

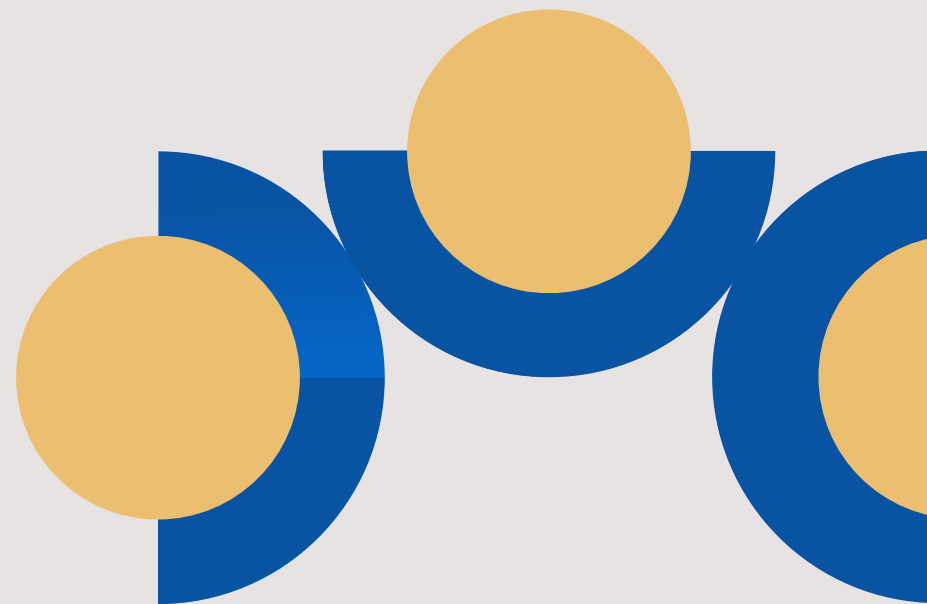
VILLAGE OF OKEMOS REDEVELOPMENT PROJECT
PROPOSED 2018- PRESENT



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.