7:31 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY SUPERVISOR JACKSON.
MOTION APPROVED 6-0.**

3. APPROVAL MEETING MINUTES OF DECEMBER 2023

**MOTION BY MEMBER WRIGHT TO APPROVE THE MINUTES. SUPPORTED BY MEMBER KORREY.
MOTION APPROVED 6-0.**

4. COMMUNICATIONS

A. Gene Turnwall-Director Clark mentioned that Gene Turnwall came into the township to discuss the adding a decorative clock in front of his property on Hamilton. He spoke with Deputy Manager Opsommer since Director Clark was out of the office. The DDA decided to have Director Clark reach back out to Gene Turnwall on this issue and DDA members will forward Director Clark his contact information.

B. Peggy Biondi-Tobe-Director Clark shared her communication with Ms. Biondi-Tobe.

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared the December finances and highlighted the \$2,160.96 in interest earned on the CD. The finances were placed on file.

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill December 2023

MOTION BY MEMBER KORREY TO APPROVE THE PAYMENT OF THE DECEMBER 2023 CONSUMERS ENERGY BILL OF \$112.39. SUPPORTED BY MEMBER CAWOOD. MOTION APPROVED 6-0.

8. OLD BUSINESS

A. Village of Okemos- Development Project Update Discussion

Director Clark gave an update on the project. November was the last meeting with the developer where there was discussion regarding the height of the building and the power lines along with an adjustment to the building. The developers have until October to bring revised plans to the township. Director Clark has added a frequently asked questions (FAQ) page to the website that refers to questions the public ask about the development.

9. NEW BUSINESS

A. 2024 Goals Action Plan

The DDA reviewed the five 2024 draft goals. They included the following:

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.

MOTION BY MEMBER KORREY TO APPROVE THE 2024 DOWNTOWN DEVELOPMENT AUTHORITY GOALS, AS PRESENTED. SUPPORTED BY MEMBER WRIGHT. MOTION APPROVED 6-0.

10. REPORTS

A. Township Board

Supervisor Jackson reported on the following will be covered at the next Board meeting tomorrow:

- Resolution for Redevelopment Ready Community Recertification
- Traffic Control Order for Summergate Lane adjacent to Hiawatha Elementary
- 2023 Master Plan Update
- Black History Month
- Ronald J. Styka Memorial Pathway

- Emergency Operations Plan Annual Update

B. Township Manager

Manager Walsh reported on the following:

- Listening session summary was distributed
- New fire ladder truck is having issues and might require litigation
- 2023 Annual Report is complete
- Board and Commission night will be on March 26th
- RFP is out for expansion at the Central Fire Station
- Police Department is finishing new flooring project
- The Community/Senior Center Task Force continues to meet
- Early voting will begin on February 16th in the Town Hall Room
- \$4.2 million local road program was bid early this year
- Phase 1 of the Lake Lansing to MSU Pathway was completed
- Received CHILL grant to aid low income homeowners with repairs
- Public Safety Recruitment and Retention Program is going well
- Implemented new Parental Leave Program
- New Parks & Recreation Director, former Trustee Wisinski, has begun her new position
- Deer Management Program is complete with 300 deer taken

C. Planning Commission

Chair Blumer stated the Planning Commission has two vacancies and they held the new officer election. Alisande Shrewsbury is the new Chair and Christina Snyder is the new Vice Chair.

D. Chair Report

Chair Stanko reported there is a new DDA member Ron Sdao who will be sworn in shortly.

E. Staff Report

Director Clark reported that the MEDC is restructuring and the Match on Main Program is on hold. She has developed a FAQ sheet for the website related to questions regarding the Village of Okemos Project and will work with the Communications Department to develop a Communications Strategy on the Project. She will reach out to Mr. Turnwall regarding the clock by his business on Hamilton. Director Clark shared five possible graphics for the new DDA sign and asked for feedback. This item will be discussed at the next meeting.

11. OPEN DISCUSSION/BOARD COMMENTS

Manager Walsh recognized Planning Commissioner's Mark Blumer's service and all the good he has done for the Township.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- a. March 4, 2024, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

14. ADJOURNMENT

The meeting was adjourned at 8:45am without objection.



230 W Main St
Ionia, MI 48846

Amend

Statement Ending 01/31/2024

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX5474

Bank Rec ID - 651

Managing Your Accounts

Okemos

 800.355.0641

 IndependentBank.com

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

DPA

Open a FREE Health Savings Account (HSA) with a FREE debit card online in just a few clicks! Use this interest-bearing account to pay for current and future health care expenses. Plus, funds are permanent and portable, so they move with you if you ever change jobs. You can also invest a portion of your HSA dollars into mutual funds through a brokerage account for balances greater than \$2,500. Visit IndependentBank.com/FreeHSA to get started! Please consult your tax advisor.

Summary of Accounts		
Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$27,380.36

Business Freedom Checking-XXXXXXXX5474

Account Summary

Date	Description	Amount
01/01/2024	Beginning Balance	\$27,503.92
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$123.56
01/31/2024	Ending Balance	\$27,380.36

Other Debits

Date	Description	Amount
01/05/2024	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$123.56

Daily Balances

Date	Amount	Date	Amount
01/01/2024	\$27,503.92	01/05/2024	\$27,380.36



Meridian Twp DDA
Preliminary Financial Statements
Period Ending 01/31/2024 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS			
Cash			\$27,380.36
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			\$159,507.66
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 01/31/2024			\$103,103.46
2023 YTD Net Income			(\$247.12)
TOTAL FUND BALANCE			\$102,856.34
TOTAL LIABILITIES & FUND BALANCE			\$102,856.34

INCOME STATEMENT

REVENUES	<u>Dec</u>	<u>Jan</u>	<u>Year to Date</u>
Tax Capture	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Interest	\$519.76	\$0.00	\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$519.76	\$0.00	\$0.00
EXPENDITURES			
Operating Costs	\$112.39	\$123.56	\$123.56
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)	\$0.00	\$0.00	\$123.56
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$112.39	\$123.56	\$247.12
2023 Net Income	\$407.37	(\$123.56)	(\$247.12)

Consumers Energy: Bill Ready

Consumers Energy <noreply@alerts.consumersenergy.com>

Wed 2/14/2024 2:20 PM

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

You don't often get email from noreply@alerts.consumersenergy.com. [Learn why this is important](#)



LOG IN BUTTON LOG IN

ACCOUNT ENDING:2681
2167 HAMILTON RD OKEMOS MI 48864-1643

Your Consumers Energy Bill Is Available

Amount Due

\$128.13

Due Date: March 6, 2024

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

[View Bill Inserts & Other Important Information](#)

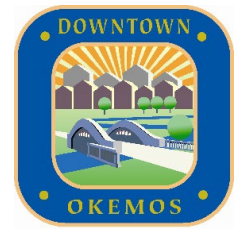
February Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)



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

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

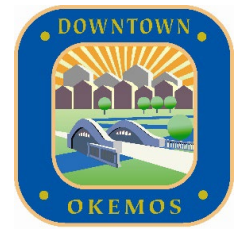
Offsite landscape plan to include bio retention basin and offsite storm water retention

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 March 1, 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.

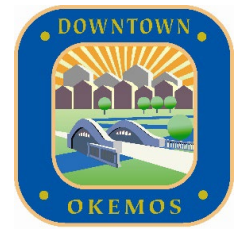
NOVEMBER 2023

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.

MARCH 2024

At the last meeting, DDA members mentioned the need for communication on the project. Staff would like to work with DDA members on the communication effort they believe would satisfy questions posed from the public. In addition the attached FAQ on the site is a potential document to be included on the DDA's webpage and on the development project page.

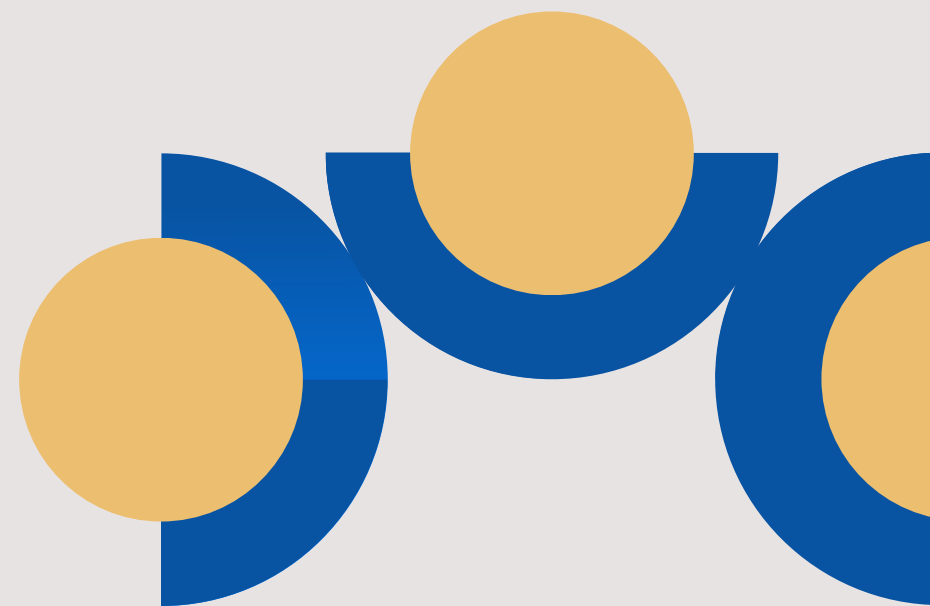
VILLAGE OF OKEMOS REDEVELOPMENT PROJECT
PROPOSED 2018- PRESENT



FAQ ?

DO YOU WANT TO KNOW THE ANSWERS TO THE MOST FREQUENTLY ASKED QUESTIONS ABOUT THE VILLAGE OF OKEMOS / "FOUR CORNERS" PROJECT?

SEE BELOW FOR QUESTIONS AND ANSWERS ABOUT THE VILLAGE OF OKEMOS REDEVELOPMENT PROJECT





WHY HASN'T THE PROJECT STARTED CONSTRUCTION YET?

UNTIL THE DEVELOPMENT HAS ALL OF THE FUNDING NECESSARY TO MAKE IMPROVEMENTS, VERTICAL CONSTRUCTION CAN NOT BEGIN.

WHAT IS THE DEADLINE FOR THE DEVELOPER TO SECURE FUNDING FROM THE STATE?

IN 2018 THE PROJECT WAS APPROVED FOR A \$1M GRANT AND A \$1.3M LOAN FROM EGLE. THE GRANT AND LOAN HAVE EXPIRED DUE TO THE LACK OF CONSTRUCTION

WHAT CAN THE TOWNSHIP DO TO MAKE THE SITE LOOK MORE WELCOMING?

THE TOWNSHIP IS WORKING WITH THE DEVELOPER TO DETERMINE WHAT THE FUTURE OF THE SITE WILL LOOK LIKE. WITH THE PROPERTY PRIVATELY HELD, THE SITE MUST ADHERE TO TOWNSHIP CODE OF ORDINANCES.



THIS PARCEL WAS PREVIOUSLY ABANDONED BY THE INITIAL OWNER. TO REMEDIATE THE STATE OF MICHIGAN TOOK CONTROL OF THE PARCEL AND REMOVED THE CONTAMINATED SOIL. SHOULD DEVELOPMENT OCCUR, THIS PARCEL WOULD RECEIVE ADDITIONAL REMEDIATION.

WHY DOES THE SITE HAVE A FENCE AROUND THE NORTHWEST CORNER

HAS THE CONTAMINATION AT THE SITE BEEN ADDRESSED AND REMOVED?

THE SITE CONTAMINATION WILL ONLY BE ADDRESSED AND REMOVED WHEN VERTICAL CONSTRUCTION OCCURS. THE LEVEL OF CONTAMINATION IS TO A DEGREE THAT A VAPOR MITIGATION SYSTEM WILL BE REQUIRED TO MAKE THE SITE SUITABLE FOR USE. WITHOUT VERTICAL CONSTRUCTION THE SYSTEM WILL NOT BE IN EFFECT. THE CONTAMINATION WILL REMAIN UNTIL A DEVELOPMENT OCCURS.

HOW MUCH MONEY HAS THE TOWNSHIP SPENT ON THIS PROJECT?

\$30,000 AS A GRANT REIMBURSEMENT WAS ISSUED TO THE DEVELOPER AFTER THE DEMOLITION OF THE BUILDINGS IN 2021. THESE FUNDS CAME FROM THE APPROVED MERIDIAN REDEVELOPMENT FUND. NO OTHER FUNDING FROM THE TOWNSHIP HAS BEEN ISSUED.



THE ASSOCIATED PARCELS OF THE "VILLAGE OF OKEMOS" SITE ARE PRIVATELY OWNED. THE TOWNSHIP HAS NO OWNERSHIP AUTHORITY OF THE SITE.

WHY CAN'T THE TOWNSHIP PICK SOMEONE ELSE TO DEVELOP THE SITE?

WHY IS THIS LOCATION "DOWNTOWN"?

IN 2006 THE TOWNSHIP BOARD ESTABLISHED THE DOWNTOWN DEVELOPMENT AUTHORITY AND ITS BOUNDARIES AS THE AREA SOUTH OF GRAND RIVER BETWEEN OKEMOS ROAD AND MARSH ROAD- TO MOUNT HOPE IN MERIDIAN. THE DDA IS A TAX AUTHORITY DISTRICT ESTABLISHED BY PA 57 OF 2018. THE AUTHORIZATION OF TAX JURISDICTIONS AND THE STATE ALLOW THE TOWNSHIP TO MAKE THIS SPECIAL IMPROVEMENT DISTRICT.

DOES THE TOWNSHIP ANTICIPATE CONSTRUCTION IN 2024?

STAFF MAINTAIN COMMUNICATION WITH THE DEVELOPMENT TEAM. WE DO NOT ASSUME VERTICAL CONSTRUCTION WILL OCCUR IN 2024.



To: Downtown Development Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: March 4, 2024

RE: New DDA Welcome Sign Approval

Thanks to the design skills of the Communications Department, the attached are updated logos and potential sign designs for the new DDA welcome to Downtown Okemos sign. To manage the desire of the general community, make an improvement and beautification in the DDA the proposed sketches are options A through E for the DDA members to select to create a sign.

A caveat to our decision making is the urgency in approval for the timeline. Deputy Manager Opsommer reached out to Johnson Sign Company and essentially order a MP-2 sized sign for the DDA. If the DDA is not interested still in the MP2 sign type, this needs to be determined ASAP. In addition, the selection of the logo and agreement of the final sign design is required today.

Motion: Move to adopt the MP-2 Meridian Township Corbin Designed Sign as the Sign TYPE and Logo (____) as the DDA Sign Design. Authorize a new “Welcome to Downtown Okemos” DDA sign. Authorize staff to start paperwork to facilitate the project.

Attachments:

CORBIN SIGN DESIGN TYPES
MERIDAIN TOWNSHIP DDA LOGO DESIGN SKETCHES

RE: Corbin Sign Specs and Prices

Melissa Massie

Thu 7/27/2023 2:28 PM

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

📎 1 attachments (6 MB)

MTMI_DesignIntentDoc_v7.pdf;

Sorry it took a little longer to get back to you!

I'm attaching the specs document that will give you measurements and technical specifications for the signs.

The sign we have here in front of PD and the Municipal Building is on page 13, the IX-4. These signs are \$1,750.

The nicer one with the stone pillars at Central Park South is on page 17, MP-1. These signs are \$18,600.

The basic park sign we have at Newton Road Park is on page 18, MP-2. These signs are \$1,850.

Please note these prices only include fabrication and installation costs, this will not include any lighting and electrical costs if you decide you want the sign illuminated.

Let me know if you have any other questions!



Melissa Massie

Director of Project Management & Operations

massie@meridian.mi.us

W 517.853.4456

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

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

Sent: Wednesday, July 26, 2023 5:05 PM

To: Melissa Massie <massie@meridian.mi.us>

Subject: Corbin Sign Specs and Prices

Hey

I am taking up the issue of a new DDA sign at the next DDA meeting on August 7th. Can you send me the specs and options of the two smaller types of signs we have purchased? The signs I am referring to are the general location signs (like the one for PD or the Parks in Town). I'd also like to see the cost and specs for a fancier sign like the one at Central Park. Do you have access to that info?

Thanks in advance friend!

Amber Clark

Neighborhood and Economic Development Director

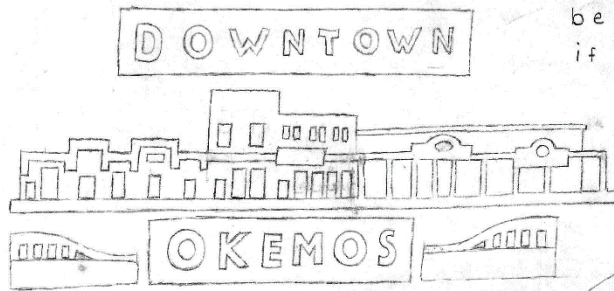
clark@meridian.mi.us

Office: 517.853.4568

Rough Downtown Okemos Logos

Bridges on A and B will be even on both sides if chosen.

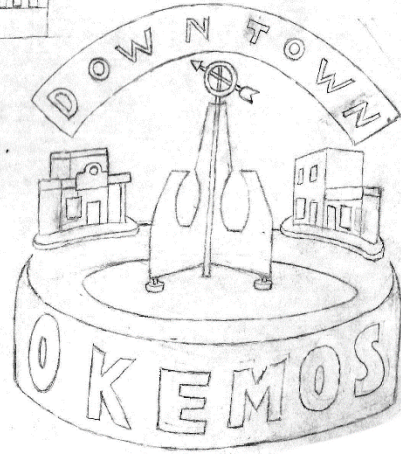
A.



B.



C.

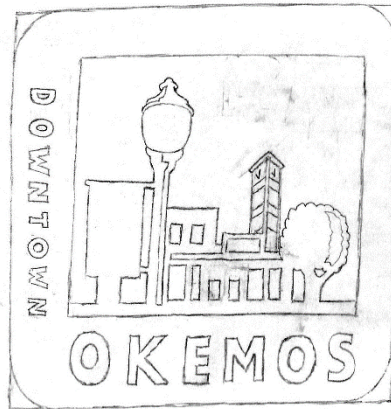


Courtland Jenkins
2/1/2024

D.



E.



"E" is shown as a box
but also showing what
it would look like with
curved edges.

Courtland Jenkins
2/1/2024



#1

Downtown Okemos





#2



WELCOME TO
Downtown
Okemos



#3



Downtown Okemos



Downtown Okemos



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: March 4, 2024
RE: DDA 2023 MTT Payback to Ingham County

After repeatedly requesting Ingham County Drain Office to work with potential developers for redevelopment of 4800 Okemos, the Drain office purchased the property December 15, 2022. The purchase of the property by a nontaxable entity removes the entire parcel from the capture of the DDA. This action reduced the taxable value of the entire district by the value of the sale. Approximately \$1.2M removed in value from the district. During 2023, Township staff requested information from the County Drain office regarding the intended use of the site. The derelict building continued to decay with no action from the Drain office. After conversations with our Treasury and Assessing departments, an understanding was agreed upon between Meridian Township and the Drain office, the building would be demolished expeditiously and the Township would not tax the County Drain office for a year of unpaid taxes.

Though the parties both agreed to eliminate capture, a portion of capture for the DDA was contributed to the Downtown Development Authority's tax capture. The attached is a request from Ingham County to the Meridian Township DDA to pay back taxes that were claimed from the parcel now owned by the Drain office. The captured payment will be resubmitted to Ingham County.

Recommendation:

Motion to approve payment to Ingham County for the adjustment in Taxable Value of parcel 21-276-012 formally 4800 Okemos Road in the amount of \$6,159.66. Authorize staff to produce and submit payment.

Before DBOR adjustment to parcel 21-276-012
decreased Taxable Value from 1,082,500 to 0

DDA Base Value	19,028,658
DDA Taxable Value 07.01.2023	22,078,260
DDA Capture Value 07.01.2023	3,049,602
Ingham County Summer Millage 2023	6.7807
TOTAL Capture before DBOR adj (with rounding)	\$ 20,677.80
TOTAL Paid to DDA Payout #1 07.01 to 09.14.2023	\$ 19,080.43

After DBOR adjustment to parcel 21-276-012
decreased Taxable Value from 1,082,500 to 0

DDA Base Value	19,028,658
DDA Taxable Value 12.12.2023	20,995,760
DDA Capture Value 12.12.2023	1,967,102
Ingham County Summer Millage 2023	6.7807
TOTAL Capture after DBOR adj (with rounding)	\$ 13,337.72
ADJUSTED TOTAL that should have been paid to DDA Payout #1 07.01 to 09.14.2023	\$ 12,920.77

TOTAL DDA owes Ingham County \$ 6,159.66



FACADE IMPROVEMENT PROGRAM APPLICATION

1. Is the business that you are applying for improvements located in the Downtown Development Authority District of Meridian Charter Township? YES NO

2. Provide the business name: Evercare Pet Cremation / Arbonitae Building Co.

3. Provide the business address: 4737 Marsh Rd, Okemos

4. Provide the business mailing address if different than above:

5. Are you the property owner? YES NO

6. If you are not the building owner please provide the building owner's name

7. Building Owner Telephone (if different than above)
(517) 819-9998 (Sam) (517) 819-5610 (Eric)

6. If you are not the property owner please provide a copy of the written statement from the property owner granting the allowance for the building improvements. A lack of approval from the property owner may disqualify approval from the DDA for the use of the program.

7. Name of Best Contact Person for the project (if different than above):
Katie Eyde

8. Contact Person's Address (If different than above)

9. Contact Person's Phone Number: (517) 282-0602

Contact Person's Email: Katie.eyde@gmail.com

13. Has the Rehabilitation/Improvement project begun? YES NO

14. What is the total estimated project cost?: \$15,285.29

Concrete work	Landscaping	Signage (3 in total)
\$12,211.60	\$2,515.00	\$558.69

15. Provide a description of the Improvement project:

- Resolution of old, deteriorated concrete in walkways to businesses
- New signage to highlight new small business locations
- Adding Michigan native plantings to building landscaping and frontage on Marsh Rd.

16. Provide cost breakdowns by major categories (For example: architectural fees, engineering fees, signs, awning, painting, repair, carpentry, electrical, etc., and attachment to this application.

15. What is the proposed project start date?: Ongoing

16. What is the estimated date of completion?: _____

17. How will the project be financed? Please provide a statement and copy of proof of project financing. The Meridian DDA Facade and Grant Program is a matching grant program. Funding support of a project must accompany a match of finances from the developer, property owner, banking institution, etc.

Arbonitae Building Co owns
both the property and financial assets
statement is attached.

18. The project will involve the building's: 15. Street Front Façade Exterior Side _____
Exterior Rear Wall _____ Roof _____ Other

16. Will the project involve a new sign? Yes No _____

18. Would this project be considered "Maintenance" as opposed to Facade Improvement? The DDA may not finance a project that falls into a category similar to traditional or regular building maintenance.

- 19. Please submit three copies of the project design if available.
- 20. Please submit one photograph of the existing facade.

By signing below, the applicant affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the conditions of the Meridian Charter Township Downtown Development Authority Façade Improvement and Grant Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that if this application is approved, any changes, alterations or modifications to the approved façade design must be authorized in writing by the DDA. Any and all improvements must meet the standards and conditions of the Township's Code of Ordinances. Payment of permits will not be included in the overall project costs. I (we) understand that certain improvements may require inspections and associated fees, which will be managed solely by me(us). If unauthorized changes are made, I (we) understand that the DDA may withdraw its funding commitment.
- D. I (we) understand that if this project is not completed within the scope of the timetable (12 months), the DDA can withdraw its funding commitment. I (we) understand that I (we) can reapply, however, the application will be subject to funding availability at the time of reapplication. _____

Applicant's Signature *Eric Eych*

Date 2-9-24

Applicant's Signature _____

For the Use of the DDA	
Date Received:	
Received By:	
Is the Application Complete?	

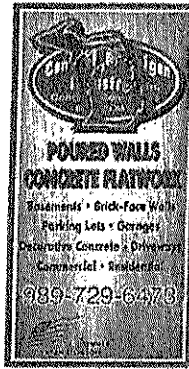
Invoice

Date Invoice #

1/15/2024 R-4373

Bill To

Arborvitae Building Co
2947 Eyde Parkway
East Lansing MI 48823



Terms

Project

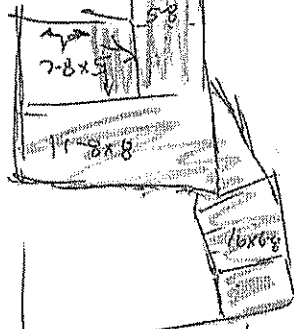
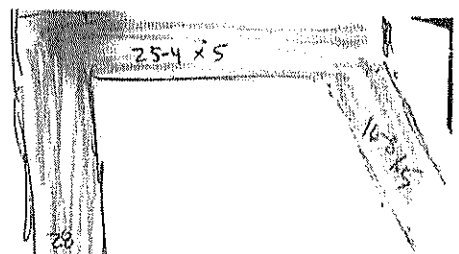
PO Box 406
Owosso, MI 48867

Item	Quan.	Description	Rate	Amount
Tear Out	822	Tear Out concrete and haul away	1.75	1,438.50
Flatwork Sidew...	648	Pad and Flatwork Sidewalk - 6" thick, 4000 psi, broom finish, saw cut joints, compacted sand base	6.75	4,374.00
Flatwork Sidew...	675	Flatwork Sidewalk - 5" thick, 4000 psi, broom finish, saw cut joints, compacted sand base	6.50	4,387.50
Construction	4	extra material labor for steps	115.00	460.00
Construction	2	6" Steel ballards with concrete base and mfill	400.00	800.00
Construction	1	Tear down and haul away hand railing and deck	325.00	325.00
Winter charge	1,422	Hot water, blankets	0.30	426.60

Balance Due \$12,211.60

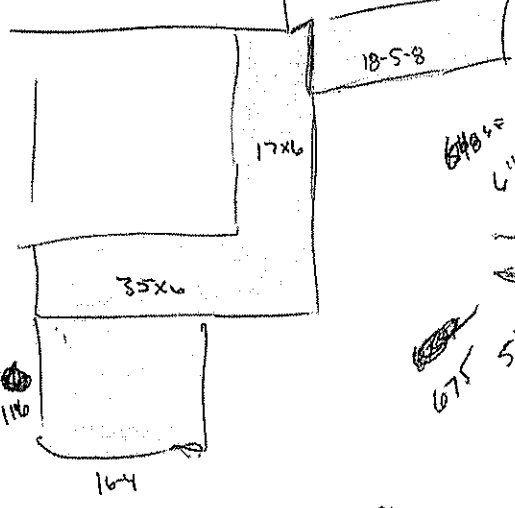
Total \$12,211.60

4.06



5"

6"



675 4" 11-6 x 16-4 = 187.74
 35 x 6 = 210
 17 x 6 = 102
 18-5 x 8 = 148
 16 x 6-8 = 104
 675 5" 11-8 x 8 = 92
 7-8 x 5 = 38.5
 28-5-8 = 228
 25-4 x 5 = 124.45
 16-8 x 5 = 83

T/O	38 x 5-8	186
	25-4 x 5	126
	18-5 x 8	148
	17 x 6	102
	11-6 x 16-4	188
	12 x 6	72
T/O		822

2 bollards @ 400 ea

New Sign

Jim Johnson <jim@johnsonsign.com>
To: Katie Eyde <katie.eyde@gmail.com>

Thu, Feb 15, 2024 at 9:05 AM

Hey Katie,

Please see the pricing & information below:

1. Wall Sign

(1) 12" x 24" single sided ACM wall sign= \$105
tax= \$6.30
installation labor= \$75
Total= \$186.23

Please let me know if you approve of the pricing and I will send you the production drawing for approval.

2. Monument Sign - by road

The only option we could do is to cut your existing "Evergreen Vet Clinic" faces down and make them smaller, and add dividers/small panels within the existing silver rectangle cabinet. We can not add any more square foot to the sign per city code.

Is that option something you would be interested in? If so, I can send you a quick drawing/price on what that would look like.

Thanks,



Jim Johnson

VP/Director of Sales

C 517-414-5111

O 517-784-3720

F 517-784-1558

www.johnsonsign.com

See our locations [HERE!](#)

[Quoted text hidden]



DOWNTOWN DEVELOPMENT AUTHORITY FAÇADE IMPROVEMENT
GRANT REIMBURSEMENT APPLICATION EVALUATION

DATE APPLICATION RECEIVED:
2/20/2024

1. Is the Application complete?

YES NO

2. Is the project located in the Downtown Development District?

YES NO

3. Is the Applicant the Property Owner?

YES NO

4. If not does the applicant have permission to pursue the project?

YES NO

5. Has the project begun construction?

YES NO

6. Does the applicant include information to confirm the ability to see the project to completion?

YES NO

7. Will the project require permitting, approvals, and inspections from the Township?

YES NO

8. Has the Community Planning Department been made aware of the potential project?

YES NO

9. Does the Economic Development Director recommend this project to the DDA for review and potential approval?

YES NO

I *Amber Clark*, Formally recommend to the Meridian Township Downtown Development Authority the review of this application for a Facade Improvement grant. 2.29.2024

Businesses New & Relocating

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
2022		N/A	Tantay Cuisine	New Businesses Opening/Relocating	1673 Haslett Road	New Commercial Development	1	Building Dept.	New business- waiting permit applications
2021		American House Meridian	Commercial Suite Build Out	New Businesses Opening/Relocating	1673 Haslett Road	New Commercial Development	1	Building Dept.	New business- waiting permit applications
2024			Moka & Co	New Businesses Opening/Relocating	4738 Central Park Drive	New Commercial Development	1	Building Dept.	New business- waiting permit applications
2024			Francesca	New Businesses Opening/Relocating	1980 W. Grand River Ave	New Commercial Development	1	Building Dept.	New business- waiting permit applications
2023			Planet Fitness Expansion	New Businesses Opening/Relocating	1980 W. Grand River Ave	New Commercial Development	1	Building Dept.	New business- waiting permit applications

Under Construction

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
8/5/2020	2022	Redico	American House Meridian	Under Construction	1673 Haslett Road	MUPUD Commercial	#####	Building Dept.	Mixed-Use residential 55+ independent community at Haslett Road. First floor commercial featuring salon, community rooms, commercial office, cafe, and art studio.
12/28/2021	2018	Okemos Pointe	Elevation Apartments (Phase III)	Under Construction	2362 Jolly Road	MUPUD Commercial		Building Dept.	Final stages of Elevation Apartments at Jolly Oak and Jolly Road. 66 remaining units to be built.
2/24/2022	2022	Newton LLC/DTN Mngmt	Newton Pointe	Under Construction	76 Newton Drive	MUPUD Commercial	#####	Community Planning Dept+ Building Dept	Mixed-Use residential development and mixture of single family homes, duplexes, and multi family building for rent on Newton Road, Lake Lansing road, and Saginaw Hwy.
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Construction	2362 Fresno Lane	Single Family Homes		Community Planning Dept.	First approved in the early 2000's, final single family homes will be constructed off of Fresno Lane, the northeastern corner of the Sierra Ridge subdivision.
	2023	Giguere Homes	Hulett Road Estates	Under Construction	60 Hulett Road	Single Family Homes		Community Planning Dept.	6 single family homes, one house will be rehabilitated that previously existed. 5 New constructed homes. All east of Hulett Road, north of Jolly Road.
8/5/2019	2021	Mayberry Homes	Copper Creek (Phase III & IV)	Under Construction	2775 Haslett Road	Single Family Homes		Community Planning Dept.	Final stage of Copper Creek single family home development. 38 of the full 98 homes to be constructed.
4/22/2022	2022	SH G2755 LLC	Trader Joe's	Under Construction	2755 Haslett Road	New Commercial		Community Planning Dept.	Commercial National grocer, retail at Northwest and Grand River ave
7/27/2023		Consumers Credit Union	Consumers Credit Union	Under Construction	63 Grand River Ave	Commercial		Ingham County Drain Office	New Consumers Credit Union facility. A similar credit union developed in Delta Township as their home office.

Approved Not Commenced

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
4/11/2022		Radmoor Montessori	Radmoor Montessori	Awaiting Plans	2745 Mount Hope	Existing			Expansion of Radmoor Montessori School on Mount Hope.
7/26/2022		SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	21 Haslett Road	MUPUD Commercial + Residential	#####		Redevelopment of the remaining 19 acres at Haslett and Marsh road. The proposed plan will maintain and rehab an existing 10,000 sq ft building, build a new 11,000 sq ft commercial building on the hard corner and include 280 new residential for rent units. This includes 28 Townhome suites with
		TIMN LLC	Pints & Pins	Under Site Plan Review	2105 F	Existing Commercial		Community Planning Dept.	Potential redevelopment of City Limits Bowling Alley.
			Okemos Coffee House	Under Site Plan Review	Hamilton Road	Existing Commercial Expansion	1	Community Planning Dept	Potential new coffee shop on Hamilton in the original Midwest power building

Under Site Plan Review/New Applications

Date of Approval	Commencement Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/Commission	Project Description
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Site Plan Review	7 North of Fresno Lane	Single Family Homes		Community Planning Dept.	7 single family homes built off Robins Way East of Hulett road, North of Jolly Road. Giguere Homes development
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Site Plan Review	2362 Fresno Lane	Single Family Homes		Community Planning Dept.	First approved in the early 2000's, final single family homes will be constructed off of Fresno Lane, the northeastern corner of the Sierra Ridge subdivision.
		Nw Potato Creek Holding LLC d/b/a PJ Land Dvlp LLC	Tidal Wave Auto Spa	Under Site Plan Review	80 Marsh Road	New Commercial Development		Ingham County Drain Office	Taking the site that held Outback Steakhouse, this Auto spa will take only a small portion of the site, leaving space for a potential new development. The existing easement will maintain the service drive from Marsh road to gain access to KFC
		Newman Equities II, LLC	Grand Reserve	Under Site Plan Review	28 Central Park	Mixed Housing	#####	Community Planning Dept.	75 single family homes and 75 duplexes for rent off of Central Park, Powell Road
4/24/2023		Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	06 West of Hulett Road	Building		Engineering Dept.	Expansion of the existing Schultz Veterinary Clinic off Bennett road, west of Hulett Road
2/28/2022		Bennett Road Holding, LLC Meridian Township Public Works	Silverleaf (Phase I)	Under Site Plan Review	1000 West of Hulett Road	Single Family Public		Community Planning Dept.	First phase of 150 single family home development
		Lansing Trail/Pathwvav	MSU -Lake Herbana	New Applications	21 Haslett Gallery	Park/Public		Planning Commission	Second phase of the continuation of the Lake Lansing to MSU pathway system
Feb-24		N/A	DNVK 4 LLC	New Applications	19 Haslett	ana		Community Planning Dept.	SUP for a new Recreational Marijuana dispensary.
Feb-24		N/A	Amsterdam LLC	New Applications	14 Haslett	ana		Community Planning Dept.	
Feb-24		N/A	Okemos Local Investments	New Applications	73 Haslett	ana		Community Planning Dept.	
Feb-24		N/A	SANDDS	New Applications	43 Haslett	ana		Community Planning Dept.	
	2022	Village of Okemos LLC	Village of Okemos	Under Site Plan Review	2068 Ardmore Road	Commercial Development	#####		redevelopment of Hamilton and Okemos Road, west of Okemos Road available 4.5 acres. This planned redevelopment has had several adjustments, amendments, and revisions to meet the many complications of the site and
		ReTeam Development Group	Lake Court Development	New Applications	17 Lakeland Co	Multi-Unit Housing			Potential residential development, duplexes for rent at the corner of Marsh Road and Lake Lansing