



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
May 6, 2024 7:30AM
Municipal Building
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA's mission is to beautify and revitalize downtown Okemos as a desirable place to shop, live, and do business. It is a commitment to promoting and improving quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. PRESENTATION: Gene Turnwald Hamilton Clock Tower
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES – March 4, 2024
7. PUBLIC REMARKS
8. FINANCIAL REPORT
 - A. Monthly Financials February 2024 and March 2024
9. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill 2024 and April 2024
10. OLD BUSINESS
 - A. Village of Okemos 2024 Concept Plan Review
 - B. DDA Logo and Sign Confirmation
11. NEW BUSINESS
 - A. Evergreen Veterinary Clinic Facade Improvement Grant Request
 - B. 2024 Annual DDA Report
12. REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
13. OPEN DISCUSSION/BOARD COMMENTS
14. PUBLIC REMARKS

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
May 6, 2024 7:30AM
Municipal Building
5151 Marsh Road, Okemos



15. NEXT MEETING DATE

- A. Monday June 3, 2024, Meridian Township Hall Room 7:30 am

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.

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 02/29/2024 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS			
Cash			\$27,250.07
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			\$159,377.37
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			(\$670.80)
TOTAL FUND BALANCE			\$102,432.66
TOTAL LIABILITIES & FUND BALANCE			\$102,432.66

INCOME STATEMENT

REVENUES	Jan	Feb	Year to Date
Tax Capture	(\$416.95)	\$0.00	(\$416.95)
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	(\$416.95)	\$0.00	(\$416.95)
EXPENDITURES			
Operating Costs	\$123.56	\$130.29	\$253.85
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	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$123.56	\$130.29	\$253.85
2023 Net Income	(\$540.51)	(\$130.29)	(\$670.80)



230 W Main St
Ionia, MI 48846

Statement Ending 02/29/2024

MERIDIAN CHARTER TOWNSHIP
Account Number: XXXXXXX5474

Page 1 of 2

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

Managing Your Accounts

Okemos

860 355 0611

independentBank.com

Independent Bank is honored and proud to be celebrating 160 years of business on February 2, 2024. We were founded in 1864 as First National Bank of Ionia, and now operate nearly 60 branches throughout Michigan's lower peninsula. With a foundation built on relationships and trust, we are thankful for the opportunity to partner with you on your financial journey. **160 years. Still Independent.**

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$27,250.07

Business Freedom Checking-XXXXXXXX5474

Account Summary

Date	Description	Amount
02/01/2024	Beginning Balance	\$27,380.36
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$130.29
02/29/2024	Ending Balance	\$27,250.07

Other Debits

Date	Description	Amount
02/07/2024	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$130.29

Daily Balances

Date	Amount	Date	Amount
02/01/2024	\$27,380.36	02/07/2024	\$27,250.07



Meridian Twp DDA
Preliminary Financial Statements
Period Ending 03/31/2024 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$20,962.28
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	\$153,089.58
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	(\$6,958.59)
TOTAL FUND BALANCE	\$96,144.87
TOTAL LIABILITIES & FUND BALANCE	\$96,144.87

INCOME STATEMENT

	<u>Feb</u>	<u>March</u>	<u>Year to Date</u>
REVENUES			
Tax Capture	\$0.00	(\$6,159.66)	(\$6,576.61)
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$0.00	(\$6,159.66)	(\$6,576.61)
EXPENDITURES			
Operating Costs	\$130.29	\$128.13	\$381.98
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	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$130.29	\$128.13	\$381.98
2023 Net Income	(\$130.29)	(\$6,287.79)	(\$6,958.59)



230 W Main St
Ionia, MI 48846

Statement Ending 03/31/2024

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX5474

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

Managing Your Accounts

Okemos

800.355.0611

IndependentBank.com

Have you made the commitment to get financially organized this year? Independent Bank offers ONE Wallet+, a free all-in-one money management and budgeting tool that allows you to access and manage your accounts and assets, visualize spending trends, auto-create budgets, prioritize your debts, set savings goals, and so much more. Log in to your One Wallet account today to get started!

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$20,962.28

Business Freedom Checking-XXXXXXXX5474

Account Summary

Date	Description	Amount
03/01/2024	Beginning Balance	\$27,250.07
	0 Credit(s) This Period	\$0.00
	2 Debit(s) This Period	\$6,287.79
03/31/2024	Ending Balance	\$20,962.28

Other Debits

Date	Description	Amount
03/07/2024	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$128.13

Checks Cleared

Check Nbr	Date	Amount
1144	03/11/2024	\$6,159.66

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/01/2024	\$27,250.07	03/07/2024	\$27,121.94	03/11/2024	\$20,962.28



Consumers Energy: Bill Ready

Consumers Energy <noreply@alerts.consumersenergy.com>

Thu 3/14/2024 2:10 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
\$108.81

Due Date: April 4, 2024

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

March Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)

Consumers Energy: Bill Ready

Consumers Energy <noreply@alerts.consumersenergy.com>

Sat 4/13/2024 2:05 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
\$109.26

Due Date: May 6, 2024

Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

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

April Energy Usage

Click below to access your energy dashboard

[Electric Usage Graph](#)

[Consumers Promotional Image](#)

[Terms & Conditions](#)

Businesses New & Relocating

Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C	Project Description
	2023	N/A	I Heart Mac & Cheese	New Businesses	Hannah Boulevard East Lansing MI	New Commercial Development	1		New business - waiting for permit applications
	2022	N/A	Tantay Cuisine	New Businesses	2398 Jolly Road Suite 200	Commercial Development	1	Building Dept.	New business- waiting permit applications
4.16.2024	2024	SANDDS	SANDDS	New Businesses	3520 Okemos Road	Commercial Development	1	Building Dept.	Recreational SUP for a new
4.16.2024	2024	Okemos Local Investments	Okemos Local Investments	New Businesses	4360 Hagadorn Road	Commercial Development	1	Building Dept.	Recreational SUP for a new
3.25.2024	2024	Moka & Co LLC	Moka & Co	Project Completed	4738 Central Park Drive Suite A	Commercial Development	1	Building Dept.	Project Complete- Business Open

Under Construction

Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C	Project Description
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Haslett	Single Family Homes	7	Community Planning Dept.	7 single family homes built off Robbins Way East. Final stage of
8/5/2019	2021	Mayberry Homes	Copper Creek (Phase III & IV)	Under Construction	Road/Green Road Haslett 1673 Haslett	Single Family Homes	38 of 98	Community Planning Dept.	Copper Creek single family Mixed-Use
8/5/2020	2022	Redico	American House Meridian Elevation	Project Completed	Road Haslett MI	Commercial + Residential	132	Building Dept.	residential 55+ independent final stages of
12/28/2021	2018	Okemos Pointe	Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	Commercial + Residential	66 of 370	Building Dept.	Elevation
2/24/2022	2022	Newton LLC/DTN Mnomt	Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	Commercial + Residential	239	Community Planning Dept.	residential development and expansion of the
8/9/2022	2022	The Commons Church	Commons Church	Project Completed	4720 Marsh Rd Okemos MI	Other	1	Engineering Dept.	existing parking lot at the Commercial
4/22/2022	2022	SH G2755 LLC	Trader Joe's	Under Construction	2755 Grand River Ave East Lansing MI	New Commercial Development	1	Community Planning Dept.	National grocer, retail at Northwind
12/12/2022	2023	Meridian Township Public Works	MSU -Lake Lansing Trail/Pathway	Under Construction	Lake Lansing - Fresno Lane	Park/Public Facility	N/A	Engineering Dept.	Continuation of Lake Lansing-to-MSU trail and first approved in the early 2000's,
	2023	G.S Fedewa Builders, Inc.	Ridge(Phase IV)	Under Construction	East Lansing MI	Single Family Homes	14 of 99	Community Planning Dept.	final single family homes, one house will be New Consumers Credit Union facility. A similar
	2023	Giguere Homes	Hulett Road Estates	Under Construction	3560 Hulett Road Okemos MI	Single Family Homes	6	Community Planning Dept.	6 single family homes, one house will be New Consumers Credit Union facility. A similar
	2023	Consumers Credit Union	Consumers Credit Union	Under Construction	2763 Grand River Ave East Lansing MI	New Commercial Development	1	Ingham County Drain Office	Expansion of Radmoor Montessori School. Potential redevelopment of City limits taking the site that held Outback Steakhouse this 75 single family homes and 75 duplexes for rent. Redevelopment of the remaining 19 acres at expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.

Under Site Plan Review

Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C	Project Description
4/11/2022	2024	Radmoor Montessori	Radmoor Montessori	Under Site Plan Review	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1		Expansion of Radmoor Montessori School. Potential redevelopment of City limits taking the site that held Outback Steakhouse this 75 single family homes and 75 duplexes for rent. Redevelopment of the remaining 19 acres at expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
	2024	TIMN LLC	Pins & Pints	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Commercial Expansion	1	Community Planning Dept.	redevelopment of City limits taking the site that held Outback Steakhouse this 75 single family homes and 75 duplexes for rent. Redevelopment of the remaining 19 acres at expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
	2024	Nw Potato Creak Holding LLC c/o P.I Newman	Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	Commercial Development	1	Ingham County Drain Office	redevelopment of City limits taking the site that held Outback Steakhouse this 75 single family homes and 75 duplexes for rent. Redevelopment of the remaining 19 acres at expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
	2024	Equities II, LLC	Grand Reserve	Under Site Plan Review	Central Park Drive and Powell Road 1655-1621	Mixed Housing - Middle Housing	115	Community Planning Dept.	redevelopment of City limits taking the site that held Outback Steakhouse this 75 single family homes and 75 duplexes for rent. Redevelopment of the remaining 19 acres at expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
7/26/2022	2024	SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	Haslett Road Haslett MI	Commercial + Residential	290		redevelopment of City limits taking the site that held Outback Steakhouse this 75 single family homes and 75 duplexes for rent. Redevelopment of the remaining 19 acres at expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
4/24/2023	2024	Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	2806 Bennett Road Okemos MI	Building Expansion	1	Engineering Dept.	Expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
2/28/2022	2024	Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Site Plan Review	West Bennett Road	Single Family Homes	25 of 150	Community Planning Dept.	Expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.
	2024	ReRteam Development Group	Lake Court Development	Under Site Plan Review	Lake Court Drive Haslett MI	Multi-Unit Housing	8	Community Planning Dept.	Expansion of the existing Schultz Veterinary Clinic. First phase of 150 single family home potential residential development.

2024	Meijer Thrifty Acres	Okemos Meijer Expansion	Under Site Plan Review	2055 W Grand River Ave	Existing Commercial Expansion	1 Building Dept.	Interior expansion and update of the grocery store
2024	Amandeep Inc.	Lakewood Liquor Store	Under Site Plan Review	2189 W Grand River Ave Suite #2	Commercial Development New	1 Building Dept.	New retail liquor store, transfer in SDM SDN
2024	Chateau Coffee Co.	Chateau Coffee Co.	Under Site Plan Review	2361 W Grand River Ave	Commercial Development New	1 Building Dept.	New coffee shop on Grand River
2024	Angela Risk	Okemos Coffee Shop	Under Site Plan Review	1732 Hamilton Road	Commercial Development New	1 Building Dept.	New Coffee Shop on Hamilton Road in old Midwest
2024	Crunch Fitness	Crunch Fitness	Under Site Plan Review	2655 Grand River Ave	Commercial Development	1 Building Dept.	interior expansion of Crunch Fitness into suite where

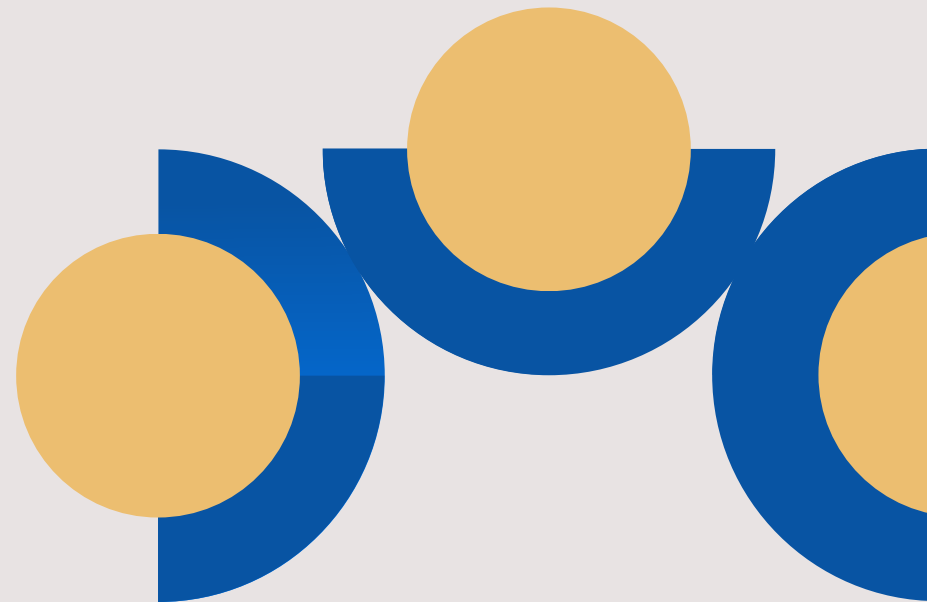
VILLAGE OF OKEMOS REDEVELOPMENT PROJECT
PROPOSED 2018- PRESENT



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.

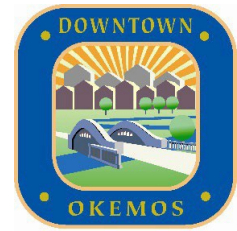
WHY CAN'T THE TOWNSHIP PICK SOMEONE ELSE TO DEVELOP THE SITE?

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: May 2, 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

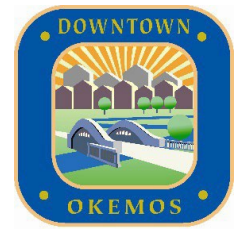
Offsite landscape plan to include bio retention basin and offsite storm water retention

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.

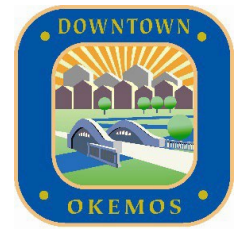
NOVEMBER 2023

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 web page and on the development project page.

April 2024

DDA members have expressed over several months their interest to see some "greening" of the site to occur. The developers demolished the existing buildings January 2021 at the request of the Township. There are no current provisions in the Township's ordinance to "green" a site after demolition. Typically demolition occurs immediately before construction will begin and that process is at the mercy of the developer/property owner. Now that it is in its third year looking as it does, the DDA is eager to see something attractive happen on site. Without an ordinance enforcing site demolition to meet a green standard the Township will have to come up with that standard. This policy will have to apply to all demolished sites in the Township, not just the Village of Okemos site. This creates some additional hurdles for the Community Planning team. In better news, the Developer of the Village Of Okemos site has expressed their intention to green the site. They will work to their best effort, to provide a site that is attractive in its current state.

Township staff met with the Development team March 14, 2024 in person. The Developers team presented a new concept plan to administrative staff. Utilizing the current Mixed Use Planned Unit Development Ordinance or MUPUD Ordinance, the development team can submit a concept plan to be reviewed. The review will happen at the Planning Commission and the Township Board. The concept plan can be accepted by the Planning Commission but the Township Board will be the entity to grant final approval. If the concept plan is not authorized by the committees to move forward, the developer will have to decide to build the project as approved or present a new plan. The project site is 100% owned by the developer and the Township has no financial authority or responsibility of the site.

MAY 2024

Meridian Township Development staff received a two concept plans from the Village of Okemos team to provide comments on whether this concept plan would receive approval from the Planning Commission and Township Board. Township staff submitted the plans to the Planning Commission for their April 22nd meeting. The Planning Commission members provided the developer comment after a 20 minute overview of the two concepts. The request of the Planning staff is for comments to be granted to the development team in order to assist them with their decision to submit a new concept plan.

The DDA has the opportunity to review the concept plans as presented. The concept plans include Concept A (Two Phase development)

The first phase includes construction along Okemos Road that wraps the corner of Hamilton Road and stops. In total, 156 units of multifamily residential, 5 stories and 8,909 sq. ft. of commercial space in the first phase. This plan would include 285 parking spaces (including parking on properties acquired on Clinton for parking) and would require a parking variance. "Future" commercial could be extended along Hamilton road at a later date. This shortened end cap along Hamilton relieves the issue of parking and building proximity to HVD Power lines. In this version the developer would ask the Township to pay for all local road improvements and burial of the power lines along Okemos road. In order to move forward with the first phase of Plan A, it is necessary for the Township to pay for 100% of the cost to bury the HVD lines as well as 100% of the public infrastructure/off-site costs. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

Concept B
(Two Phase development)

The first phase includes construction along Ardmore Road that wraps the corner of Hamilton Road. The Building stops short of Okemos road by several feet allowing for parking access and a parking lot on Okemos road. 198 units of multifamily and 5,000 sq ft of commercial space in the first phase. Similar to Plan A, this plan would include 299 parking spaces (including parking on the residential property on Clinton Ave) and would require a parking variance.

Some "pop up" commercial shelters to create space for commercial activity in downtown could be an option. This would be placed in the parking lot for temporary commercial uses. "Future" Commercial could be developed from the Okemos/Hamilton corner to connect with the rest of the building along Hamilton. This concept places the 5 story building to face Douglas J's complex and an open parking lot moving east toward Okemos road.



TO: Meridian Township

FROM: Patrick Smith

DATE: April 15, 2024

RE: Village of Okemos Development

To Whom It May Concern,

The Village of Okemos project has had to evolve as a result of economic conditions, capital markets, and Township requirements. We now have two plans that we feel confident in our ability to move forward with, and we request to initiate a concept plan review of those plans with the Township. A summary of each is as follows:

- **Plan A**

This plan is based on the previously approved MUPUD, although it would need to be approved for development in two phases instead of simultaneously. The first phase includes construction along Okemos Road that wraps the corner of Hamilton Road. In total, there would be 156 units of multifamily and 8,909 sq ft of commercial space in the first phase. This plan would include 285 parking spaces (including parking on the residential property previously owned by Renee Korrey) and would require a parking variance. However, we are confident that the parking provided meets the needs of the market.

At some point in the future as market conditions allow, a second phase of construction would be built continuing down Hamilton Road. This second phase would likely include a mix of commercial and multifamily, and may potentially require structured parking. The second phase will be built to highest and best use, and the exact figures of commercial square footage and multifamily units will be determined at that time.

In order to move forward with the first phase of Plan A, it is necessary for the Township to pay for 100% of the cost to bury the HVD lines as well as 100% of the public infrastructure/off-site

costs. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

- **Plan B**

At our last meeting, a concept was proposed by the Township of leaving the HVD lines above ground and stepping the development site further back from Okemos Road. We have evaluated this option and determined that it is not feasible, as it would require us to abandon a significant portion of the property and reduce parking to an unacceptable level. As a result, Plan B is withdrawn from consideration.

- **Plan C**

In the event that the Township is unable to fund the cost of burying the HVD lines, we have proposed an alternative concept that would move the development to Ardmore Road and Hamilton Road. Similar to Plan A, this plan would need to be approved for development in two phases. The first phase would include construction along Ardmore Road that wraps the corner of Hamilton Road. In total, there would be 198 units of multifamily and 5,000 sq ft of commercial space in the first phase. Similar to Plan A, this plan would include 299 parking spaces (including parking on the residential property previously owned by Renee Korrey) and would require a parking variance. However, we feel confident that the parking provided meets the needs of the market.

As we understand it is important to the Township to activate Okemos Road, once the first phase is completed, we would like to provide “pop-up” commercial spaces in small temporary standalone structures at different times throughout the year. Concept images were provided during our meeting, and can be available upon request. The holiday market in downtown Detroit is a source of inspiration for what we have in mind.

At some point in the future as market conditions allow, a second phase of construction would be built continuing down Hamilton Road. This second phase would likely include a mix of commercial and multifamily, and may potentially require structured parking. The second phase will be built to highest and best use, and the exact figures of commercial square footage and multifamily units will be determined at that time.

In order to move forward with the first phase of Plan C, it is necessary for the Township to pay for 100% of the public infrastructure/off-site costs. The HVD lines would remain above ground in their current condition. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

With respect to the current condition of the site, at our last meeting it was brought up by the Township that they would like to see grass planted in advance of a construction start. As you will see in the more

detailed response provided by Eric Helzer, only a portion of the site is available for grass seed to be planted. Nevertheless, if the Township would like to move forward to green these portions of the site at their cost, we will make the site available for the landscaping work to be done.

I look forward to reaching a conclusion on whether we will be pursuing "Plan A" or "Plan C" so that we can move towards a construction start as quickly as possible.

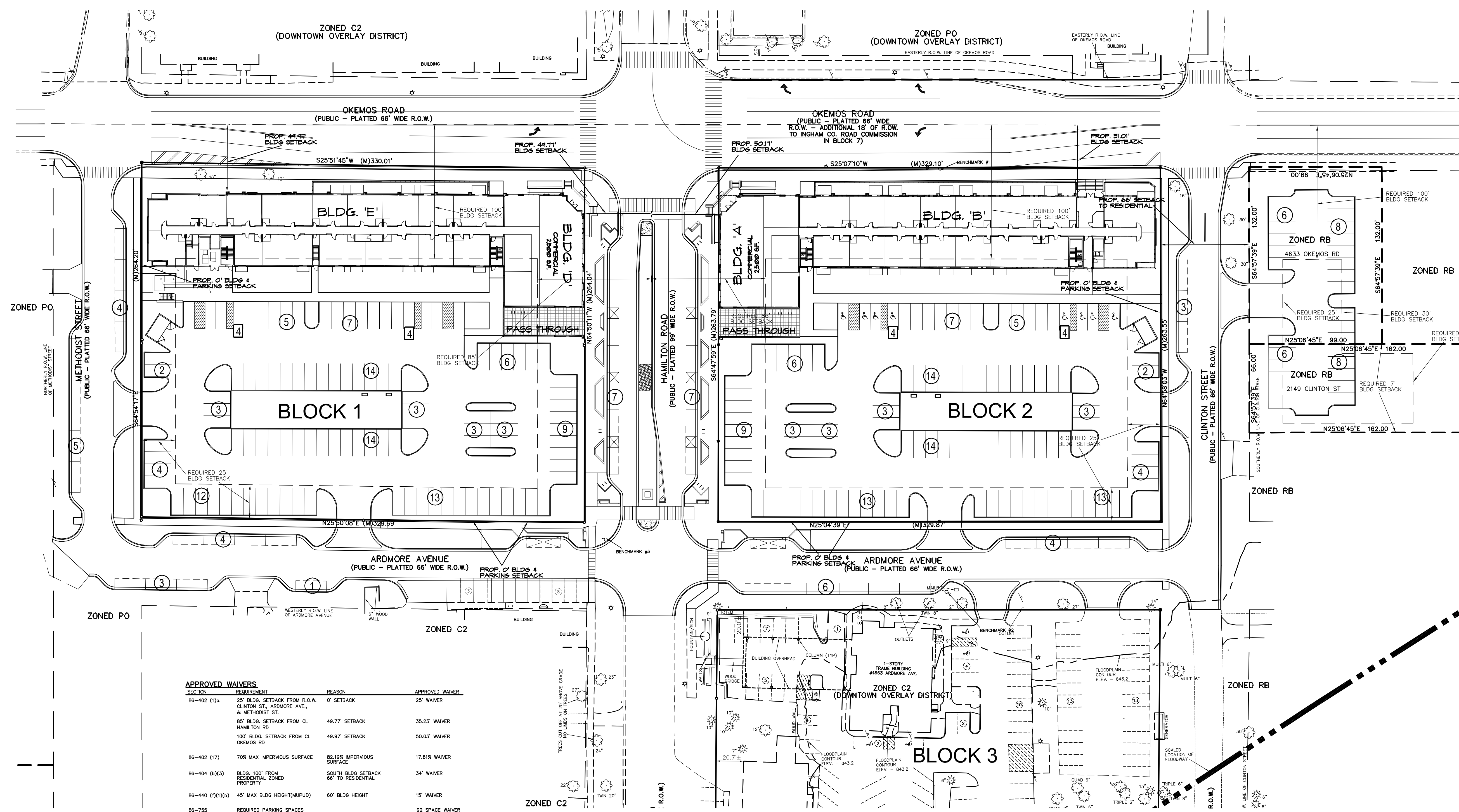
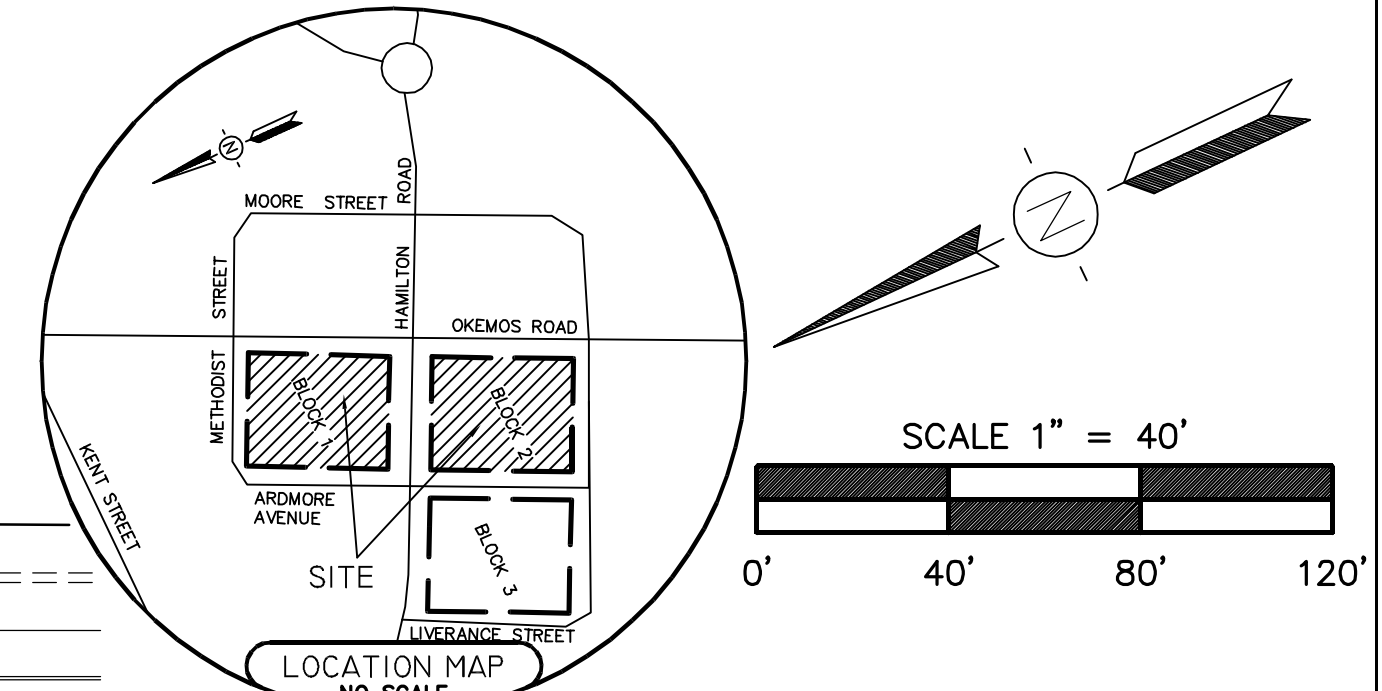
Sincerely,

Patrick Smith

Patrick Smith

CEO, WestPac Communities

MUPUD PLANS FOR: Village of Okemos MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.

DEVELOPER:
DOWNTOWN OKEMOS, LLC
2362 JOLLY OAK RD.
OKEMOS, MI 48864
PH: (517) 290-4650
c/o JOHN PECKHAM

ENGINEER/SURVEYOR:
KEBS, Inc.
2118 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

SITE DATA
PROPOSED MIXED USE DEVELOPMENT (PHASE 1)
TOTAL SITE AREA = 3.99 ACRES (173,989 S.F.)
ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)
TOTAL UNITS = 156
TOTAL BEDS = 220
TOTAL RESIDENTIAL AREA = 111,099 S.F.
TOTAL COMMERCIAL AREA = 8,909 S.F.
OVERALL DENSITY = 156 UNITS/3.99 ACRES = 39.10 UNITS/AC

BLOCK 1 (1.99 ACRES)
UNITS = 78
BEDS = 110
DENSITY = 78 UNITS/1.99 ACRES = 39.2 UNITS/AC

BUILDING D/E
1ST FLOOR AREA = 18,744 S.F.
COMMERCIAL AREA = 2,500 S.F.
RESIDENTIAL AREA = 13,436 S.F.
COMMERCIAL AREA (BASEMENT) = 3,909 S.F.
RESIDENTIAL AREA = 55,505 S.F.

BLOCK 2 (2.00 ACRES)
UNITS = 78
BEDS = 110
DENSITY = 78 UNITS/2 ACRES = 39.0 UNITS/AC

BUILDING A/B
1ST FLOOR AREA = 18,744 S.F.
COMMERCIAL AREA = 2,500 S.F.
RESIDENTIAL AREA = 13,436 S.F.
RESIDENTIAL AREA = 55,594 S.F.

BUILDING COVERAGE
RESIDENTIAL 1ST FLOOR = 26,961 S.F.
COMMERCIAL 1ST FLOOR = 5,000 S.F.
BLDG COVERAGE = 37,488 SF/173,989 S.F. = 21.55%

PARKING DATA:
RESIDENTIAL: 156 UNITS x 2 = 312 SPACES
COMMERCIAL: (8,909) x 0.85 = 7,573 S.F. = 38 SPACES
7,573 USABLE S.F. @ 5/1000 MIN. = 38 SPACES
TOTAL = 350 SPACES

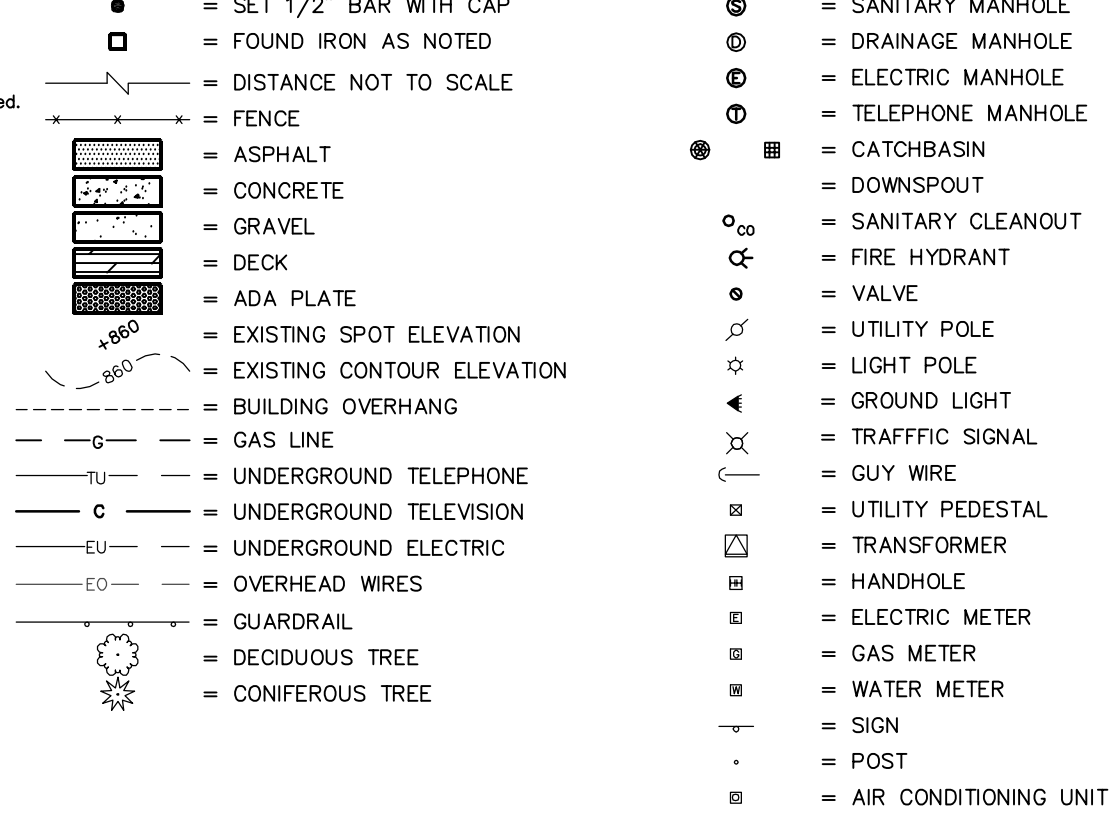
PARKING REDUCTION FOR BIKE PARKING
1 SPACE REDUCTION/2 BIKE SPACES
50 BIKE SPACES/2 = 25 SPACE REDUCTION
REQUIRED PARKING PER ORDINANCE = 325 SPACES
TOTAL REQUIRED PARKING = 92 SPACE WAIVER = 233 SPACES

PARKING PROVIDED
9' x 20' = 197 SPACES
B.F. = 16 SPACES
INTERNAL PARKING = 213 SPACES + 52 BIKE PARKING
KORREY PROPERTY = 28 SPACES
ON-STREET (8' x 23') = 44 SPACES
TOTAL SPACES PROVIDED = 285 SPACES (INCL. 16 B.F.) + 52 BIKE PARKING

PARKING WAIVER CALCULATION
RESIDENTIAL: PER ORDINANCE = 312 SPACES
USE 1 SPACE/BED x 220 BEDS = 220 SPACES
TOTAL = 92 SPACE WAIVER

SECTION	REQUIREMENT	REASON	APPROVED WAIVER
86-402 (1)a	25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST.	0' SETBACK	25' WAIVER
	85' BLDG. SETBACK FROM CL. HAMILTON RD.	49.77' SETBACK	35.23' WAIVER
	100' BLDG. SETBACK FROM CL. OKEMOS RD.	49.97' SETBACK	50.03' WAIVER
86-402 (17)	70% MAX IMPERVIOUS SURFACE	82.19% IMPERVIOUS SURFACE	17.81% WAIVER
86-404 (s)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH BLDG SETBACK 66' TO RESIDENTIAL PROPERTY	34' WAIVER
86-440 (f)(1)(a)	45' MAX BLDG HEIGHT (MUPUD)	60' BLDG HEIGHT	15' WAIVER
86-755	REQUIRED PARKING SPACES		92 SPACE WAIVER
86-756 (11)	20' PARKING SETBACK FROM ROAD R.O.W.	0' PARKING SETBACK	20' WAIVER

EX. LEGEND



REQUIRED AMENITIES

- MUPUD PROJECT 1
- DENSITY/HEIGHT BONUS 4
- # OF WAIVERS 11
- REQUIRED AMENITIES 11

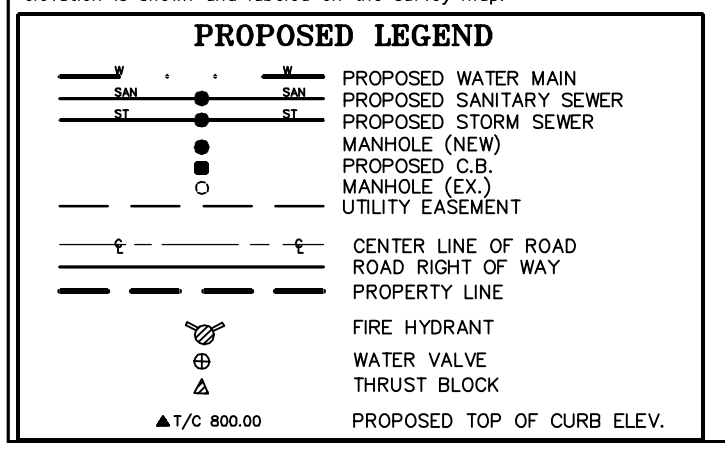
SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)
SEE ATTACHED PARK PLAN

BENCHMARKS
BENCHMARK #1 ELEV. = 852.30 (NAV088)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
BENCHMARK #2 ELEV. = 845.57 (NAV088)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
BENCHMARK #3 ELEV. = 856.59 (NAV088)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



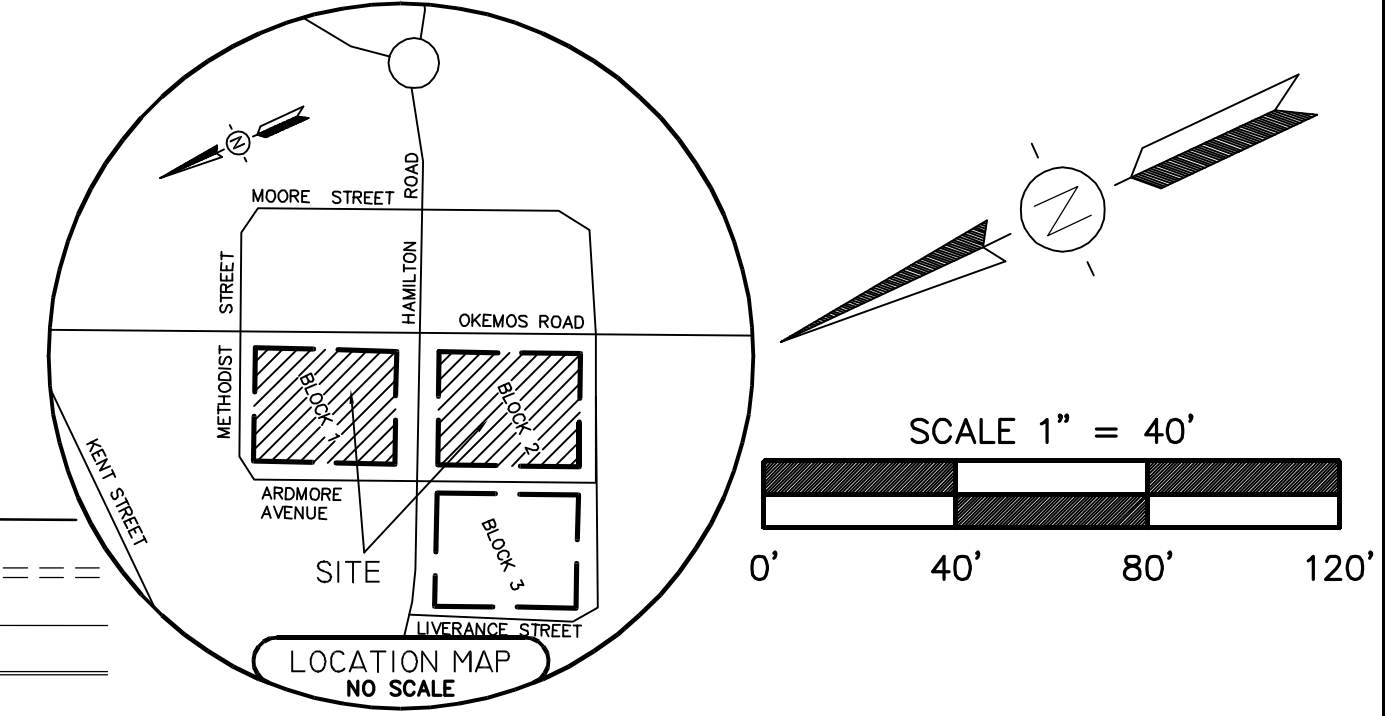
SURVEYOR'S NOTES
1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2019.
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. All elevations are North American Vertical Datum of 1988 (NAV088).
5. By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011. Spotting from available cross-section data from Federal Emergency Mapping Agency data, floodplain contour in this area is 843.2 feet (NAV088 datum). Elevation contour with solid elevation is shown and labeled on the survey map.



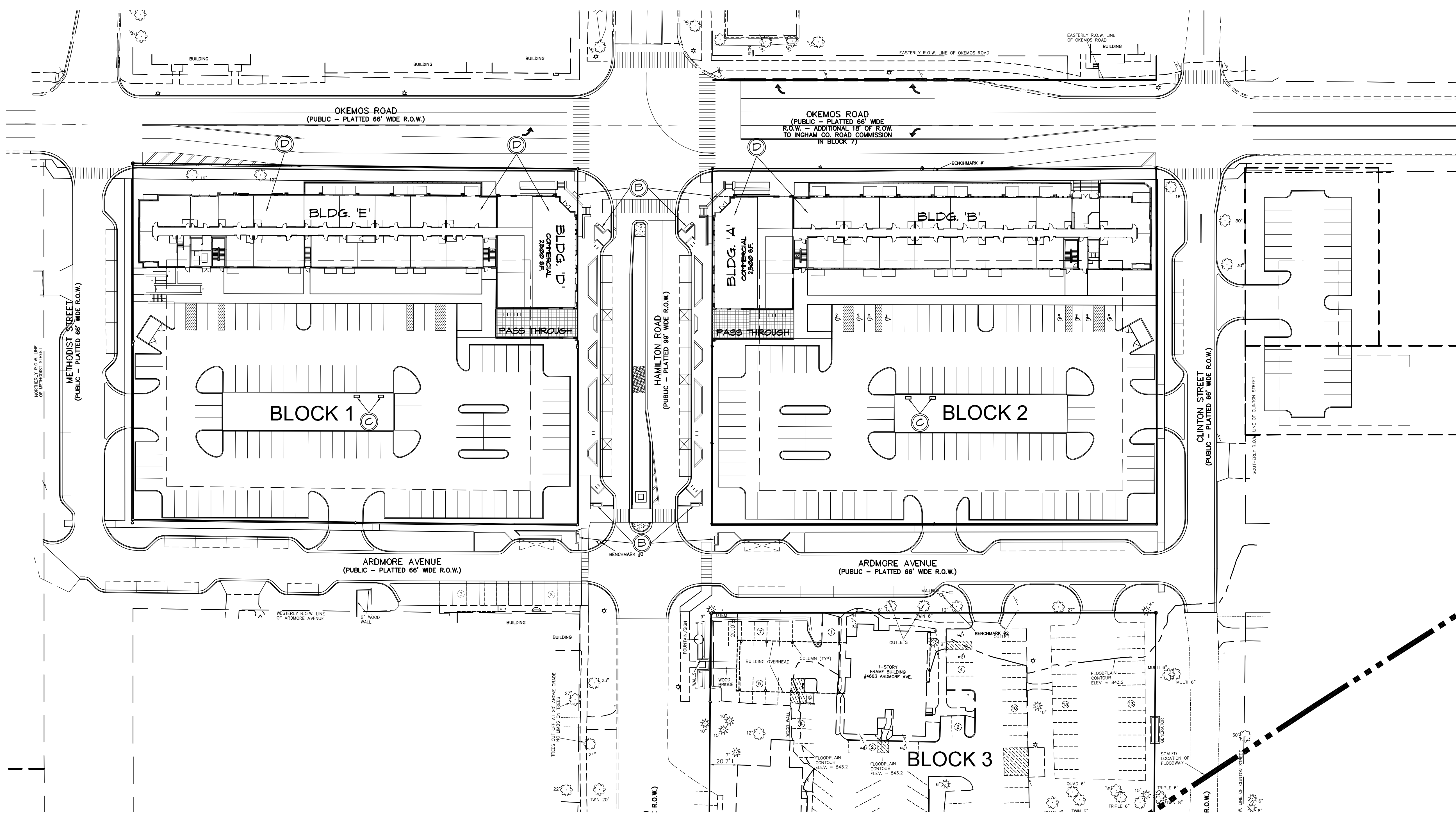
PLAN A

REVISIONS 4-15-24 MUPUD	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
SCALE: 1" = 40' DATE: 4-14-19 AUTHORIZED BY: DOWNTOWN OKEMOS, LLC	DESIGNER: A.J.P. PROJECT MGR. A.J.P. JOB #: 102453
APPROVED BY: A.J.P. SHEET 1 OF 2	APPROVED BY: A.J.P. JOB #: 102453

MUPUD PLANS FOR:
Village of Okemos
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.



SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)
SEE ATTACHED PARK PLAN

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = ADA PLATE
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = GUARDRAIL
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = DOWNSPOUT
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GROUND LIGHT
- ⊙ = TRAFFIC SIGNAL
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAV08)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAV08)
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BENCHMARK #3 ELEV. = 856.59 (NAV08)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



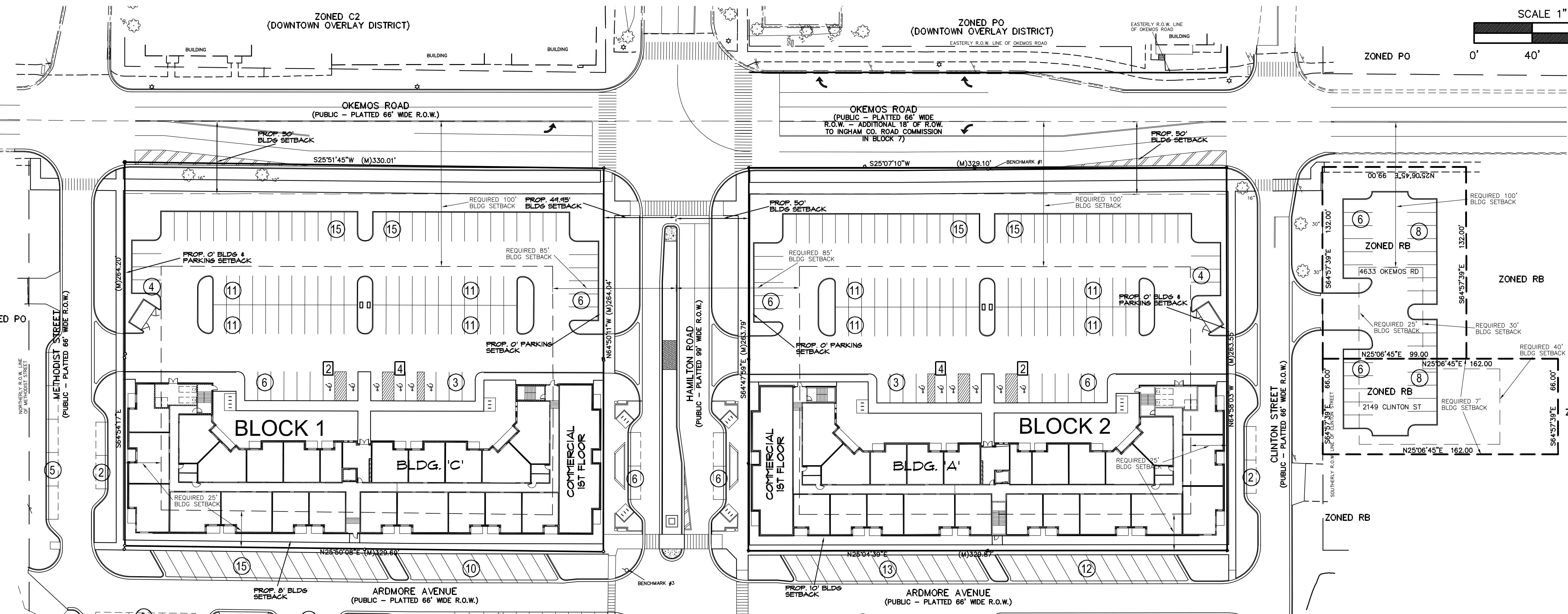
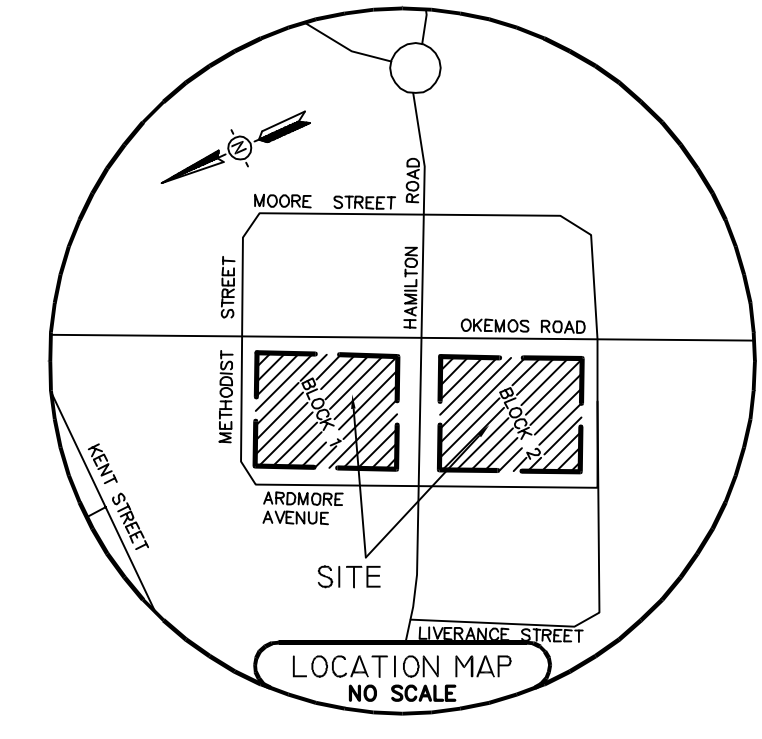
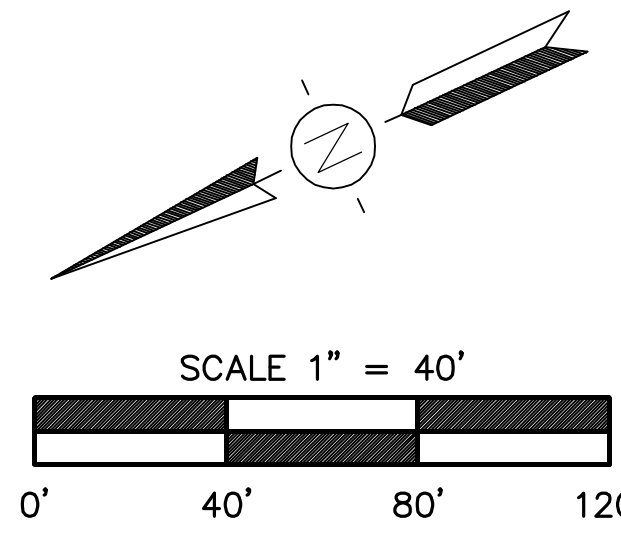
PLAN A

<p>REVISIONS</p> <p>4-15-24 MUPUD</p>	<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p> <p>Village of Okemos</p> <p>PLAN A - AMENITIES PLAN</p>
<p>SCALE: 1" = 40'</p> <p>DATE: 4-14-19</p> <p>AUTHORIZED BY: DOWNTOWN OKEMOS, LLC</p>	<p>DESIGNER: A.J.P.</p> <p>PROJECT MGR. A.J.P.</p> <p>APPROVED BY: A.J.P.</p> <p>SHEET 2 OF 2</p> <p>JOB #: 102453</p>

PROPOSED LEGEND

- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = MANHOLE (NEW)
- = PROPOSED C.B. MANHOLE (EX.)
- = UTILITY EASEMENT
- = CENTER LINE OF ROAD
- = ROAD RIGHT OF WAY PROPERTY LINE
- = FIRE HYDRANT
- = WATER VALVE
- = THRUST BLOCK
- = PROPOSED TOP OF CURB ELEV.

MUPUD PLANS FOR: Village of Okemos MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
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Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
Lot 1 and North 1 rod of Lot 4 & Lot 2 except south 3ft in Block 10, Village of Okemos (formerly Village of Hamilton)

DEVELOPER:
DOWNTOWN OKEMOS, LLC
2362 JOLLY OAK RD.
OKEMOS, MI 48864
PH: (517) 290-4650
c/o JOHN PECKHAM

ENGINEER/SURVEYOR:
KEBS, Inc.
2118 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

SITE DATA
PROPOSED MIXED USE DEVELOPMENT (PHASE 1)
TOTAL SITE AREA = 3.99 ACRES (173,989 S.F.)
ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)
TOTAL UNITS = 198
TOTAL BEDS = 285
TOTAL RESIDENTIAL AREA = 197,951 S.F.
TOTAL COMMERCIAL AREA = 5,000 S.F.
OVERALL DENSITY = 198 UNITS/3.99 ACRES = 49.62 UNITS/AC

BLOCK 1 (1.89 ACRES)
UNITS = 96
BEDS = 138
DENSITY = 96 UNITS/1.89 ACRES = 48.24 UNITS/AC

BLOCK 2 (2.00 ACRES)
UNITS = 102
BEDS = 147
DENSITY = 102 UNITS/2 ACRES = 51.0 UNITS/AC

BUILDING A/C/D
1ST FLOOR AREA = 24,247 S.F.
COMMERCIAL AREA = 2,694 S.F.
RESIDENTIAL AREA = 21,553 S.F.
RESIDENTIAL AREA = 94,294 S.F.

BUILDING A/B
1ST FLOOR AREA = 24,247 S.F.
COMMERCIAL AREA = 2,694 S.F.
RESIDENTIAL AREA = 21,553 S.F.
BASEMENT (RESIDENTIAL) = 9,363 S.F.
RESIDENTIAL AREA = 103,657 S.F.

BUILDING COVERAGE
RESIDENTIAL 1ST FLOOR = 43,106 S.F.
COMMERCIAL 1ST FLOOR = 5,388 S.F.
BLDG COVERAGE = 48,494 SF./173,989 S.F. = 27.9%

PARKING DATA:
RESIDENTIAL: 198 UNITS x 2 = 396 SPACES
COMMERCIAL: (5,388) x 0.85 = 4,580 S.F.
4,580 USABLE S.F. @ 9/1000 MIN. = 23 SPACES
TOTAL = 419 SPACES

PARKING REDUCTION FOR BIKE PARKING
1 SPACE REDUCTION/2 BIKE SPACES
50 BIKE SPACES/2 = 25 SPACE REDUCTION
REQUIRED PARKING PER ORDINANCE = 394 SPACES
= 111 SPACE WAIVER
= 283 SPACES

TOTAL REQUIRED PARKING
= 283 SPACES

PARKING PROVIDED
9' x 20' = 186 SPACES
B.F. = 12 SPACES
INTERNAL PARKING = 198 SPACES + 52 BIKE PARKING
KORREY PROPERTY = 28 SPACES
ON-STREET (8' x 23') = 23 SPACES
ON-STREET (8' x 20') = 50 SPACES
TOTAL SPACES PROVIDED = 299 SPACES (INCL. 12 B.F.) + 52 BIKE PARKING

PARKING WAIVER CALCULATION:
RESIDENTIAL: PER ORDINANCE = 394 SPACES
USE 1 SPACE/BED x 285 BEDS = 285 SPACES
= 111 SPACE WAIVER

SECTION	REQUIREMENT	PROPOSED	REQUESTED WAIVER
86-402 (1)a.	25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST.	0' SETBACK	25' WAIVER
	85' BLDG. SETBACK FROM CL. HAMILTON RD.	49.95' SETBACK	35.05' WAIVER
	100' BLDG. SETBACK FROM CL. OKEMOS RD.	50' SETBACK	50' WAIVER
86-402 (17)	70% MAX IMPERVIOUS SURFACE	80.15% IMPERVIOUS SURFACE	10.15% WAIVER
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH BLDG SETBACK 66' TO RESIDENTIAL	34' WAIVER
86-440 (f)(1)b.	45' MAX BLDG HEIGHT(MUPUD)	47' BLDG HEIGHT	2' WAIVER
86-755	REQUIRED PARKING SPACES MULTI-FAMILY RESIDENTIAL 2 SPACES/UNIT + 25% EXPANSION CAPACITY	1 SPACE/BED	111 SPACE WAIVER
86-756 (11)	20' PARKING SETBACK FROM ROAD R.O.W.	0' PARKING SETBACK	20' WAIVER

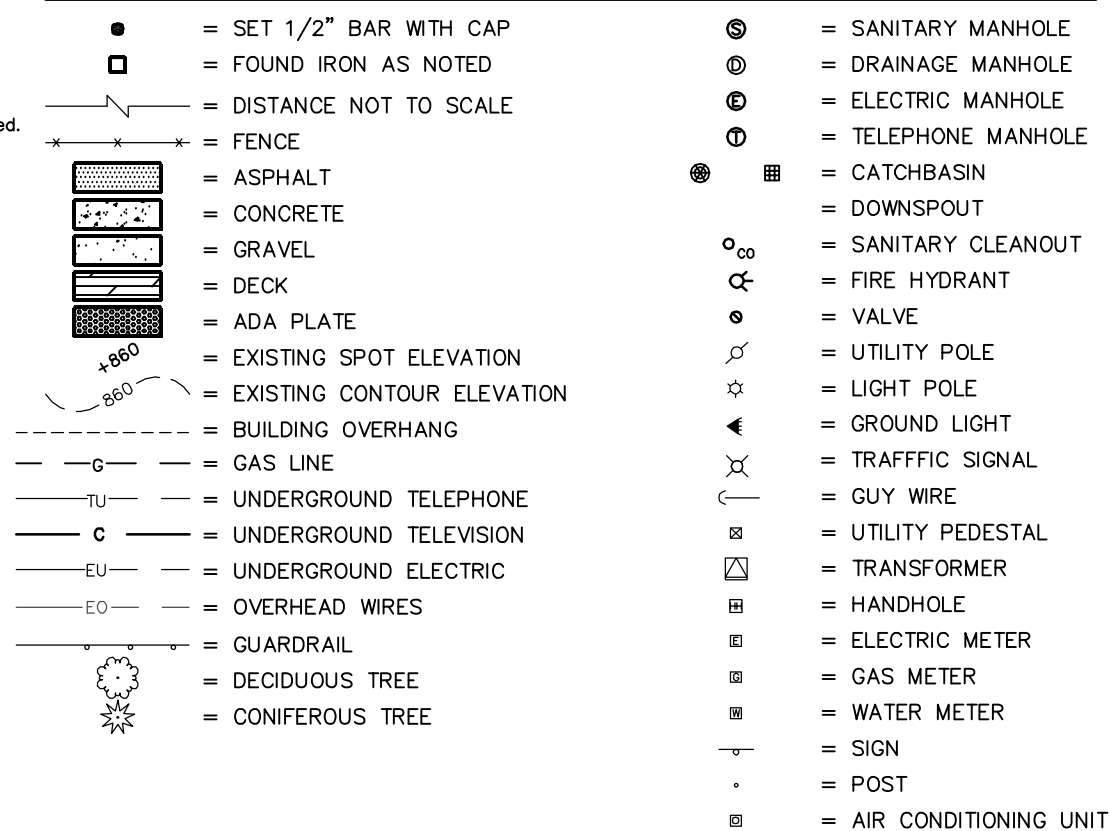
REQUIRED AMENITIES

MUPUD PROJECT	DENSITY/HEIGHT BONUS # OF WAIVERS	REQUIRED AMENITIES
1	4	1
6	6	6
11	11	11

SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERSANCE PARK?) (3) SEE ATTACHED PARK PLAN

EX. LEGEND



BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAV088)
PK. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #461 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAV088)
PK. NAIL, SOUTHWEST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAV088)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



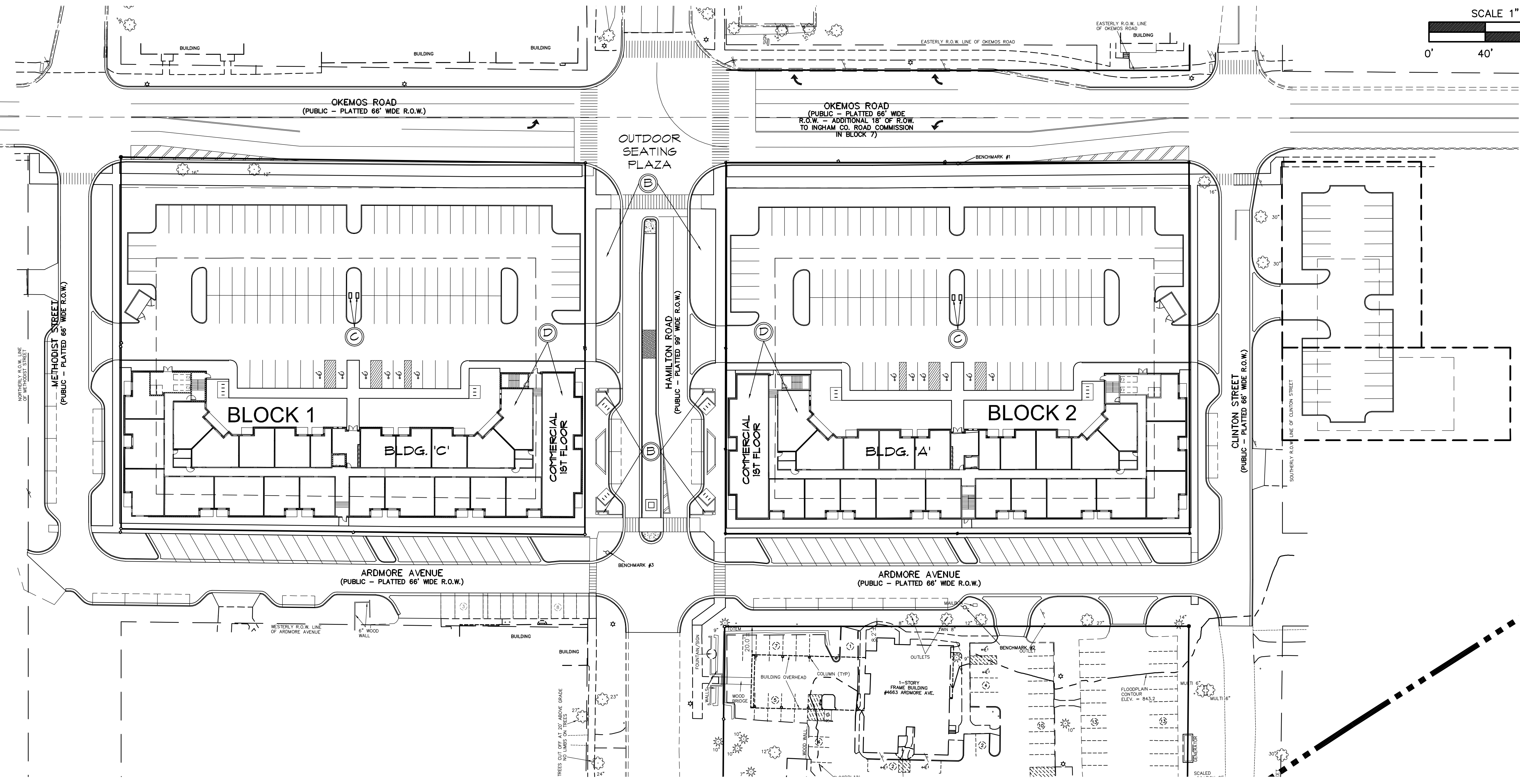
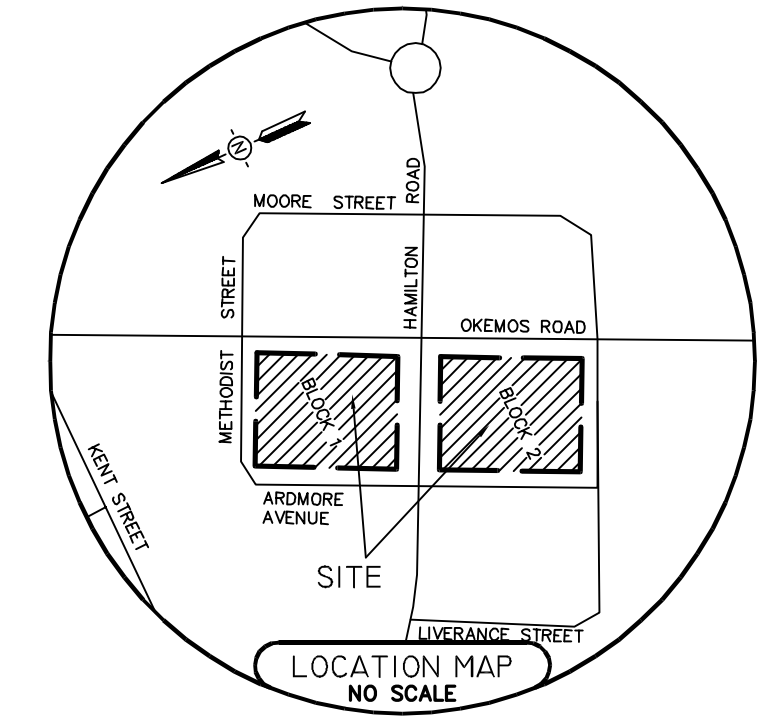
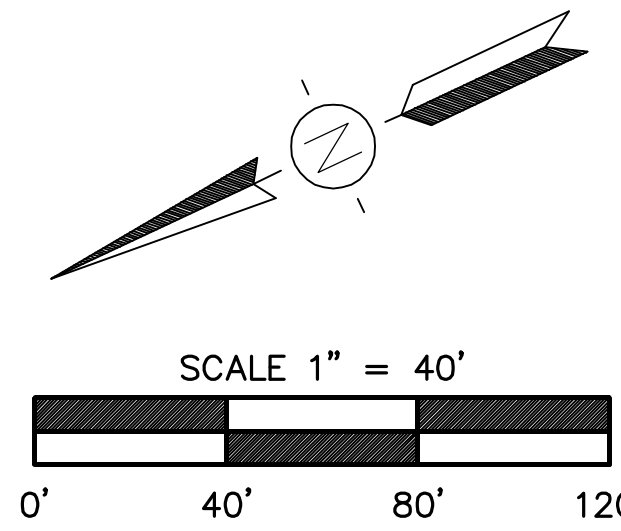
SURVEYOR'S NOTES:
1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2019.
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. All elevations are North American Vertical Datum of 1988 (NAV088).
5. By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 200093 0158 D, dated August 16, 2011. Spotting from available cross-section data from Federal Emergency Mapping Agency data, floodplain contour in this area is 843.2 feet (NAV088 datum). Elevation contour with solid elevation is shown and labeled on the survey map.

PROPOSED LEGEND
PROPOSED WATER MAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
MANHOLE (NEW)
PROPOSED C.B. MANHOLE (EX.)
UTILITY EASEMENT
CENTER LINE OF ROAD
ROAD RIGHT OF WAY
PROPERTY LINE
FIRE HYDRANT
WATER VALVE
THRUST BLOCK
PROPOSED TOP OF CURB ELEV.

PLAN C

<p>REVISIONS</p> <p>4-15-24 MUPUD</p>	<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p> <p>Village of Okemos PLAN C - MUPUD SITE PLAN</p>
<p>SCALE: 1" = 40'</p> <p>DATE: 3-20-24</p> <p>AUTHORIZED BY: DOWNTOWN OKEMOS, LLC</p>	<p>DESIGNER: A.J.P. APPROVED BY: A.J.P.</p> <p>PROJECT MGR. A.J.P. JOB #: 102453</p>

MUPUD PLANS FOR:
Village of Okemos
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lot 1 and North 1 rod of Lot 4 & Lot 2 except south 3ft in Block 10, Village of Okemos (formerly Village of Hamilton)
 Lot 2.

SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)
SEE ATTACHED PARK PLAN

EX. LEGEND

<ul style="list-style-type: none"> ● = SET 1/2" BAR WITH CAP □ = FOUND IRON AS NOTED — = DISTANCE NOT TO SCALE — = FENCE ▨ = ASPHALT ▩ = CONCRETE ▧ = GRAVEL ▩ = DECK ▩ = ADA PLATE — = EXISTING SPOT ELEVATION — = EXISTING CONTOUR ELEVATION — = BUILDING OVERHANG — = GAS LINE — = UNDERGROUND TELEPHONE — = UNDERGROUND TELEVISION — = UNDERGROUND ELECTRIC — = OVERHEAD WIRES — = GUARDRAIL ☀ = DECIDUOUS TREE ☀ = CONIFEROUS TREE 	<ul style="list-style-type: none"> ⊙ = SANITARY MANHOLE ⊙ = DRAINAGE MANHOLE ⊙ = ELECTRIC MANHOLE ⊙ = TELEPHONE MANHOLE ⊙ = CATCHBASIN ⊙ = SANITARY CLEANOUT ⊙ = FIRE HYDRANT ⊙ = VALVE ⊙ = UTILITY POLE ⊙ = LIGHT POLE ⊙ = GROUND LIGHT ⊙ = TRAFFIC SIGNAL ⊙ = GUY WIRE ⊙ = UTILITY PEDESTAL ⊙ = TRANSFORMER ⊙ = ELECTRIC METER ⊙ = GAS METER ⊙ = WATER METER ⊙ = SIGN ⊙ = POST ⊙ = AIR CONDITIONING UNIT
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BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAV088)
 PK. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 2-42' SOUTH OF BUILDING #4051 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAV088)
 PK. NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAV088)
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



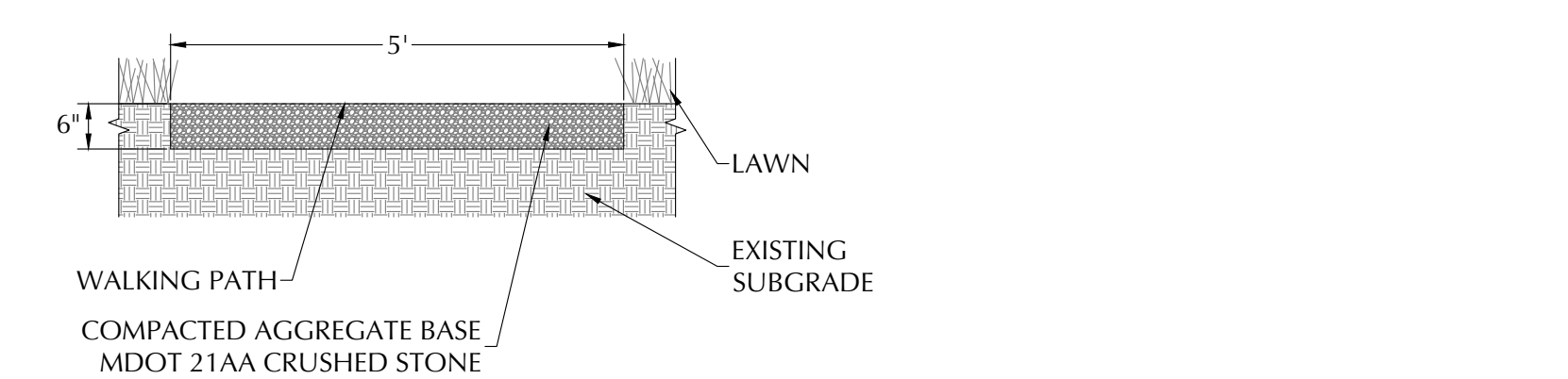
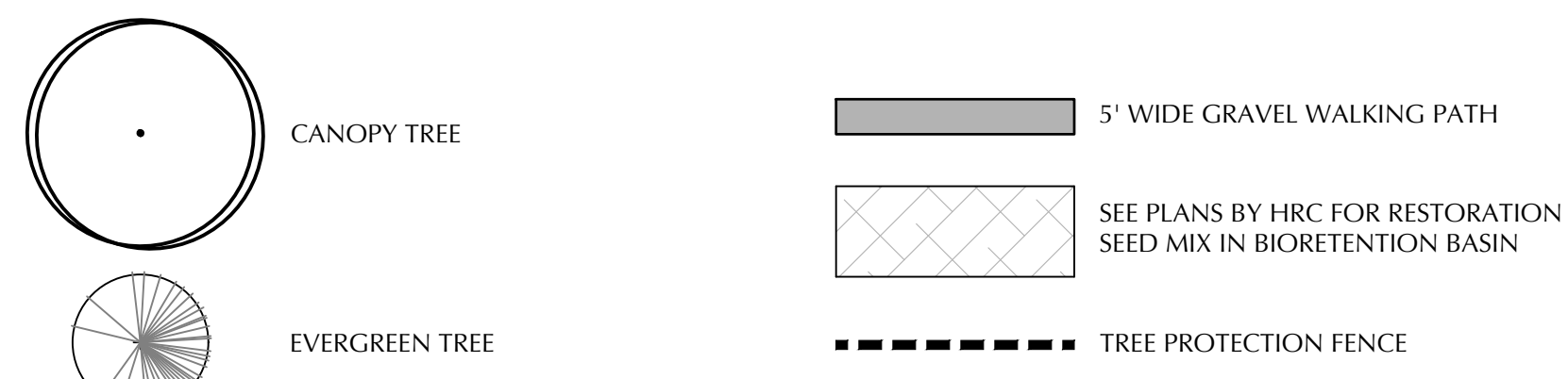
PROPOSED LEGEND

—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	PROPOSED C.B. MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
—	FIRE HYDRANT
—	WATER VALVE
—	THRUST BLOCK
▲	PROPOSED TOP OF CURB ELEV.

PLAN C

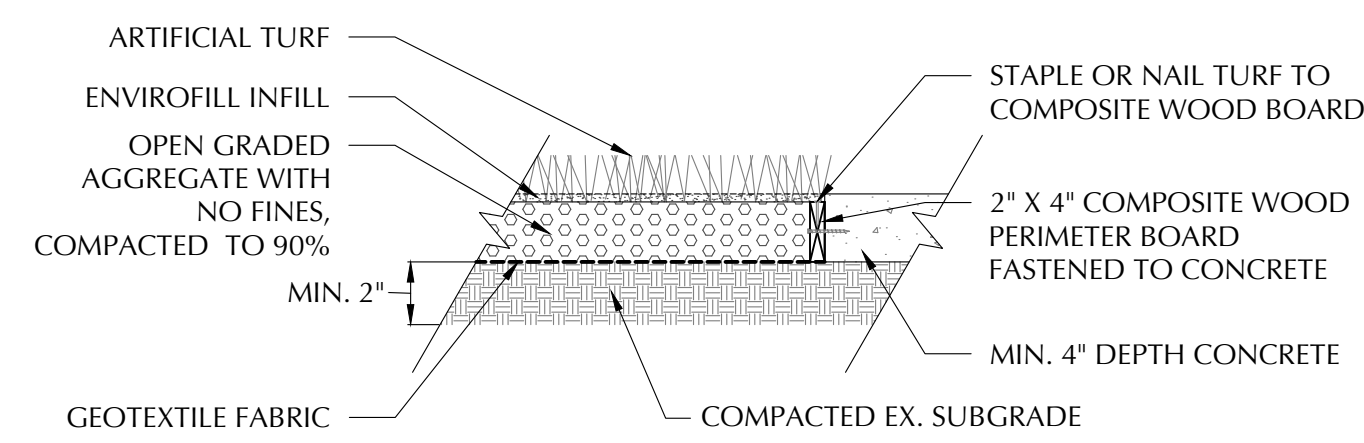
REVISIONS 4-15-24 MUPUD	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
	Village of Okemos PLAN C - AMENITIES PLAN	
SCALE: 1" = 40' DATE: 3-20-24 AUTHORIZED BY: DOWNTOWN OKEMOS, LLC	DESIGNER: A.J.P. PROJECT MGR. A.J.P.	APPROVED BY: A.J.P. SHEET 2 OF 2 JOB #: 102453

LEGEND OF PROPOSED PLANTS AND MATERIALS



GRAVEL WALKING PATH SECTION

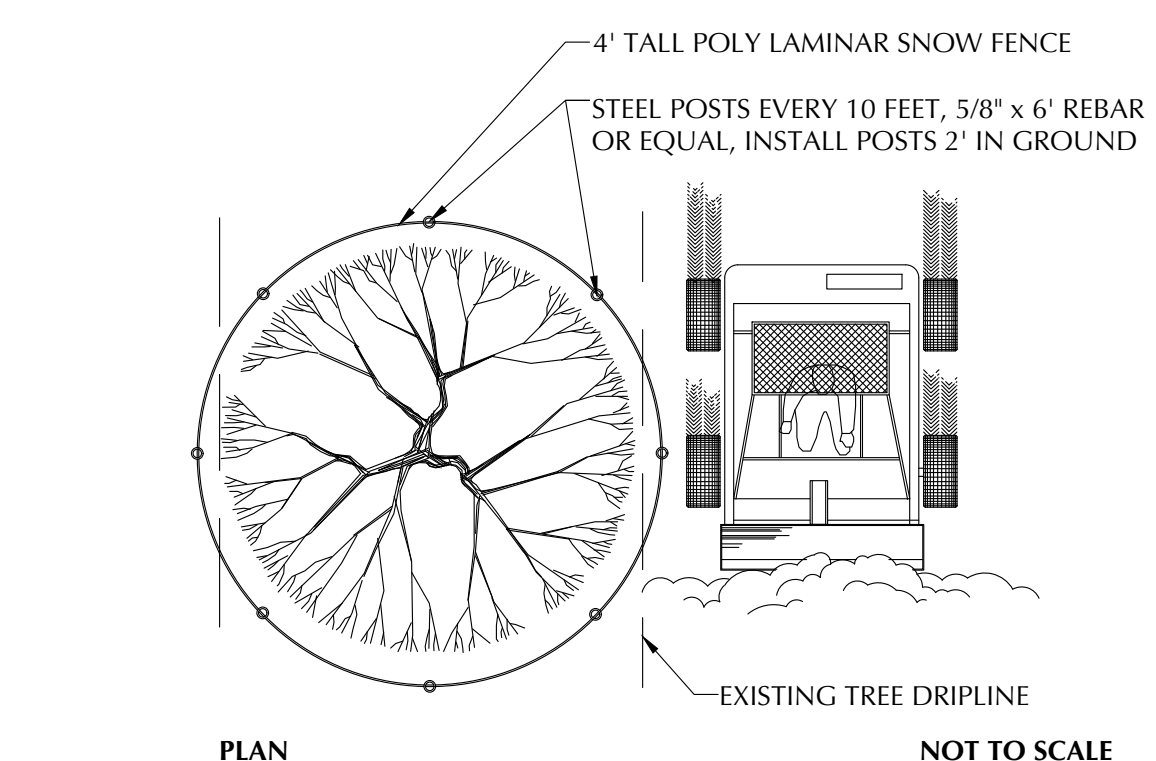
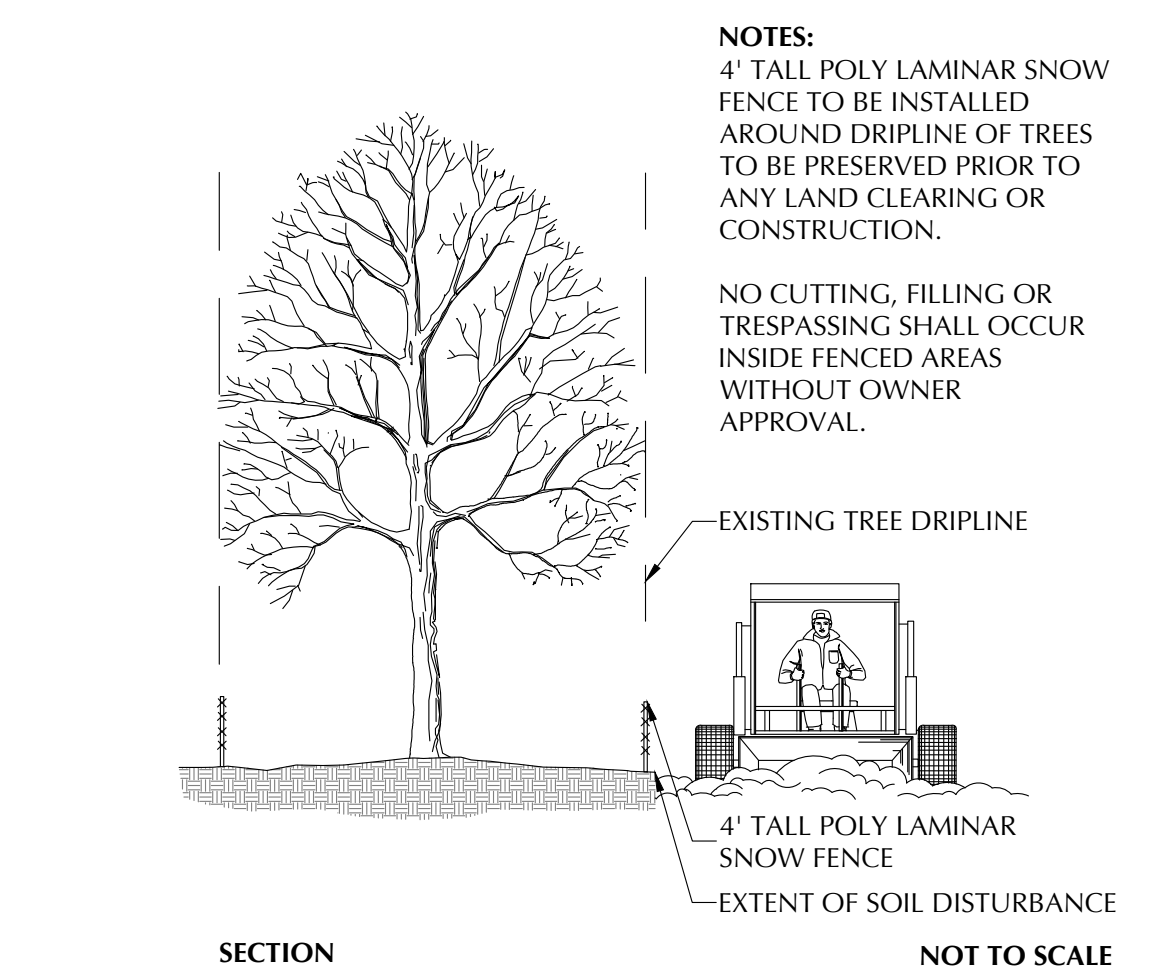
SCALE: 1/2"=1'0"



NOTE:
INSTALL AND SEAM TURF WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; GLUE SEAMS WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

ARTIFICIAL TURF SECTION

SCALE: 1"=1'0"



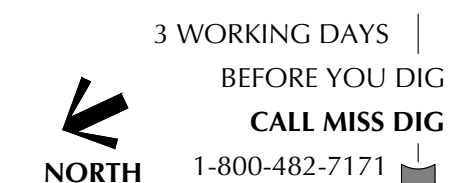
TREE PROTECTION FENCE DETAILS

SCALE: NOT TO SCALE



LANDSCAPE PLAN

SCALE: 1" = 20'
SCALE IN FEET: 0' 10' 20' 40'



CLIENT:
Downtown Okemos, LLC
2362 Jolly Oak Rd.
Okemos, MI 48864
Phone: (517) 580-2550

VILLAGE OF OKEMOS
MERIDIAN TOWNSHIP, INGHAM COUNTY, MI
BIORETENTION BASIN AND WALKING PATH LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



ISSUED:

1/31/22	Submittal
8/29/22	MUPUD Plan

PROJECT NUMBER:
WC2201
DRAWN BY:
KF, JF
CHECKED BY:
KF
SCALE:
AS INDICATED

SHEET NUMBER:
L3
SHEET 3 OF 3

FILE PATH: ES2022\WC2201\AUTOCAD\WC2201_D01_01P - COPYRIGHT ©2022 ELEMENTS STUDIO, INC.



To: Downtown Development Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: May 6, 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 sketch is the final drawing for the new Welcome to DDA 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.

There is no motion necessary for the action of committing to new sign, new sign location or sign type.

MOTION: Move to approve and accept the final updated DDA Logo and Welcome to DDA sign design.

Attachments:

MERIDAIN TOWNSHIP DDA LOGO DESIGN SKETCHES

Downtown Development Authority Logo(s)

A.



B.





To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: May 6, 2024
RE: Evergreen Veterinarian Clinic Façade Improvement Application & Agreement

Last fall the DDA authorized the creation of a Façade Improvement Grant Reimbursement program to assist in the improvement of aesthetics of the district. The intention of the program is to offer a reimbursement incentive to property owners in the DDA looking to invest and make improvements to their property.

The application criteria were used to review and acknowledge whether an applicant is eligible for this program. The attached report is a simple review from the Economic Development Director on the application. At this time the DDA members have the opportunity to review and discuss the proposal from Evergreen Veterinarian Clinic. Should the DDA find the application to also be in good order, members will decide if this request meets the intent of the program, and if the DDA is interested in participating in this project.

At the March 2024 Meeting DDA members were granted the opportunity to review the attached application from Evergreen Vet Clinic, an existing business in the DDA. Evergreen is a recently established business in the DDA, opening in later summer 2022. Since opening they have increased staff, updated the facility, opened lease space for a secondary business to fill a void in their practice and now have additional improvements to make on the site.

The intent of the Façade Improvement Program is to invest directly into the aesthetic enhancements of the district, while supporting the potential increase of the tax base. The request from Evergreen Vet Clinic is appropriate for the use of this funding source.

Concrete work =\$12,211.60

Landscaping= 2515

Signage for each suite= 515.69

Here to present the opportunity in detail for the DDA are members of the Evergreen team.
Your concurrence is appreciated

MOTION: Move to approve the attached Façade Improvement Grant Reimbursement Agreement with Evergreen Veterinarian Clinic for a full reimbursement of the project, not to exceed \$15,285.69.



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 / Arboretum 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 Lynch* _____

Date 2-9-24 _____

Applicant's Signature _____

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

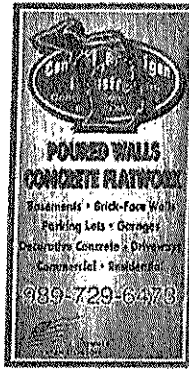
Invoice

Date Invoice #

1/15/2024 R-4373

Bill To

Arborvitae Building Co
2947 Eyde Parkway
East Lansing MI 48823



Terms

Project

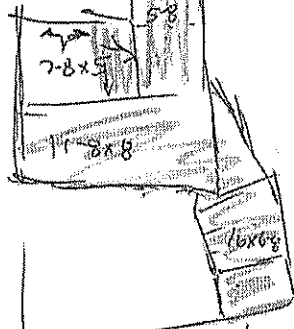
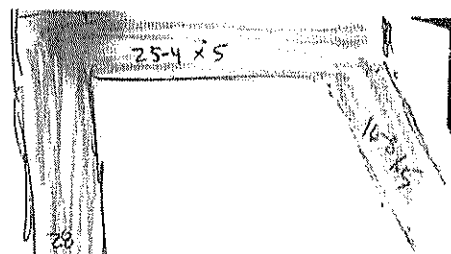
PO Box 406
Owosso, MI 48867

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

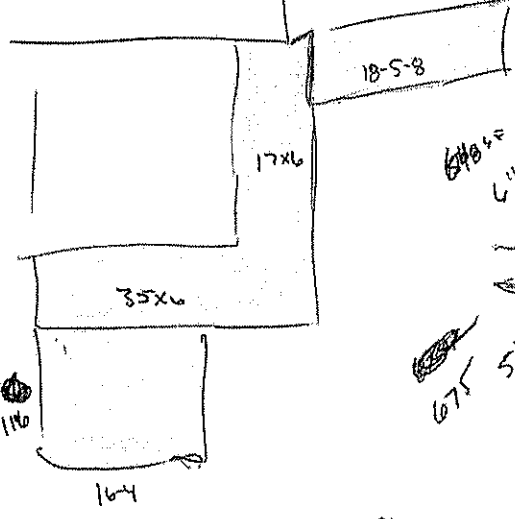
Total \$12,211.60

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	124
	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]



To: Meridian Township Board Members
From: Amber Clark Neighborhoods & Economic Development Director
Date: May 6, 2024
Re: 2023 Downtown Development Authority Annual Report

The Recodified Tax Increment Financing Act (2018 PA 57, as amended, MCL 125.4101 *et seq*) requires any municipal authority capturing tax increment revenues to submit an annual report to its governing body (township board, village council, etc), the Michigan Department of Treasury, and all entities subject to tax capture.

In accordance with this requirement, attached for your review is the fiscal year 2023 report for the Meridian Township Downtown Development Authority (“DDA”). In 2020 the DDA captured \$41,851.92, in 2022 the DDA captured \$56,319.89 for a total balance of \$50,381 after the DDA streetlight removal and utility payments to Consumers Energy. It should be noted the Ingham County Drain office acquired four parcels out of the DDA and those parcels will be nontaxable moving forward. This will account for the current 2023 capture value of \$53,208.14. There was a small adjustment for properties acquired by the Drain office last year. That is accounted for in the plan.

The following motion is proposed for adoption:

MOVE TO APPROVE THE 2023 DOWNTOWN DEVELOPMENT AUTHORITY ANNUAL REPORT AND APPROVE DISSEMINATION TO THE PUBLIC, STATE TREASURY, AND REQUIRED TAXING JURISDICTIONS AS REQUIRED BY THE RECODIFIED TAX INCREMENT FINANCING ACT.

Attachments:

1. 2023 Meridian Township Downtown Development Authority Annual Report



230 W Main St
Ionia, MI 48846

Statement Ending 01/31/2023

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX5474

>002165 7722672 0001 93443 10Z

00671671
PS11
MERIDIAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com



With Business Loan Express from Independent Bank, your new business loan is streamlined. Enjoy a fast, secure, and efficient loan application process. Close on your loan in as little as three business days, and take advantage of a simple application, secure document collection portal, digital closing documents, and more. Loans currently eligible to utilize Business Loan Express include: Term/Equipment loans (under \$100,000) and Lines of Credit (under \$50,000). All existing Independent Bank business deposit customers are eligible to use the Business Loan Express platform. Contact your local Community Business Banker to learn more and apply.

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$102,660.62

Business Freedom Checking-XXXXXXXX5474

Account Summary

Date	Description	Amount
01/01/2023	Beginning Balance	\$102,684.21
	1 Credit(s) This Period	\$5.68
	1 Debit(s) This Period	\$29.27
01/31/2023	Ending Balance	\$102,660.62

Other Credits

Date	Description	Amount
01/05/2023	Deposit	\$5.68

Other Debits

Date	Description	Amount
01/06/2023	Point Of Sale Withdrawal CONSUMERS ENERGY CO800-477-5050 MIUS	\$29.27

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/01/2023	\$102,684.21	01/05/2023	\$102,689.89	01/06/2023	\$102,660.62



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
2023 Net Income	(\$24,492.95)	\$407.37	\$56,527.76