



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
August 5, 2024 7:30AM
Central Fire Station 5000 Okemos
Road
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1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – MAY 6, 2024
6. PUBLIC REMARKS
7. FINANCIAL REPORT
 - A. Monthly Financials
 - B. August Development Projects
8. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill July 2023
9. OLD BUSINESS
 - A. DDA Sign- Alternative
 - B. Village of Okemos Redevelopment Project Update
10. NEW BUSINESS
 - A. 2025 DDA Annual Budget
 - B. RRC Site Selection Locations
 - C. Annual Training
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC REMARKS
13. NEXT MEETING DATE
 - A. September 9, 2024 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
14. 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, May 6, 2024 – Minutes

Members

Present: Bill Cawood, Peter Campbell, Renee Korrey, Tom Stanko and Don Romain

Members

Absent: Angela Wright, Ron Sdao and Supervisor Jackson,

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, 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 7:32 am.

2. PRESENTATION-Mr. Gene Turnwald 1900's Clock Tower

Mr. Turnwald was not present to provide the presentation.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER KORREY TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CAMPBELL.
MOTION APPROVED 5-0.**

4. APPROVAL MEETING MINUTES OF MARCH 4, 2024

**MOTION BY MEMBER ROMAIN TO APPROVE THE MINUTES. SUPPORTED BY MEMBER CAMPBELL.
MOTION APPROVED 5-0.**

5. PUBLIC REMARKS

None.

6. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared the February and March finances and highlighted the \$6,159.66 payment made to Ingham County for the MTT case on the new property they purchased in the DDA. The finances were placed on file.

7. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill April and May 2024

MOTION BY MEMBER CAWOOD TO APPROVE THE PAYMENT OF \$108.81 FOR THE APRIL 2024 AND \$109.26 FOR THE MAY 2024 CONSUMERS ENERGY BILLS. SUPPORTED BY MEMBER KORREY. MOTION APPROVED 5-0.

8. OLD BUSINESS

A. Village of Okemos 2024 Concept Plan Review

Director Clark stated the FAQ's regarding the project are on the website development page. The developers will be sharing two concepts at the next Township Board meeting. Both Concept Plans would require the Township to pay for all infrastructure including the burial of the HVD lines. This would be a \$12 million expense. The Plans have reduced the commercial spaces and part of the commercial space includes a gym. One Concept shows the building close to the road and the other shows the parking lot at the road with the building behind.

The Planning Commission saw the presentation a few weeks ago. Chair Blumer reported the Commission was not in support of either concept. They felt they both did nothing to improve Downtown Okemos, have a diminished size of commercial space and the project has lost its walkable amenity.

There was discussion about sending a letter to the Township Board not supporting either Concept Plan as currently presented. Director Clark will draft a letter and send to the DDA to be finalized.

MOTION BY MEMBER KORREY TO DRAFT & SUBMIT A LETTER TO THE TOWNSHIP BOARD STATING THAT THE DDA DOES NOT SUPPORT EITHER CONCEPT PLAN AS CURRENTLY PRESENTED. SUPPORTED BY ROMAIN. MOTION APPROVED 5-0.

B. DDA Logo and Sign Confirmation

Director Clark shared two logos. There was consensus that the DDA liked version A and would like to move the "n" & "t" closer together in the word Downtown.

9. NEW BUSINESS

A. Evergreen Veterinarian Clinic Façade Improvement Reimbursement Request and Development Agreement

Staff from Evergreen Veterinarian Clinic presented their grant application that includes updates to their exterior building walkway, landscaping and signage.

MOTION BY MEMBER KORREY TO APPROVE THE ATTACHED FAÇADE IMPROVEMENT GRANT REIMBURSEMENT AGREEMENT WITH EVERGREEN VETERINARIAN CLINIC FOR A FULL REIMBURSEMENT OF THE PROJECT, NOT TO EXCEED \$15,000. SUPPORTED BY ROMAIN. MOTION APPROVED 5-0.

B. 2023 Annual DDA Report

Director Clark presented the 2023 Annual DDA Report and discussed the capture changes including the \$6,159.66 that was paid back to Ingham County for their recent purchase in the DDA.

MOTION BY MEMBER KORREY 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. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 5-0.

10. REPORTS

A. Township Board

Trustee Trezise stated the following:

- Board authorized a lawsuit on the fire ladder truck
- Number of Planning Commissioners is being reduced from 9 to 7
- Approved marihuana dispensaries at Okemos/Jolly and Okemos/Haslett
- Unruh Drain is moving from the responsibility of the township to Ingham County
- Police Department is close to full staffing
- Approved the purchase of a new pumper fire truck

B. Township Manager

None.

C. Planning Commission

Chair Blumer stated the Planning Commission did recently have a presentation from the Village of Okemos developers for feedback on a couple of different plan options. The Planning Commission was not in support of the options presented.

D. Chair Report

None.

E. Staff Report

Director Clark reported the following:

- I Heart Mac & Cheese coming to the Hannah Plaza
- Moka & Co opened in the former Panera space
- Clearing is happening at the Grand Reserve property
- Working on soil erosion at the Haslett development
- Trailer coming to the Trader Joe's site for interviews
- Trailer coming to Newton Pointe

11. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

Treasurer Deschaine thanked the group for the feedback on the Village of Okemos Project.

13. NEXT MEETING DATE

a. June 3, 2024, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

14. ADJOURNMENT

The meeting was adjourned at 9:03am without objection.

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 06/30/2024 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$60,110.01
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	<u><u>\$192,237.31</u></u>
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	<u><u>\$0.00</u></u>
FUND BALANCE	
Fund Balance 06/30/2024	\$160,048.17
2024 YTD Net Income	\$32,189.14
TOTAL FUND BALANCE	<u><u>\$192,237.31</u></u>
TOTAL LIABILITIES & FUND BALANCE	<u><u>\$192,237.31</u></u>

INCOME STATEMENT

	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>Year to Date</u>
REVENUES						
Tax Capture	\$0.00	(\$6,159.66)	\$39,360.23	\$106.91	\$0.00	\$32,890.53
Grants	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
TOTAL REVENUE	<u>\$0.00</u>	<u>(\$6,159.66)</u>	<u>\$39,360.23</u>	<u>\$106.91</u>		<u>\$32,890.53</u>
EXPENDITURES						
Operating Costs	\$130.29	\$128.13	\$108.81	\$109.26	\$101.34	\$701.39
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Community Projects	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Communications	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Conferences	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Grant Expenditures (Match on Main)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
TOTAL EXPENDITURES	<u>\$130.29</u>	<u>\$128.13</u>	<u>\$108.81</u>	<u>\$109.26</u>		<u>\$701.39</u>
2024 Net Income	<u>(\$130.29)</u>	<u>(\$6,287.79)</u>	<u>\$39,251.42</u>	<u>(\$2.35)</u>		<u>\$32,189.14</u>

Businesses New & Relocating									
Date of Approval	Start Year	Developer Name	Development Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4.16.2024	2024	Haslett Gallery	Herbana	New Recreational Marihuana Business	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
2022	2023	Consumers Credit Union	Consumers Credit Union	Recently Opened June 2024	2763 Grand River Ave East Lansing MI	New Commercial Development	1	Ingham County Drain Office	New Consumers Credit Union facility. A similar Business is sold and will close all Michigan Locations
	2024	Rite Aid	Rtie Aid	CLOSING	All Locations	----	1	Economic Development	New owner/operator in the Carriage Hills Lake
	2024	Ageel Daudi	Puff Puff Tobacco	New Business Opening/Relocating	3340 E Lk Lansing	New Commercial Development	1	Building Dept.	Interior remodel and update
	5.20.2024	Louis J Eyde Family	Michigan Fitness Foundation	New Businesses Opening/Relocating	2843 Eyded Parkway E Lansing	New Commercial Development	1	Building Dept.	New owner/operator in the Carriage Hills Lake
	2024	Ageel Daudi	Puff Puff Tobacco	New Business Opening/Relocating	3340 E Lk Lansing	New Commercial Development	1	Building Dept.	Business Closure
	2024	Big Lots	Big Lots	CLOSING	2020 Grand River Ave	----	1	Economic Development	
Under Construction									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd	Single Family Homes	7	Community Planning Dept.	7 single family homes built off Robins Way East of Hulett
12/28/2021	2018	Okemos Pointe	Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370	Building Dept.	Final stages of Elevation Apartments at Jolly Oak and
2/24/2022	2022	Newton LLC/DTN Mngmt	Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	MUPUD Commercial + Residential	239	Community Planning Dept+ Building Dept	Mixed-Use residential development and mixture of
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Construction	Fresno Lane East Lansing MI	Single Family Homes	14 of 99	Community Planning Dept.	First phase of First approved in the early 2000's, final single family
2/28/2022	2024	Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Community Planning Dept.	First phase of 150 single family home development.
	2021	Meridian Township Public Works	MSU -Lake Lansing Trail/Pathway (Phase 2)	Under Construction	Township Trail- Lake Lansing North -	Public Park/Public Facility Improvemen	1		Second phase of the continuation of the Lake

4.16.2024	2024	Haslett Gallery	Herbana	Under Construction	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
	2024	Crunch Fitness	Crunch Fitness	Under Construction	2655 Grand River Ave	New Commercial Development	1	Building Dept.	interior expansion of Crunch Fitness into suite where
Under Site Plan Review									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	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 Montessor School on
	2023	Giguere Homes	Hulett Road Estates	Under Site Plan Review	3560 Hulett Road Okemos MI	Single Family Homes	6	Community Planning Dept.	6 single family homes, one house will be rehabilitated
	2024	TIMN LLC	Pins & Pints	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1	Community Planning Dept.	Potential redevelopment of City Limits Bowling Alley.
2023	2024	Newman Equities II, LLC	Grand Reserve	Under Site Plan Review	Park Drive and Powell Road	Mixed Housing - Middle Housing	115	Community Planning Dept.	75 single family homes and 75 duplexes for rent off of
	2024	N/A	Tantay Cuisine	Under Bldg Plan Review	2398 Jolly Road Suite 200	New Commercial Development	1	Building Dept.	New business-waiting permit applications
7/26/2022	2024	SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI 2806	MUPUD Commercial + Residential	290		Redevelopment of the remaining 19 acres at Haslett
4/24/2023	2024	Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	Bennett Road Okemos MI	Building Expansion	1	Engineering Dept.	Expansion of the existing Schultz Veterinary
	2024	DVNK LLC	DVNK LLC	Under Site Plan Review	1419 Grand River Ave	Marihuana Dispensary	1	Township Board	SUP for a new Recreational Marihuana dispensary.
4.16.2024	2024	SANDDS	SANDDS	Under Site Plan Review	3520 Okemos Road	New Commercial Development	1	Planning Commission	SUP for a new Recreational Marihuana dispensary.
4.16.2024	2024	Okemos Local Investments	Okemos Local Investments	Under Site Plan Review	4360 Hagadorn Road	New Commercial Development	1		SUP for a new Recreational Marihuana dispensary.
	2024	Tarek Chawish	Chateau Coffee Co.	Under Site Plan Review	2361 W Grand River Ave	New Commercial Development	1	Building Dept.	New coffee shop on Grand River hoping to open in
	7.11.2024	GLI LLC	Crunch Fitness	Under Site Plan Review	2655 Grand River Ave	New Commercial Development	1	Building Dept.	interior expansion of Crunch Fitness into suite where
	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

	6.7.2024	Local Epicurean Mid Michigan	Local Epicurean	Under Site Plan Review	2843 E Grand River Ave	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	2024	Becky Beachaine Kulka	BBK Jewelry	Under Site Plan Review	2260 Jolly Oak Road	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	6.6.2024	Juice Nation	Juice Nation	Under Site Plan Review	3520 Okemos Road swap 2398 Jolly	Existing Commercial Expansion	1	Building Dept.	Plans Pending to move Juice Nation from 3520 Okemos
	5.20.2023	Schulers	Schulers Bookstore	Under Site Plan Review	1982 W Grand River Ave Swap with	Existing Commercial Expansion	1	Building Dept.	Schuler's bookstore took an opportunity to expand and
	6.24.2024	Fahey Schultz Burzych and	Fahey Schultz	Under Site Plan Review	4151 Okemos Road	Existing Commercial Expansion	1	Building Dept.	Expansion of existing law office
	6.29.2024	Nw Potato Creak Holding LLC c/o PJ	Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1	Building Dept.	Development of a car wash at the previous Outback
	5.30.2024	N/A	Dobie Road Event Space/Theater	Under Bldg Plan Review	4655 Dobie Road	New Commercial Development	1	Building Dept.	New applications for a private theater
	5.30.2024	Martin Commercial Properties	ACE Hardware	New Applications	3544 Meridian Crossing Drive	New Commercial Development	1	Building Dept.	New applications recieved for
	7.3.2024	Emily Dawson	All Grand Events	New Applications	2233 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	New applications received for an update exterior
	7.22.2024	Kulphanin Saengothai	Ai Ya Ramen	New Applications	1737 W. Grand River Ave	New Commercial Development	1	Building Dept.	New application received for a new Ramen restaurant
	7.23.2024	Little Caesar's	Little Caesar's	New Applications	3340 Lake Lansing Road	Existing Commercial Expansion	1	Building Dept.	Remodel of the Little Caesar's of Lake Lansing Road
	7.23.2024	High Steet Investments LLC	Pure Barre	New Applications	3552 Meridian Crossings Suite 570	Existing Commercial Expansion	1	Building Dept.	Wth the planned expansion of ACE Hardware



To: Meridian Downtown Development Authority

From: Amber Clark Director Neighborhoods & Economic Development

Date: August 5, 2024

Re: DDA Sign Alternative

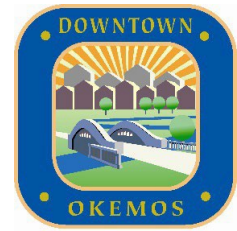
The DDA logo creation has been a long process for the DDA. The Director of Neighborhoods & Economic Development thanks the DDA and community for their patience as a new logo is created. At their last DDA meeting, members selected the final design for the logo and new sign. Director Clark believes the DDA and public would appreciate more time to review the DDA logo to get the design to a point that members feel confident. Residents of Meridian Township have also reached out stressing their concern that the DDA lacks a welcome sign. To maintain a reasonable cost to install, Johnson sign is requesting the DDA select a sign mock up that can be crafted now to be installed. As an alternative to replace the previous DDA sign, Director Clark is requesting an alternative sign to be included at this time.

The alternate sign mock up is included. Your concurrence is appreciated.

Motion: Move to approve an alternative DDA Welcome sign without the DDA updated logo. Authorize installation of the sign in the new sign location selected October 2023.



**WELCOME TO
DOWNTOWN
OKEMOS**



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: August 5, 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

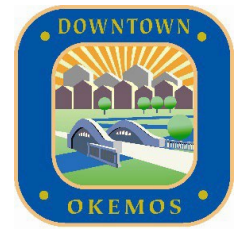
Offsite landscape plan to include bio retention basin and offsite storm water retention

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.

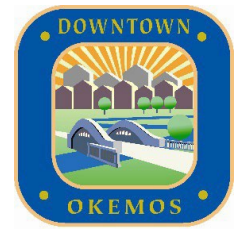
NOVEMBER 2023

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 staff met with members of Westpac the residential property management portion of the Village of Okemos development team. Conversation focused on alternatives for the development of the 4.5 acres at Hamilton and Okemos road. The developer does not have the ability to finance all or major portions of the public infrastructure like updates to Okemos Road, including water and sewer, updates to Clinton, Methodist, Hamilton, and Ardmore roads . The cost of such exceeds \$10 million dollars on a portion of the construction the developer cannot finance. The Township currently does not have the funding available to take on that portion of work. For the foreseeable future the project is indefinitely delayed.

The site has completed all possible remediation regarding soil contaminants. The site is contaminated to a degree that will never be alleviated by remediation. A building with a vapor mitigation system and other barrier systems would allow the commercially zoned site to hold a commercial or commercially mixed used development on the site. The site is owned by the Village of Okemos LLC, and is privately held in ownership by the developer. The site as it sits currently meets the Township's code of ordinances regarding restoration. The site is listed for sale with a hope that an interested buyer will purchase the property for redevelopment. The "hole" on the site represents an abandoned property. The State of Michigan Department of Environment, Great Lakes, & Energy have completed all remediation at the hole that can occur. The fencing will remain in place to secure the hole. In order to fill the hole the developer must give EGLE permission to back fill. At this time the site will remain in the current condition that it is in.

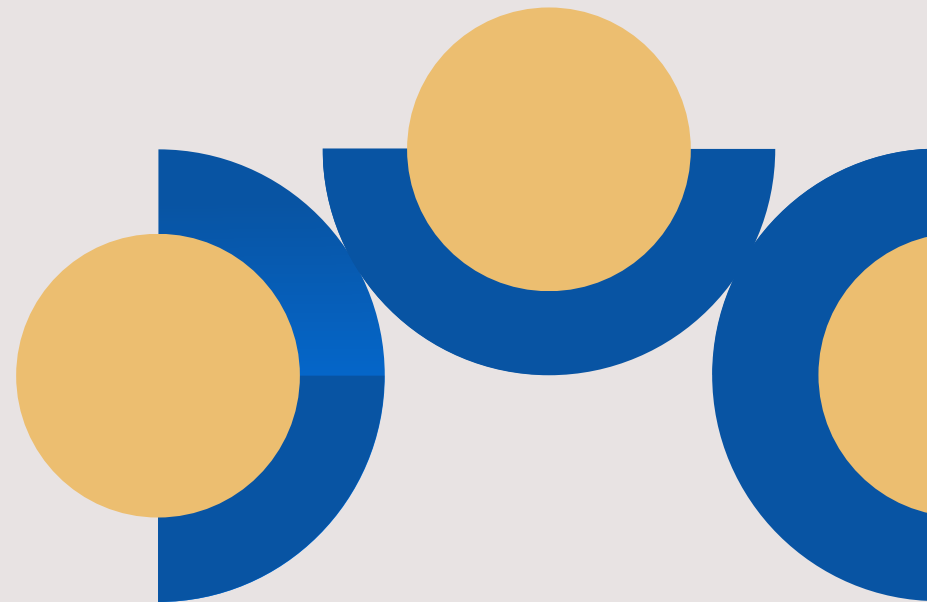
VILLAGE OF OKEMOS REDEVELOPMENT PROJECT
PROPOSED 2018- PRESENT



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?

THE DEVELOPER WAS UNABLE TO CONSTRUCT THE APPROVED 2022 SITE PLAN DUE TO THE INCREASED COST OF CONSTRUCTION, INFRASTRUCTURE UPDATES & OTHER FINANCIAL IMPLICATIONS TO THE SITE.

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

THE LOCAL, STATE AND FEDERAL FUNDING OPTIONS ARE ONLY AVAILABLE TO THE PROJECT IF IT IS CONSTRUCTED. AS THE PROJECT IS INDEFINITELY STALLED THERE IS NO DEADLINE TO SECURE FUNDING ANY LONGER.

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 CONTAMINATION THAT COULD BE REMOVED AT THE SITE HAS BEEN CONDUCTED. THAT WORK WAS COMPLETED JAN. 2021. THE SITE HAS A HIGH LEVEL OF CONTAMINATION THAT WILL NEVER BE REMOVED. THE BEST USE OF THE SITE IS TO HAVE A BUILDING VERTICALLY CONSTRUCTED TO USE THE SITE AT IT'S HIGHEST ELIGIBLE USE. CURRENTLY, ALL REMEDIATION ACTIVITY THAT COULD BE CONDUCTED WITHOUT VERTICAL CONSTRUCTION HAS OCCURED.

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?

TOWNSHIP STAFF DO NOT EXPECT VERTICAL CONSTRUCTION IN 2024. THE PROJECT IS ON AN INDEFINITE HOLD.



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: August 5, 2024
RE: Downtown Development Authority 2024-2025 Proposed Budget

The attached proposed budget is prepared for the DDA member's consideration. A budget has been proposed with several art and beautification uses associated in the budget. In 2020 members of the DDA felt that expenditures for flowers, irrigation and art were not the necessary focus, as the DDA hoped the Village of Okemos mixed use development would be under construction and adequate or other beautification projects could be underway. The suggestion of staff is to at this time adopt an annual budget noting potential sources and uses of funding. In addition to supporting the redevelopment of the "Village of Okemos" site, there remain obsolete buildings and deterioration of other sites in the DDA. Please review the attached budget and prepare to offer suggestions on the appropriate allocations based on the project description.

Your concurrence is appreciated.

Motion: Move to adopt the attached budget for 2025. Include the annual budget on the Downtown Authority website and submit to the Township Board.

**Fund 900 - DOWNTOWN DEVELOPMENT
AUTHORITY**

<u>REVENUE</u>			
	CURRENT PROPERTY TAXES	\$52,281.00	Based on 2023 DDA ANNUAL REPORT
900-000.000-402.000			
900-000.000-506.000	GRANT REVENUE	\$25,000.00	MEDC MATCH ON MAIN 2025-2026 YR
900-000.000-638.222	DDA DOWNTOWN EVENTS	\$0.00	
900-000.000-671.000	MISCELLANEOUS	\$0.00	
900-000.000-696.000	OTHR FINANCING SRCE-BOND PROCEEDS	\$0.00	
	CURRENT FUND BALANCE (DDA)	\$132,127.30	
	CERTIFICATE DEPOSIT BALANCE	\$60,110.01	
	TOTAL ASSETS	\$192,237.31	
	Total Revenue By DEC 2024	\$157,237.31	
	Total Revenue By Mar 2025	\$209,237.31	*sum PLUS potential March allocation of property taxes 2025
<u>EXPENSES</u>			
900-000.000-728.000	OPERATING SUPPLIES	\$3,000.00	
900-000.000-820.000	CONTRACTUAL SERVICES	\$5,000.00	Streetlights
900-000.000-825.000	CONFERENCES/DUES/TRAINI NG	\$125.00	MICHIGAN DOWNTOWN ASSC.
900-000.000.000.000	GRANT EXPENDITURES	\$35,000.00	DDA MATCH ON MAIN 10%, Façade
900-000.000-851.000	COMMUNICATIONS	\$0.00	
900-000.000-890.000	SPECIAL EVENTS	\$0.00	
900-000.000-920.000	UTILITIES-WATER	\$0.00	
900-000.000-922.000	UTILITIES-STREET LIGHTS(CE)	\$1,800.00	Consumers Energy
900-000.000-974.000	CONSTRUCTION/DESIGN/IMP ROVEMENTS	\$7,500.00	
	Total Expenses	\$52,425.00	
	Ending Fund Balance by Dec 2025	\$156,812.31	



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: August 5, 2024

Re: RRC Site Selection Locations

MiPlace.org is the Michigan Economic Development Corporation program overview website for RRC communities. Meridian Township has an active RRC status which grants us access to State programs to redevelop. One of the priority focuses of MEDC is creating a database of locations that communities are intentionally looking to develop. Approved RRC communities have the ability to include those priority sites on the MEDC webpage to connect developers to the sites we hope to see improved.

Previously the 1673-1621 Haslett Road of Haslett Village Square was listed as a priority site. The site currently has been selected for new projects. This is a great success!

Today the discussion will focus on which sites do we want to include? Communities are allowed to list multiple sites of focus. Today's discussion is for DDA members to review the sites listed below and/or include additional sites within the DDA for consideration:

4706 -4708 Okemos Road

Rear and front view of the dilapidated building. The property has been for sale for 2.5 years and gone into tax foreclosure prior to that. .29 Acres, built 1984. \$16/SF NNN lease.



4663 Ardmore Ave- Various Addresses Village of Okemos

4.5 Acres

Price: Unlisted



Motion: Move to approve the inclusion of 4663 Ardmore and 4708 Okemos as RRC site selection options on MEDC's webpage.



To: Meridian Downtown Development Authority
From: Amber Clark Director Neighborhoods & Economic Development
Date: August 5, 2024
Re: Annual Downtown Development Authority Member Training

Annually to maintain our individual aptitudes, the general understanding of development, opportunities for incentives, and other enhancements associated with Economic Development, the Economic Development Director will assign various trainings for DDA members. As a part of maintaining our Redevelopment Ready Communities' active status with the Michigan Economic Development Corporation, training in the field of Economic Development is required. Training will consist of several types of education options with topics focused on varying elements of Economic Development. The below four articles are from Governing.com- an online media resource for all things government. Four topics we have selected that pertain to Meridian, especially those centered on redevelopment, housing, and major economic hubs. Each DDA member has been assigned an article and will need to complete the review of the article by the September 9th, 2024 DDA meeting. Each Article has discussion questions that we will review at the September meeting, please be prepared to share your thoughts:

New Life for Downtowns as Innovation Districts

<https://www.governing.com/magazine/new-life-for-downtowns-as-innovation-districts>

Assigned: Tom Stanko, Angela Wright

What are the futures of Downtowns going to look like if trends continue as they are?

How can we use this information to redevelop our Downtown district?

15 Minute City- Hope or Hype and Hostility

<https://www.governing.com/urban/the-15-minute-city-hope-hype-and-hostility>

Assigned: Ron Sdao Don Romain

Is 15 minute-neighborhood planning a good plan for communities?

How would our recently approved Masterplan be altered if we were to concentrate our efforts to make our community a 15-minute friendly community?

Plummeting Enrollment Leads More Colleges to Close

<https://www.governing.com/management-and-administration/plummeting-enrollment-leads-more-colleges-to-close>

Assigned: Supervisor Hendrickson, Bill Cawood

Michigan State University is a major economic drive to the region. What are the potential impacts on Meridian Township related to the enrollment status of students?

What can Meridian Township EDC members do to combat college enrollment or enhance the number of enrollees at an institution of higher learning?

Affordable Housing How Small is Too Small

<https://www.governing.com/urban/affordable-housing-how-small-is-too-small>

Assigned: Peter Campbell, Renee Korrey

Will creating a smaller unit make a housing unit affordable?

What trends can we expect in the nation related to unit sizes?

Does the newly adopted "Accessory Dwelling Unit Ordinance" impact small/tiny home development in Meridian Township?