



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
SENIOR/COMMUNITY CENTER TASK FORCE
October 22, 2024 6:00 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – September 23, 2024
6. COMMUNICATIONS FROM THE PUBLIC
7. FOLLOWUP ITEMS FROM SEPTEMBER MEETING
 - A. Usage Metrics
 - B. Needs Assessment
8. SENIOR COMMUNITY CENTER LOCATION ANALYSIS
9. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



Charter Township of Meridian
Senior/Community Center Task Force
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Tuesday, September 24 2024 – Minutes

Members

Present: Scott Hendrickson, Patrick Malley, John Hood, Josh Robertson, LuAnn Maisner, Michele Steed and Steve Vagnozzi

Members

Absent: Suchir Nagisetty and Amanda Lick

Staff

Present: Interim Township Manager Timothy Schmitt, Deputy Township Manager Dan Opsommer and Parks and Recreation Director Courtney Wisinski

Others

Present: None

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the meeting to order and read the mission statement at 6:00pm.

2. PUBLIC REMARKS

Supervisor Hendrickson opened comments from the public at 6:04 pm.

Dave Ledebuhr, Township Resident, requested a closed session meeting with the VP of Development at CBL for the Meridian Mall to discuss other possible locations at the Mall.

Peggy Frisch, President Senior Center Advisory Board, suggested there should be more than one member of the senior center on the committee and concerned about the Chair being fair and uninfluenced.

Todd Quiring, Township Resident, had the following questions: Who was the consultant on the Younkers project? What Public Act and year was the appropriation from and what State Department is it going through?

Ellen Portnoy, Township Resident, requested focus be on the Senior Center rather than Community Center. Suggested there should be more than one member of the senior center on the committee and an independent facilitator be engaged.

Supervisor Hendrickson closed comments from the public at 6:13 pm.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER MAISNER TO APPROVE THE AGENDA. SUPPORTED BY MEMBER HOOD.
MOTION APPROVED 6-0.**

4. APPROVAL OF MEETING MINUTES

None.

5. COMMUNICATIONS FROM THE PUBLIC

None.

6. INTRODUCTIONS

Supervisor Hendrickson asked that each member of the committee introduce themselves.

LuAnn Maisner, previous Meridian Township Parks & Recreation Director for 20 years. In 2011, when the Okemos Community Education Director retired, they engaged the Meridian Township Parks and Recreation Director to oversee and manage the Meridian Senior Center.

Josh Robertson, Township resident for seven years, worked in the legislature for the Michigan House and Senate, and is currently an attorney.

Patrick Malley, Superintendent for Haslett Public Schools, looking forward to being a part of the process and gathering whatever information he can from the community.

Steve Vagnozzi, Township resident for 48 years, served on the Township Transportation Commissions, Okemos School Board, and is an active participant at the Senior Center for five years.

Michele Steed, Township resident for 37 years, was involved with the Nokomis Learning Center in its early days, Okemos Cares Program, and is now retired.

John Hood, Superintendent for Okemos Public Schools, starting his 29th year at Okemos Schools and as a former teacher and principal at Chippewa Middle School has had a chance to participate with the Senior Center.

Scott Hendrickson, Meridian Township Supervisor, has been serving since May. Prior to that, he has served as Township Trustee, Planning Commissioner, Zoning Board of Appeals and on the Local Officials Compensation Commission. He has been a resident since 2011.

7. SENIOR/COMMUNITY CENTER TASK FORCE HISTORY

Supervisor Hendrickson wanted to layout the mission and vision of the task force. The Supervisor has established the task force to fill a need. When the 2027-2028 school year is complete the existing Senior Center will be demolished as part of the Okemos Schools Bond Project. We need to find a place for the seniors to go and it is his hope that after the next six months, the task force will make two recommendations to the Township Board. First, a stand-alone Senior Center. Second, a joint Senior/Community Center. This timeline would allow for the Township Board to have two meetings to discuss the recommendations in advance of the deadline for August ballot language.

Interim Manager Schmitt presented the history of the Senior/Community Center Task Force. The project has been a goal of the Township Board for a couple of years. The original task force consisted of Treasurer

Deschaine, Community Planning & Development Director Schmitt, Director Massie, Former Parks and Recreation Director Maisner, Trustee Wilson, Former Township Manager Walsh, New Parks and Recreation Director Courtney Wisinski and the Senior Center Coordinator Cheri Wisdom. This group looked at potential sites and put out an RFP for facility design services. After review, decided to engage with Progressive for facility design.

The appropriation for the project came from the State of Michigan in the 2023-2024 Omnibus Bill through the Department of Health and Human Services. This is the seed money for the project and the Township Board set aside ARPA dollars to engage the design services from Progressive. The following five sites were investigated by the original committee for possible locations.

The Younkers site was primary site that had the most thorough analysis. It is a very large building and the Board voted to not proceed due to the costs to operate the facility. Member Vagnozzi requested the total dollar amount that was shared with the Board to operate and build out this facility be shared at the next task force meeting.

The site between the Post Office and the Central Fire Station was examined. The Township does own the site. This site does have small wetlands and is heavily wooded. There was a concern about taking down numerous trees.

Soccer fields at the Municipal Building were examined as a site and they are entirely within a flood plain. A site adjacent to the Nokomis site was reviewed, it is a small site with a small amount of available parking and some drainage issues. The property at Gaylord C. Smith Drive, in front of the Service Center, was not pursued further because it is near the railroad track and the parks department has other plans for the property.

Discussion of the lack of possible locations if we are to stay around the center of the community at the Grand River Avenue/Marsh Road intersection. Member Vagnozzi suggested we look into the possibility of the Foods for Living site along with the Nokomis site and the possibility of the senior center being on a separate site from the community center.

Superintendent Hood requested a need for the task force to have some guiding principles that are in line with the township's strategic plan. In addition, conversation with the seniors is needed on what activities/features they like about the existing Senior Center. The task force had discussion about how to facilitate this conversation and work to rebuild the trust with the senior community that was lost from the previous committee.

Superintendent Hood wanted to update the committee on the history as it relates to Okemos Public Schools. He stated Okemos Schools met with the seniors in 2022 to let them know that the existing Senior Center would be going away and that they have built in \$750,000 into the school bond to relocate the Senior Center on School District property. As Okemos Schools was scheduled to meet with the seniors about the potential new location, the Township became aware of the funding available from the State of Michigan. At that time, former Township Manager Walsh met with Superintendent Hood and asked that he "pause" the process on finding the seniors a new space in Okemos Schools.

Supervisor Hendrickson suggested the task force set the transparent guiding principles, suggested by Superintendent Hood, at the October task force meeting and two members of the task force be prepared to present those to the Township Board at their November 12th meeting for approval. In addition, he reviewed the financial history of the project. This includes a \$5 million grant from the State of Michigan, a \$750,000-\$1,000,000 grant from Slotkin's Office, which we should hear about in December, Ingham County has grant funding available, also looking at charitable contributions, Township has funds available in the Capital Project Fund, and the Community Services Millage that currently funds the Senior Center operating costs.

8. PROPOSED CALENDAR

Supervisor Hendrickson presented the draft calendar. Discussion was had to share the Parks and Recreation Master Plan and the Township Goals. He mentioned we have a webpage for the Senior/Community Center Task Force on the Township website. The task force also has an email address of: scctaskforce@meridian.mi.us. The schedule below was adopted; however the March date is during spring break week and may need to be amended in the future.

The Senior/Community Center Task Force is set to meet monthly, from September 2024 to March/April of 2025. Meetings are proposed to be at 6:00PM on each of the following dates:

- September 24, 2024
- October 22, 2024
- November 19, 2024
- December 10, 2024
- January 28, 2025
- February 25, 2025
- March 25, 2025
- April 8, 2025 (If needed)

The meetings will be held in the Town Hall Room of the Municipal Building at 5151 Marsh Road and will be televised on HOMTV.

Additionally, the Township Board has requested regular 'check ins' from the Task Force to discuss progress and keep everyone informed. The hope is to have two members of the Task Force present to the Township Board. Tentatively, these checks in are scheduled for:

- November 12, 2024
- January 7, 2025
- February 4, 2025
- March 4, 2025

Member Vagnozzi requested that Staff look to see if there are any other possible locations and bring those back to the next task force meeting in October.

9. NEXT MEETING DATE

October 22, 2024, 6:00pm-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

10. ADJOURNMENT

The meeting was adjourned at 7:22pm without objection.

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: Possible locations
Date: Friday, September 27, 2024 5:03:46 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I attended the first meeting of this task force. I strongly support a combined community and senior center over a single senior center. I also am intrigued by the possibility of the Foods For Living site, close to the trail system phase 1. Another recently vacated business, less ideal spot, is the Rite-Aid building.

Respectfully,
Bruce Peffers

[REDACTED] Okemos

From: [REDACTED]
To: [SCC Taskforce](#)
Cc: [REDACTED]
Subject: Needs assessment for a community center
Date: Tuesday, October 1, 2024 2:50:18 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello, Task Force--

Below is my rationale for recommending that a needs assessment focused solely on the needs, probable use, and financing before undertaking detailed planning for a community center or combined senior/community center. The center at Portage, Michigan, has often been cited as a worth model for us. Apparently, they originally were looking at a combined senior and community center, but after doing a needs assessment, they found that their residents had ample opportunities elsewhere (here it would be places like the YMCA, the MAC, Court One, Planet Fitness, etc.), so only a senior center was needed.

If the Task Force agrees, it would be most efficient to start the process as soon as possible.

Barb

From: Okelly, Barbara Ann
Sent: Tuesday, October 1, 2024 2:42 PM
To: board@meridian.mi.us <board@meridian.mi.us>
Cc: Margaret Frisch <[REDACTED]>; Ralph Frisch <[REDACTED]>; Steve Vagnozzi <[REDACTED]>; [REDACTED] <[REDACTED]>; jean mcdonald <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; Beth Ann Bechtel <[REDACTED]>; Courtney Wisinski <[REDACTED]>
Subject: Interpreting the results of the Community Survey

Greetings:

I would like to encourage the Township Board to be cautious in interpreting the results of the Community Survey. I say this based on the training for my Ph.D. and subsequently designing, conducting, and analyzing several large-scale surveys.

At one of the first "Listening Sessions" nearly a year ago, a question was asked about the planned methodology for the survey. Then-township manager Frank Walsh explained that a high return rate was not being sought, that the Board was primarily interested in hearing from those citizens who wanted to be actively engaged in the community and wanted their voices heard. This is a perfectly valid reason for conducting a survey, but the results should not be interpreted as accurately representing the whole community.

For example, from the Board Packet for the September 17 meeting, Building Inspection was rated below average by virtually every demographic group. Even though the number of respondents rating that service is probably small and not representative of Meridian Township's whole adult population, the Board certainly would be justified in taking a closer look at how whether the Building Inspection service needs to be improved.

But it seems that community-wide conclusions are being made on the basis of 392 completed surveys. If the sample size had been 500 households, 392 would be an acceptable return rate—nearly 80 percent. Eighty percent is an acceptable return rate when rigorous survey methods are used, and sound decisions can be made based on the results. From a sample of 2,000 households, though, 392 is a completion rate of less than 20 percent, not a satisfactory basis for important decisions.

On the other hand, although 70 percent of approximately 400 respondents said they would like and use a community center (if desired activities were offered), these 280 households are only 14 percent of the total sample. The other 86 percent had the opportunity to express a need for a community center and chose not to do so. And only 50 percent of the completers indicated a willingness to be taxed for a center—only about 10 percent of the sample. The actual feelings of our total township population may be more favorable than these low estimates, but building a multi-million dollar facility based on these dubious survey results does not seem prudent.

I will be urging the Senior/Community Center Task Force to undertake a rigorous needs assessment as soon as possible. If your approval is necessary for this expediture, I hope you will grant it without any delays.

I would be happy to discuss this further or answer any questions you may have. Thank you for your consideration.

Respectfully,

Barbara O'Kelly (she/her)

██████████.

Okemos, MI 48864

██████████

From: [REDACTED]
To: [SCC Taskforce](#)
Subject: Land ownership
Date: Tuesday, October 1, 2024 2:54:42 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello again--

I have been told that one requirement for using the \$5 million grant from the State of Michigan is that the facility be built on land owned by the township. I have search databases of state and federal law and also consulted with Cindy Masterson, who administers our grant for the state DHHS. I've found language indicating the land owner must be a non-profit entity, but nothing requiring ownership by the grantee. If the latter is the case, it would open up easier partnership possibilities with the Okemos or Haslett School Districts.

I would much appreciate the citation requiring grantee ownership if that is indeed the case.

Thanks!

Barb

Barbara O'Kelly (she/her)

[REDACTED]
Okemos, MI 48864
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [SCC Taskforce; Board](#)
Subject: Re: Grant to Meridian Charter Township for Senior Centers - 2024
Date: Thursday, October 3, 2024 12:01:23 PM

Thank you so much!

Barbara

From: Masterson, Cindy (DHHS) <[REDACTED]@gov>
Sent: Thursday, October 3, 2024 11:58 AM
To: Okelly, Barbara Ann <[REDACTED]>
Subject: RE: Grant to Meridian Charter Township for Senior Centers - 2024

I just realized I never received a response to your question. I did follow up with the team and we have reviewed the state and federal regulations and find no requirement that the township must own the building. However, while not statutorily required, ownership is considered a best practice and preferred to ensure the longevity of the state's investment. A renting or leasing agreement is possible but should be supported with analysis and justification, including why ownership is not possible or ideal. There are other projects using the Fiscal Recovery Funds that are remodeling facilities they do not own but are renting/leasing. Those grantees are encouraged to develop a long-term agreement to ensure the funds are being utilized as intended. Please let me know if you have any additional questions.

Cindy Masterson, Director
Operations & Aging Network Support Division
Bureau of Aging, Community Living, and Supports
Behavioral and Physical Health and Aging Services Administration
Michigan Department of Health and Human Services
400 S. Pine St
6th Floor
Lansing, MI 48913
517-245-3091 Cellphone
517-241-2345 Fax

From: Okelly, Barbara Ann <[REDACTED]>
Sent: Wednesday, August 21, 2024 4:23 PM
To: Masterson, Cindy (DHHS) <[REDACTED]@gov>
Subject: Re: Grant to Meridian Charter Township for Senior Centers - 2024

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Thanks, Cindy. I'm sorry to keep at this, but some members of the Board have actually lied to the community, for example about cost ("no additional millage; we can roll-over an existing millage) and options ("If you don't adopt this, there will be no

Senior Center." so I want to verify that we can't use part of an existing public school building unless that part of the school and its land is sold to the township. I'd like to be able to look up the governing statute or regulation.

Thanks again,
Barb

From: Masterson, Cindy (DHHS) <[REDACTED]>
Sent: Wednesday, August 21, 2024 7:40 AM
To: Okelly, Barbara Ann <[REDACTED]>
Subject: RE: Grant to Meridian Charter Township for Senior Centers - 2024

I will have to research your question. I'm not sure if you are asking if they must use an existing piece of property. Another project funded under the same statute bought an existing facility and the land where the facility was located using their funds and then provided us with the title to show ownership. It is possible that Meridian Township may either use an existing piece of property they own or chose to purchase either a new piece of land or an existing facility. It sounds like they are still researching their options.

Cindy Masterson, Director
Operations & Aging Network Support Division
Bureau of Aging, Community Living, and Supports
Behavioral and Physical Health and Aging Services Administration
Michigan Department of Health and Human Services
400 S. Pine St
6th Floor
Lansing, MI 48913
517-245-3091 Cellphone
517-241-2345 Fax

From: Okelly, Barbara Ann <[REDACTED]>
Sent: Tuesday, August 20, 2024 3:52 PM
To: Masterson, Cindy (DHHS) <[REDACTED]>
Subject: Re: Grant to Meridian Charter Township for Senior Centers - 2024

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My question is, does it have to be on land owned by the township? If so, where is that stated?

Barbara

From: Masterson, Cindy (DHHS) <[REDACTED]>
Sent: Tuesday, August 20, 2024 2:29 PM
To: Okelly, Barbara Ann <[REDACTED]>

Subject: RE: Grant to Meridian Charter Township for Senior Centers - 2024

There is no language that indicates it must be relocated to an existing facility. Here is the language that is in Public Act 119 of 2023, Sec. 558:

Sec. 558. (1) From the funds appropriated in part 1 for ARP - senior centers, the department shall allocate \$5,000,000.00 to a charter township with a population of between 40,000 and 50,000 in a county with a population of between 280,000 and 290,000 according to the most recent federal decennial census to construct a new senior and community center.

It is my understanding they can renovate an existing facility or construct a new one.

Cindy Masterson, Director
Operations & Aging Network Support Division
Bureau of Aging, Community Living, and Supports
Behavioral and Physical Health and Aging Services Administration
Michigan Department of Health and Human Services
400 S. Pine St
6th Floor
Lansing, MI 48913
517-245-3091 Cellphone
517-241-2345 Fax

From: Okelly, Barbara Ann <[REDACTED]>
Sent: Thursday, August 15, 2024 4:35 PM
To: Masterson, Cindy (DHHS) <[REDACTED]>
Subject: Re: Grant to Meridian Charter Township for Senior Centers - 2024

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Hello, Cindy--

Thank you for your prompt reply to my email.

On Thursday night, August 8, the Meridian Township Board defeated a motion to put a 1.196 millage request on the November ballot to fund purchase and maintenance of a community/senior center in vacant space in the Meridian Mall. The Task Force that developed that plan was disbanded on Monday, August 13. A new group is being formed to develop a different plan, and I expect to be part of the process.

A portion of the "*Fiscal Recovery Fund – Senior Center Program –Charter Township of Meridian – 2.22 Strong Healthy Communities: Neighborhood Features that Promote Health and Safety*" reads,

The Senior Center Program is to assist the Charter Township of Meridian with the funding to relocate an existing senior center to another existing building that will be updated, and the footprint of the structure will be increased. The Charter Township of Meridian will be expected to coordinate, not to supplant, funding with other partners, Agency local office, and other SLFRF funding.

The purpose of my inquiry is to document the ownership requirements for "another existing building....." As you know, the Senior Center is currently located in Chippewa Middle School, which is being demolished and rebuilt, and the Okemos Public Schools have been a partner in the Senior Center program since its inception. We would like to explore continuing this partnership, perhaps by relocating to space in another OPS building. Thus I am seeking the section of Michigan Compiled Laws or other source for direction on the required property ownership.

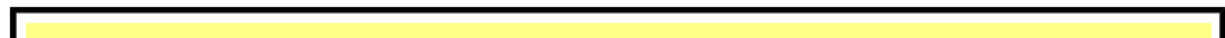
Barbara

From: Masterson, Cindy (DHHS) <[REDACTED]>
Sent: Thursday, August 15, 2024 7:01 AM
To: Okelly, Barbara Ann <[REDACTED]>
Cc: [REDACTED]; [REDACTED]
<[REDACTED]>
Subject: RE: Grant to Meridian Charter Township for Senior Centers - 2024

Good morning. Meridian Township has not identified the final location of the new senior center. They have been holding public meetings regarding the current proposed location which is the old Younkers Store within Meridian Mall. If they decide to build a new center and not use the existing Younkers site, the property location will need to be identified. We are working with Meridian Township to get an update on where they are in the process. Please let me know if you have any additional questions.

Cindy Masterson, Director
Operations & Aging Network Support Division
Bureau of Aging, Community Living, and Supports
Behavioral and Physical Health and Aging Services Administration
Michigan Department of Health and Human Services
400 S. Pine St
6th Floor
Lansing, MI 48913
517-245-3091 Cellphone
517-241-2345 Fax

From: Okelly, Barbara Ann <[REDACTED]>
Sent: Wednesday, August 14, 2024 4:18 PM
To: Masterson, Cindy (DHHS) <[REDACTED]>
Cc: [REDACTED]; [REDACTED]
Subject: Grant to Meridian Charter Township for Senior Centers - 2024



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Dear Cindy,

I am a member of the Meridian Senior Center Advisory Board and am working with the township to implement the grant referenced below. I have looked at the agreement and several other documents supplied by the township manager, but I haven't found anything regarding the ownership of the property housing the new senior and/or community center. Can you steer me to the right document/section?

Thank you,
Barbara

*Agreement #: E20245157-00
Grant Agreement Between
Michigan Department of Health and Human Services
hereinafter referred to as the "Department"
and
Charter Township of Meridian
5151 Marsh Rd
Okemos MI 48864
Federal I.D.#: 38-6007712, Unique Entity Identifier: XLKLQ71MQMZ8
hereinafter referred to as the "Grantee"
for
Senior Centers - 2024*

Barbara O'Kelly (she/her)

██████████
Okemos, MI 48864
██████████



To: Senior/Community Center Task Force

From: Timothy R. Schmitt, *AICP*, Interim Township Manager and Community Planning and Development Director

Date: October 18, 2024

Re: Senior/Community Center Task Force Meeting Follow Up Items

At the September meeting of the Senior Community Center Task Force, there were some items that Staff stated that we would follow up on, in addition to the larger conversation about the facility location discussion.

Youngers Construction costs – This item was discussed with the Township Board in August and there was a great deal of detail in terms of what the various parts would cost. Our final construction estimate was just shy of twenty five million dollars. Operations were estimated to cost just shy of two million dollars annually, which included appropriate capital planning for longer term maintenance items.

Senior Center usage – Please see the attached memo from Parks and Recreation Director Wisinski for information about the usage of the current senior center and additional information about other senior programs in the community.

Email distribution list – The email distribution list that the Township’s IT department set up works and we have included correspondence in this packet. Staff would like to confirm that this method of information sharing works or if the Task Force would prefer we forward the messages as they come in.

Needs Assessment – Staff will be prepared to discuss this at the meeting, as we are still gathering information and would like to have the most accurate information possible for the Task Force to consider.





To: Senior and Community Task Force Members

From: Tim Schmitt, Interim Township Manager and Courtney Wisinski, Director of Parks and Recreation

Date: October 15, 2024

Re: Senior and Community Participation Metrics

Per the request of the Task Force, staff has collected and synthesized membership and usage metrics from the current Meridian Senior Center as well as three other 55+ Fitness Groups within the Parks and Recreation Department. The following metrics are based on the best information available.

Meridian Senior Center:

There are currently 383 members of the Meridian Senior Center. Of the 383 members, there are 208 active members. For purposes of this memo, active members are defined as having participated in at least one activity in the 2024 calendar year. The 208 active members participated in over 4,000 activities from January through September 2024. Activities can include arts/crafts, special events, educational events, fitness/exercise, games, health and wellness, library, resource sharing, off site events and others.

Membership declined temporarily as a result of the pandemic, but the membership is increasing steadily. There were 483 members in 2019 and 238 members in 2023. Ninety-seven new members have joined since June 2023.

Other 55+ Fitness Groups:

There are three groups that are predominantly 55 years of age or older participating in activities that are outside of Meridian Senior Center activities. The 55+ Fitness Group is comprised of 30-45 regular attendees. The group meets three days per week and perform a variety of low-impact exercises. The group uses Meridian's outdoor pavilions during the summer, and they move to the Meridian Mall during the winter months.

The Towner Road Pickleball and Hillbrook Pickleball Groups meet Monday through Friday from April to November and consist of approximately 80 daily players between the two courts. The members of these groups have expressed great interest in indoor pickleball courts.



To: Task Force Members

From: Dan Opsommer, Deputy Township Manager
Director of Public Works & Engineering

Date: October 18, 2024

Re: Prospective Sites

At the first Task Force meeting, members requested that Township staff provide a list of all viable sites. Below you will find a list of prospective sites with a narrative for each site that goes through the various pros and cons that are presently known.

Township staff have discussed leasing land and/or facilities, and this is something that we do not want to pursue. With the amount of funding that we are discussing investing in a property, it would not be wise to lease the land and/or building/s. At some point in time, leasing would create a situation where a building is being demolished or the property owner wishes to terminate the lease, and the Township is left in limbo to find a new site for a facility and loses all of capital investments we have made to the site, which is tens of millions of dollars.

From a financial standpoint, it is also more costly to lease in the long-term as the rent payments and association fees will never cease. Whereas, if we purchase a property outright, or use a property that the Township currently owns, we will have no rent costs or association fees to pay.

Additionally, leasing comes with many challenges in terms of the upkeep and maintenance of the facility and grounds. For example, if we require the landlord to be responsible for grounds maintenance, parking lots, or other maintenance, we typically find ourselves in a situation where we are unable to address complaints from residents about the condition of these components of the facility if the landlord is unresponsive. This could be uneven sidewalks, potholes, failure to plow snow in a timely manner, failure to salt sidewalks, etc.

Conversely, if the Township is responsible for all maintenance, we could be put in a situation where we repave the parking lot, or install a new roof, only to have the landlord seek to terminate the lease on us well before those assets reach the end of their useful life. We would also likely be required to pay association fees for these services we are providing.

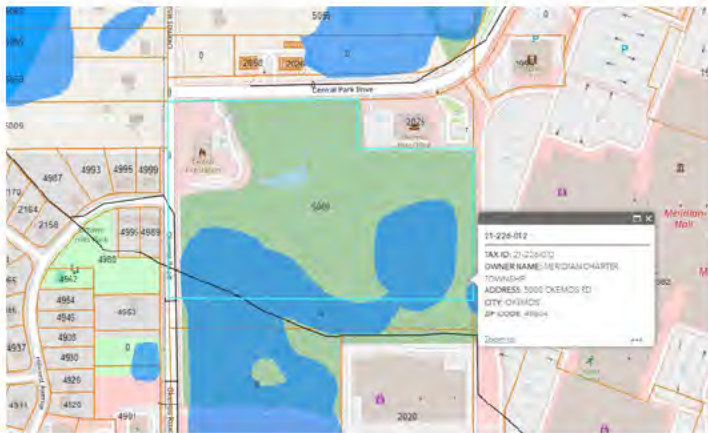
Meridian Township Central Fire Station, 5000 Okemos Rd, Okemos, MI 48864

This is the most flexible site in terms of what we can construct that does not require land acquisition.

We have about 10 acres of upland that we could build on. We could build a senior & community center, or a standalone senior center on this site. We could also build a standalone senior center on this site in a manner that allows for an addition to be built in the future to add a community center to the existing senior center.

Prospective Sites

Page 2



The building would front on Central Park Dr, not on Okemos Rd. However, it is possible that we could have entrances/exits on Central Park Dr, Okemos Rd, and a connection to the Meridian Mall. A connection to the Meridian Mall would likely be necessary for having the center on CATA bus routes in this area. This site is not on an existing CATA bus route, but it likely could be. We have started exploring this question with CATA early in the process to get the task force a definitive answer. It appears that it would be doable so long as we construct a drive that connects to the Mall's service drive at the eastern property boundary and construct the Township's service drives and parking lot to be able to accommodate the weight load and turning radius of CATA's buses. It would likely be a question of which routes. The routes that may be able to serve this site includes 1, 22, 23, and 48.

One of the benefits of this site is that it would be very homogenous with the other Township facilities located on Central Park Dr between Okemos Rd and Marsh Rd: Central Fire Station, Central Park South, Large Dog Park, Marketplace on the Green, Central Park, Historical Village, and the Municipal Complex. Constructing a center on this site would allow it to be used as part of the Celebrate Meridian festivities. For example, it could serve as a cooling center and to host other indoor activities.

There is also a 6" water main that dead ends on this site and is in an ideal location for extending it into the campus.

Former Younkers Store, 1982 W Grand River Ave, Okemos, MI 48864

This anchor store on the east side of the Meridian Mall, which was last occupied by Younkers, is the only site that would allow for the reuse of an existing building. Due to the square footage of the existing building (i.e. 95,000 sf), it would be a senior & community center.

This site received the most thorough vetting of any site listed in this memo. There are floor plans for renovating the existing building and constructing a senior & community center. After the first Task Force took in public input and put the designs together, Township staff created a budget to determine how much it would cost to operate the prospective facility. We also obtained construction estimates that were provided to us by our consultant.

One of the cons of this site is the total square footage of the existing structure. This would allow for future growth of a senior & community center, which is a positive. However, it would also come with the costs of heating, cooling and maintaining that additional square footage in the interim.

Prospective Sites

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The existing building is 95,000 square feet. Under the plans that were developed, once renovated, the building would have been reduced to 78,360 sf with 44,230 sf being finished space. Most of the remaining unfinished square footage on the first floor (i.e. 7,930 sf) would likely be needed for storage as there would be a lot of supplies that need to be stored on site. The second floor would be reduced to 26,200 sf of unfinished space that could be used to expand the facility at a later date.

The Township Board ultimately opted not to proceed with a millage proposal on the November 2024 ballot. The current floor plans have already been optimized to the greatest extent possible as the location of the existing elevators and where the majority of the parking spaces are located (i.e. on the south side of the building) dictates where the senior center and gymnasium need to be located. This leaves very little remaining flexibility on the floor plan. The current plans are attached to this cover memorandum.

If we revisit this proposal, we will need to add some additional office space for new staff members.

This site would be on CATA routes 1, 22, 23, and 48.

Meridian Township Municipal Complex, 5151 Marsh Rd, Okemos, MI 48864

There are two sites that the Township explored within the Municipal Complex.

The soccer and recreation fields immediately west of the Central Park Pavilion, which comprise about 1.97 acres. If these fields were built on, we would have to find additional land to replace these fields as we are already in need of additional sports recreation facilities. It will be a challenge to find additional land to replace these fields. Efforts have been made unsuccessfully to identify land that could be used for new and/or additional sports recreation facilities.



The other challenges we have with this site are the wetlands that surround it to the south, west and north. These wetlands are protected under Meridian Township's Code of Ordinances and under state law. The wetland buffers would further limit buildable space.

Lastly, there is a sanitary sewer lift station and a 2" force main on the west side of the Central Park Pavilion that currently serves the bathrooms for the Central Park Pavilion, Historical Village, and Nokomis Center. The lift station would need to be reconstructed and the force main would need to

Prospective Sites

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be replaced with a larger diameter main to serve an additional facility. This would likely cost over \$ 2-\$3 million. The pavilion itself, could be difficult to plan around.

If the challenges outlined above could be overcome, it's possible that you could construct a senior center on this site. This site would not be big enough to construct a senior & community center.

The area near the Nokomis Center was the other site, which comprises about 1.05 acre. The Nokomis Center has a 99-year lease with the Township that was signed on November 5, 1989. The lease does allow for either party to terminate the lease on an annual basis, but the Township would not want to displace the Nokomis Center by terminating the lease.

The land lease covers this area:



It is possible that the Township work with the Nokomis Center to reduce the leased area in order to construct a senior center between the existing Nokomis Center and Marsh Rd, but this would take an unknown amount of time to negotiate and the grant from the state of Michigan does require us to expend 100% of the funds by December 31, 2026. Additionally, the Nokomis Center has mentioned building an addition to the current building. This site would not be big enough to construct a senior & community center. It could only support a senior center.

If we built on this site, we would likely make new connections to water and sanitary sewer on Marsh Rd, rather than connecting to the existing 2" force main and lift station.

The Municipal Complex is on CATA routes 22, 23, and 48, and is in walking distance to route 1.

Wardcliff Elementary, 5150 Wardcliff Dr, East Lansing, MI 48823

This site is owned by Okemos Public Schools. It is centrally located north-to-south but is located on the western edge of the Township.

We could build a senior & community center, or a standalone senior center on this site. We could also build a standalone senior center on this site in a manner that allows for an addition to be built in the future to add a community center to the existing senior center.

Prospective Sites
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The site does have 4 sports fields that are currently used for recreation programming. If these fields were built on, we would have to find additional land to replace these fields as we are already in need of additional sports recreation facilities.

That said, we believe you could building a senior & community center without having to build on the existing recreation fields. The site, not counting the 4 existing recreation facilities, includes 6.5 acres.

While this site is not directly on a bus route, it is about a ¼ mile walk to CATA Routes 1 and 48 on Grand River Ave.

5280 Okemos Rd, Okemos, MI 48864

This 1.7-acre site is located at the northeast corner of Okemos Rd and Gaylord C Smith Ct. The Township acquired this parcel with the intent of constructing a trailhead for the MSU to Lake Lansing Trail. However, the Township has not started any work on developing the site.

We could only construct a senior center on this site. The site is not large enough for a senior & community center.



One unique benefit of using this site would be that we could house the trailhead within the senior center. This would give users of the MSU to Lake Lansing Trail a place to seek shelter from a storm, cool off or warm up, take a bathroom break, refill their water, etc. The trailhead component of the facility could be separated from the senior center using a swipe access system.

Prospective Sites

Page 6

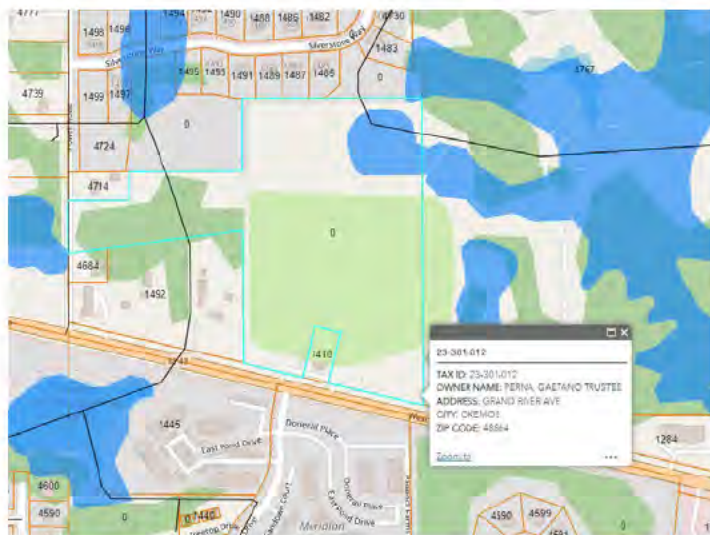
One con of this location is that it is adjacent to the CN railroad tracks. The Township does have a fairly robust plan to implement a railroad quiet zone on the CN railroad, but it would require approximately \$750,000 to install constant warning time circuitry at three railroad crossings, as well as some additional infrastructure that would likely fall under \$100,000 in cost.

It's possible, but highly unlikely, that this site could be added to a CATA route. There are no existing CATA route that go near this site.

1410 Grand River Ave, Okemos, MI 48864

This 20.99-acre site is currently being used as a driving range. The site is centrally located north-to-south, but it is on the eastern edge of the developed portion of the Township. That said, it is centrally located if we don't factor in where the population centers are. If you're simply looking at the Township's borders, it is centrally located.

This is the most flexible site in terms of constructing a senior center or senior & community center as it is just shy of 21 acres. There is a wetland in the northeast corner of the site.



The land would have to be acquired, and it is currently listed on the market for \$4.5 million.

Given the current use of the land, it would be wise to take some soil borings to determine what would have to be done to build on the site.

MDOT may require a deceleration lane be added to Grand River Ave, which we would have to pay for.

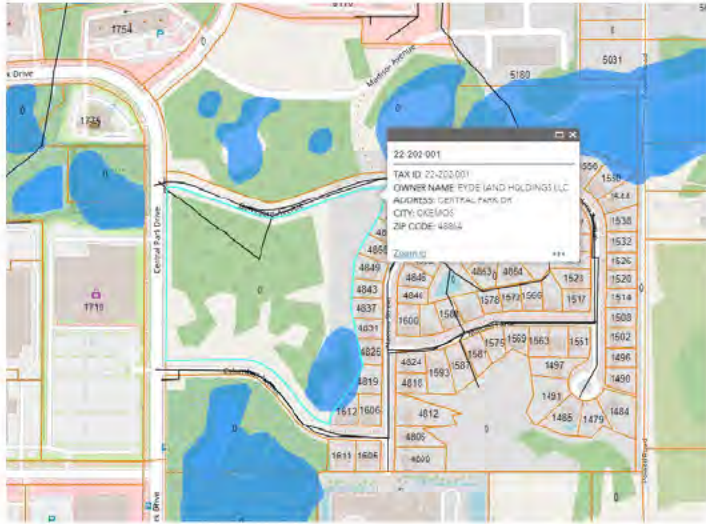
This site is on CATA route 48. It is highly unlikely that CATA would be willing to extend Route 1 this far down the Grand River Ave corridor as it would significantly impact their route frequency (i.e. how frequently buses arrive at each bus stop).

Parcel # 22-202-001 on Central Park Dr (between Columbus Ave and Belvedere Ave)

Prospective Sites Page 7

This site would have to be acquired. We could build a senior & community center, or a standalone senior center on this site. We could also build a standalone senior center on this site in a manner that allows for an addition to be built in the future to add a community center to the existing senior center.

We have enough acreage to build it out by Central Park Dr and maintain a healthy buffer with the adjacent neighborhood. We would have about 7.33 acres to build on while maintaining a buffer that is 150-200 feet wide.



Given the current use of the land, it may be wise to take some soil borings to determine what would have to be done to build on the site.

This site is on CATA's route 48. It's possible that it could be added to route 1, 22 or 23, but it would impact CATA's route frequency (i.e. how frequently buses arrive at each bus stop) significantly enough that we believe this would be unlikely. If the Task Force would like us to, we can explore this question before the next Task Force meeting.

1492 Grand River Ave, Okemos, MI 48864

This 5.53-acre site would have to be acquired. It is currently on the market for \$1.35 million.

We could build a senior & community center, or a standalone senior center on this site. We could also build a standalone senior center on this site in a manner that allows for an addition to be built in the future to add a community center to the existing senior center.



Given the current use of the land, it may be wise to take some soil borings to determine what would have to be done to build on the site.

This site is on CATA's route 48. It's possible that it could be added to route 1, 22 or 23, but it would impact CATA's route frequency (i.e. how frequently buses arrive at each bus stop) significantly enough that we believe this would be unlikely. If the Task Force would like us to, we can explore this question before the next Task Force meeting.

1510 W Grand River Ave, Okemos, MI 48864

This 8.953-acre site would have to be acquired. It is currently on the market for \$2.25 million. We could build a senior & community center, or a standalone senior center on this site. We could also build a standalone senior center on this site in a manner that allows for an addition to be built in the future to add a community center to the existing senior center.



Given the current use of the land, it may be wise to take some soil borings to determine what would have to be done to build on the site.

This site is on CATA's route 48. It's possible that it could be added to route 1, 22 or 23, but it would impact CATA's route frequency (i.e. how frequently buses arrive at each bus stop) significantly enough that we believe this would be unlikely. If the Task Force would like us to, we can explore this question before the next Task Force meeting.

Surface Parking and Undeveloped Sites around the Meridian Mall

These sites would not be viable due to a number of issues:

- We would encounter significant issues with the pervious to impervious ratio for the Meridian Mall if we take any of their green space away as the mall would fall out of compliance with the Township's approval for their site. This would require a land swap that would take too much time to work through as it relates to our deadline to expend 100% of the fund for the state grant by December 31, 2026.
- We would encounter significant issues in getting the Ingham County Drain Commissioner's Office to approve our development as Meridian Mall area already has insufficient storm water infrastructure.
- Many of the anchor stores have clauses in their lease agreements to protect the existing parking lots from being built on.

Attachments:

1. Current plans for the former Younkers Store, 1982 W Grand River Ave, Okemos, MI 48864

CONCEPTUAL DESIGN STUDY Meridian Township Community / Senior Center



Executive Summary

This project brief is a synopsis of the programming, conceptual design and project cost estimate for the new Community / Senior Center for Meridian Township.

With no existing community center in Meridian Township, and a senior center currently located in a public school building that is scheduled to be demolished in the next four years, the township has the need for a vibrant community center that can provide space for all residents. A Task Force was established to evaluate the potential for the new Community and Senior Center.

The purpose of this study is to establish a design concept and opinion of probable project cost based on programming interviews and community needs.

PROJECT HIGHLIGHTS

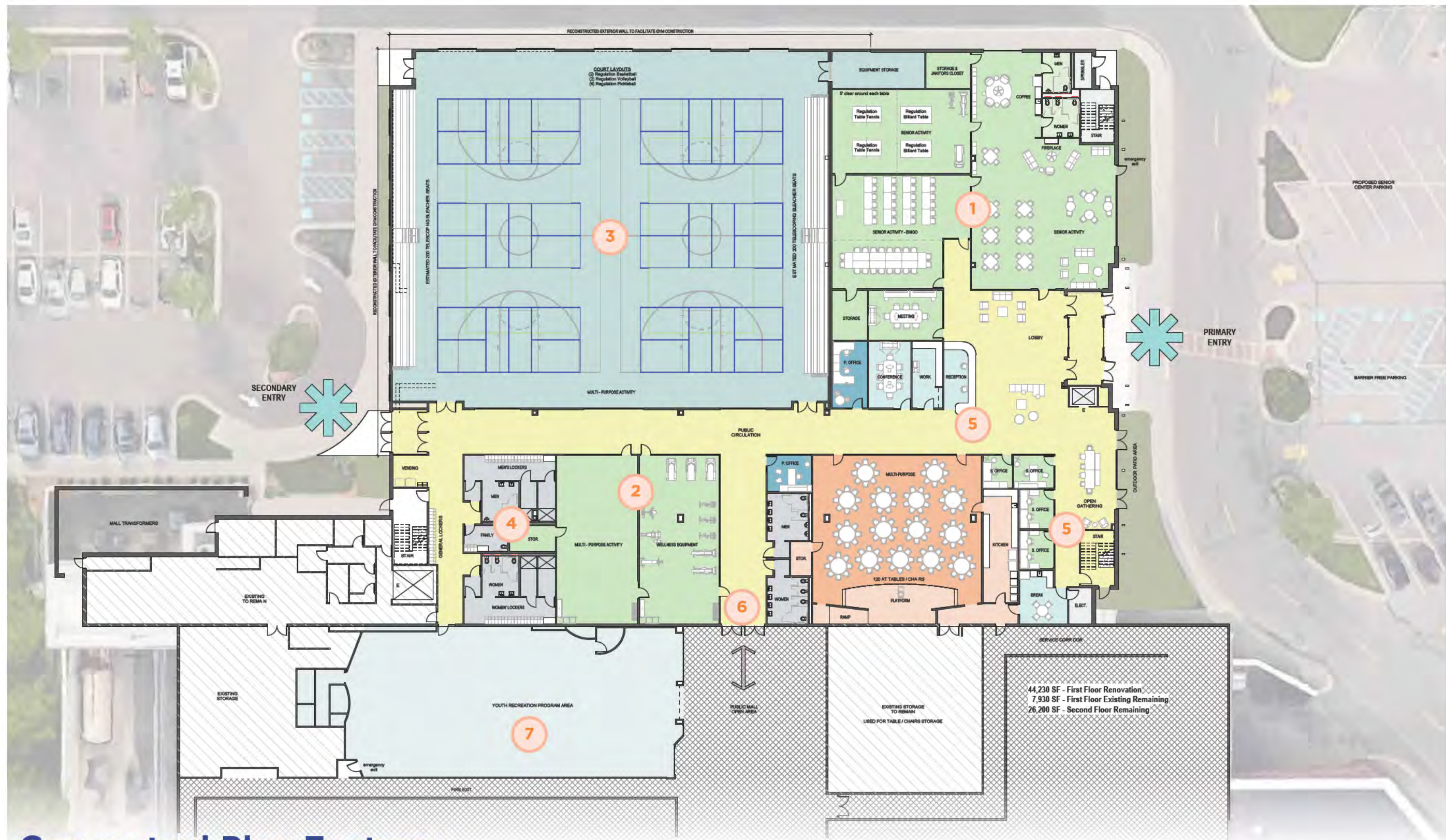
- The proposed program outlines the spaces needed to operate a Community / Senior Center as outlined by the project task force.
- The proposed plan creates opportunities for exclusively age specific activities and gatherings as well as all age activities.
- A goal of the building concept is to reuse a significant community asset by reimagining a now closed anchor store in the Meridian Mall.
- The proposed concept plan will create an environment of purpose-driven spaces, allowing seniors and the community to maximize use and investment.



Proposed Building Program

Greeting, Reception				2,355
Vestibule (Main Entry)	1 @	320 s.f. =	320 s.f.	320
Vestibule (Secondary Entry)	1 @	150 s.f. =	150 s.f.	150
Lobby	1 @	1,600 s.f. =	1,600 s.f.	1,600
Vending	1 @	120 s.f. =	120 s.f.	120
Reception Desk / Work Station	1 @	165 s.f. =	165 s.f.	165
Administrative Offices				1,055
Enclosed Parks Offices	1 @	150 s.f. =	150 s.f.	150
Enclosed Parks Office (shared office space)	1 @	220 s.f. =	220 s.f.	220
Conference Room (8) people	1 @	270 s.f. =	270 s.f.	270
Work / Copy Room	1 @	190 s.f. =	190 s.f.	190
Break Room with Kitchenette	1 @	225 s.f. =	225 s.f.	225
Activity and Meeting Rooms				10,550
Multi-Purpose Room for 120 (At tables and chairs on a flat floor)	1 @	2,170 s.f. =	2,170 s.f.	2,170
Raised Platform	1 @	340 s.f. =	340 s.f.	340
Ramp / Steps	1 @	120 s.f. =	120 s.f.	120
Table / Chair Storage	1 @	300 s.f. =	300 s.f.	300
Warming Kitchen	1 @	375 s.f. =	375 s.f.	375
Multi-Purpose Room for 120 (folding partitions allowing for 20/40/60 people)	1 @	2,050 s.f. =	2,050 s.f.	2,050
Table / Chair Storage	1 @	195 s.f. =	195 s.f.	195
Youth Recreation Program Area	1 @	5,000 s.f. =	5,000 s.f.	5,000
Senior Focused Area				6,345
Seniors Activity Room	1 @	1,500 s.f. =	1,500 s.f.	1,500
Hospitality / Self-Serve Coffee	1 @	450 s.f. =	450 s.f.	450
Fireside Seating Area	1 @	575 s.f. =	575 s.f.	575
Billiards & Table Tennis Room	1 @	1,100 s.f. =	1,100 s.f.	1,100
Bingo / Secondary Activity Room (folding partition to split room)	1 @	1,350 s.f. =	1,350 s.f.	1,350
Small Group Meeting Room	1 @	320 s.f. =	320 s.f.	320
Equipment Storage	1 @	150 s.f. =	150 s.f.	150
Enclosed Senior Center Office	1 @	90 s.f. =	90 s.f.	90
Enclosed Senior Center Office	1 @	125 s.f. =	125 s.f.	125
Enclosed Senior Office (shared office space)	1 @	250 s.f. =	250 s.f.	250
Equipment Storage	1 @	150 s.f. =	150 s.f.	150
Senior Women's Toilet Room	1 @	160 s.f. =	160 s.f.	160
Senior Men's Toilet Room	1 @	125 s.f. =	125 s.f.	125
Senior Focused Wellness				2,715
Multi-Purpose Activity Room	1 @	1,300 s.f. =	1,300 s.f.	1,300
Wellness Equipment Room	1 @	1,300 s.f. =	1,300 s.f.	1,300
Storage	1 @	115 s.f. =	115 s.f.	115
Multi-Sport Gym for all Ages				14,815
Open Court Area (2 Full Court Basketball, 2 Volleyball, 6 Pickleball)	1 @	14,555 s.f. =	14,555 s.f.	14,555
Includes areas for spectator seating on bleachers				
Equipment Storage	1 @	260 s.f. =	260 s.f.	260
Building Support				11,710
Women's Changing / Locker Room	1 @	500 s.f. =	500 s.f.	500
Men's Changing / Locker Room	1 @	500 s.f. =	500 s.f.	500
Family Toilet / Changing	1 @	110 s.f. =	110 s.f.	110
Public Lockers	1 @	200 s.f. =	200 s.f.	200
Women's Toilet Room	1 @	200 s.f. =	200 s.f.	200
Men's Toilet Room	1 @	200 s.f. =	200 s.f.	200
Public Circulation	1 @	6,000 s.f. =	6,000 s.f.	6,000
Elevator & Stairs	1 @	4,000 s.f. =	4,000 s.f.	4,000
Program Area Sub-Totals				34,730
Factor for Walls				9,500
Total Program Area				44,230





Conceptual Plan Features

1. SENIOR SPECIFIC ACTIVITY, SEATING AND REFRESHMENT AREA INCLUDING: BILLIARDS & TABLE TENNIS, BINGO, SELF SERVE COFFEE, FIRESIDE SEATING
2. SENIOR SPECIFIC OPEN ACTIVITY AREA FOR WELLNESS CLASSES AND LOW IMPACT FITNESS EQUIPMENT
3. ALL AGE GYM WITH SPECTATOR SEATING AND ROOM TO INCLUDE: (6) PICKLEBALL COURTS, (2) VOLLEYBALL COURTS, (2) BASKETBALL COURTS
4. MEN'S, WOMEN'S AND FAMILY CHANGING ROOMS WITH TOILETS, SINKS, LOCKERS AND SHOWERS
5. RECEPTION, CONFERENCE AND FLEXIBLE ENCLOSED OFFICES
6. ACCESS TO EXISTING MERIDIAN MALL INTERIOR SPACES
7. AREA FOR YOUTH RECREATION PROGRAMS

44,230 SF - First Floor Renovation
 7,930 SF - First Floor Existing Remaining
 26,200 SF - Second Floor Remaining



CONCEPTUAL VIEW OF MAIN ENTRY



CONCEPTUAL VIEW OF MAIN ENTRY



CONCEPTUAL VIEW OF WALL ALONG MARSH ROAD



**CONCEPTUAL VIEW OF THE LOBBY
JUST INSIDE THE MAIN ENTRY**



**CONCEPTUAL VIEW OF THE LOBBY
FROM SENIOR CENTER OFFICES**



CONCEPTUAL VIEW OF THE LOBBY AND SENIOR CENTER AREA FROM THE RECEPTION DESK