

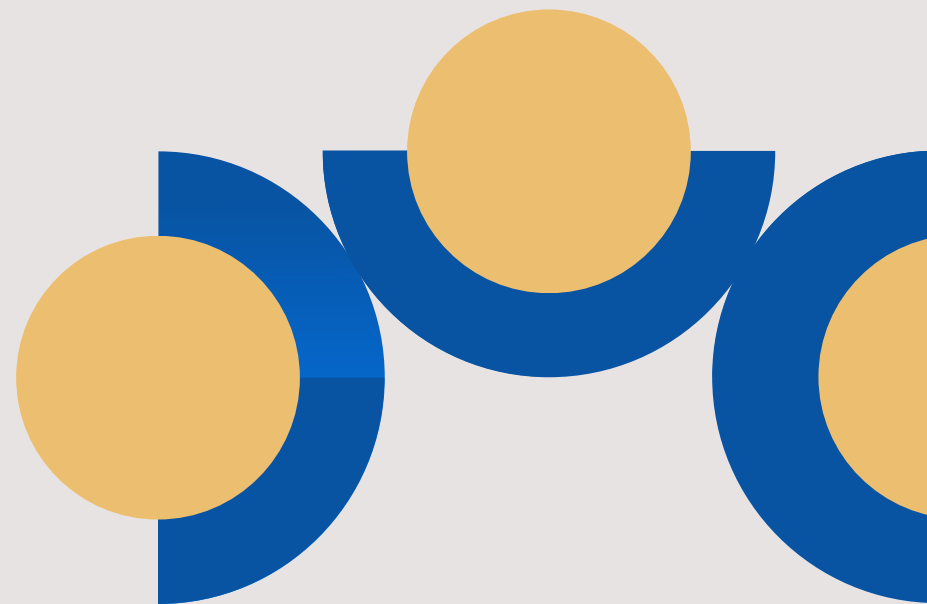
VILLAGE OF OKEMOS REDEVELOPMENT PROJECT
PROPOSED 2018- PRESENT



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.