

-
1. CALL MEETING TO ORDER
 2. ROLL CALL
 3. MISSION: set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.
 4. APPROVAL OF AGENDA
 5. CONSENT AGENDA
 - A. Minutes –Meeting February 3, 2022
 - B. Development Projects
 6. PUBLIC REMARKS
 7. NEW BUSINESS
 - A. 1655 Haslett Road- Raby Road Demolition Project MRF Request
 - B. Village of Okemos LLC, Meridian Redevelopment Request not to exceed \$1.25M
 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. April 7, 2022, 7:30am
 13. 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



Charter Township of Meridian
Meridian Economic Development Corporation (EDC)
5151 Marsh Road, Okemos, MI 48864
Tuesday, February 15, 2022- Minutes -DRAFT

Members

Present: Manager Frank Walsh, Chair Kim Thompson, Adam Carlson, Treasurer Phil Deschaine, Vice Chair Brenda Chapman, Shawn Dunham, and Dave Ledebuhr

Members

Absent: Trustee Kathy Sundland, Tom Conway, and Henry Kwok

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, Trustee Patricia Herring Jackson, and Eric Helzer, Advanced Redevelopment Solutions

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order at 7:30 am.

2. APPROVAL OF THE AGENDA

MOTION BY MEMBER CARLSON TO APPROVE THE AGENDA. SUPPORTED BY MEMBER CHAPMAN. MOTION PASSES 6-0.

3. CONSENT AGENDA

- a. Minutes-December 2, 2021
- b. Financial Report
- c. Development Projects

MOTION BY MEMBER CARLSON TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 6-0.

4. PUBLIC REMARKS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

a. Village of Okemos, LLC Redevelopment Fund Request No. 2

The EDC met to review the completeness of the Village of Okemos, LLC Meridian Redevelopment Fund (MRF) request. Eric Helzer, Advanced Redevelopment Solutions discussed the request. The \$3.86 million request is primarily for infrastructure improvements on Clinton Street, Hamilton Road, Methodist Street and Ardmore Avenue. In addition to the MRF, there are a variety of other funding/approval agreements for the project including EGLE, Township Site Plan, Township Brownfield Authority, and Michigan Economic Development Corporation. Pending those approvals, a construction schedule was reviewed with a June 2022 start date and a fall 2024 completion date. Mr. Helzer suggested to use the Downtown Development Authority TIF funds, if needed for the project.

Manager Walsh discussed that the MRF only has \$2 million to support both the Village of Okemos and Haslett Village Square projects. In addition, given the current economic climate, wondering if the Township should be requiring commercial space for project. He suggested that the DDA TIF funds should be used for this project and that the committee will have to work through these issues.

MOTION BY MEMBER DUNHAM TO SUPPORT THE VILLAGE OF OKEMOS, LLC NO. 2 REDEVELOPMENT FUND REQUEST AND REQUEST THE TOWNSHIP SUPERVISOR TO APPOINT TWO TOWNSHIP TRUSTEES TO THE VILLAGE OF OKEMOS, LLC REDEVELOPMENT FUND PROJECT REQUEST FOR REVIEW COMMITTEE. SUPPORTED BY MEMBER CARLSON. MOTION PASSES 6-0.

7. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- March 3, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:13am.

Amber Clark
Neighborhoods & Economic
Development Director
Meridian Township
Economic Development and Projects
March 2022

New Businesses Opening/Relocating

- Meet Sweet Bakery & Tea 1754 Central Park Drive
- GymKind Academy 1982 W Grand River Meridian Mall

Under Construction

- | | |
|------------------------------|----------------------|
| • Haslett Marathon | 1619 Haslett Road |
| • Fedewa Condos | Chief Okemos Circle |
| • Copper Creek | Haslett Road |
| • Joe's on Jolly | 2360 Jolly Road |
| • Veterinarian Clinic | 4737 Marsh Road |
| • Buddy's Pizza | 2010 Grand River Ave |
| • Sparrow 24 Hr Emergency Rm | 2446 Jolly Road |
| • Silverstone Estates | Powell Road |
| • Woodward Way | Sirhal Drive |

Approved/Not Commenced

- New* Car Wash 2703 E Grand River Ave
- New* Consumers Credit Union 2775 E Grand River
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Pine Village 1673 Haslett Road Commercial /Residential development *Approved Meridian Township Brownfield Plan –*
- Village of Okemos 4661 Okemos Road Commercial/Residential development *Approved EGLE Brownfield, Meridian Redevelopment Fund*

Ribbon Cuttings:

Buddy's Pizza- April TBD
Veterinarian Clinic "Evergreen" Clinic –May
Nothing Bundt Cakes- TBD Spring

Joes on Jolly-TBD Fall Opening

Other Township Happenings:

- Okemos Bridge Construction project underway November 2022 Completion
- MDOT Grand River M-43 Construction could start as early as April 2022 with the intersection of Okemos Road and Grand River Closed

Closings:

- Outback Steakhous

To: Economic Development Corporation Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: March 3, 2022
Re: 1655 Haslett Road-Raby Road Demolition Meridian Redevelopment Fund Request

The Economic Development Corporation of Meridian Township is authorized as an advisory committee to review an application to the Meridian Redevelopment Fund for completion and integrity for the use of the public funds. The Meridian Redevelopment fund is a fund created to support the redevelopment of the Potential Intensity Change Areas or PICAs as described in our masterplan. The redevelopment of what we refer to as the Haslett or Okemos PICA's is a priority for the Township to remove blight, increase the property tax base, provide a thriving commercial corridor, support a walkable community, and enhance our natural spaces.

The action for the EDC today is to review the attached checklist provided by the Neighborhoods & Economic Development Director for completion. Should the EDC board find the application in good order, the EDC under the MRF program may decide to recommend to the Township Supervisor the appointment of two (2) Township board trustees to serve with the executive committee of the EDC; the EDC Chair, Vice-Chair, and Secretary. The Subcommittee will hold a public meeting(s) to review the application for approval or denial to the EDC as a recommendation to the Township board.

Based on an approval recommendation from the Meridian EDC, the Township Board will assess the public purpose of a project and, if approved, hold a public hearing to consider an MRF application. The Township Board will ultimately decide to approve or deny a funding request. The Township Board may decide to approve or deny an MRF application over the course of multiple meetings.

***Recommended Motion:* Move to support the 1655 Haslett Road- Raby Road Demolition project through the use of the Meridian Redevelopment Fund and request the Township Supervisor to appoint two Township Trustees to the 1655 Haslett Road -Raby Road Demolition project for review.**

- If zoning changes are requested or if the project will involve the taking of private property, then the appropriate local public agency (i.e. planning commission) must be consulted. A recommendation is given to the Township Board.
- Place application on EDC agenda
- Present application and plan to the EDC
- Secure approval of the application and plan from the EDC
- Designate the project area to the Township Supervisor in writing
- Township Supervisor appoints two additional directors to the Corporation to serve during the project.

Township Board Action

Staff_Initials

Date

- Forward application to the Township Board for inclusion on their agenda.
- Certify to the Township Board that the project shall not transfer employment of 20 or more full time municipal workers.
- Township Board approves the project area by resolution; sets public hearing.
- Place and publish required notices for the public hearing.
- Public hearing is held on the project plan.
- Township Board determines whether the project plan constitutes a public purpose.
- Township Board determines whether to approve or reject the plan.
- Any subsequent plan amendments are approved by the Township Board via resolution.

Meridian Redevelopment Fund

Staff Checklist

Commencement of the Project

- Send commitment letter summarizing terms of the project and funding within 10 business days of approval
- Send communication to Township Manager and Township Attorney for preparation of appropriate loan or grant document
- Schedule execution of documents and disbursement of funds
- Oversee project until completion, according to loan and grant documents

Staff_Initials AC Date

- Send commitment letter summarizing terms of the project and funding within 10 business days of approval
- Prepare appropriate loan or grant document
- Schedule execution of documents and disbursement of funds
- Oversee project until completion, according to loan and grant documents

Received by Staff February 23, 2022
(Amber Clark Neighborhoods &
Economic Director)

Section 1.

Company Name: Lake Drive Group, LLC

Primary Contact: Chad Koster

Title: Partner

Address: 940 Floral Ave SE Grand Rapids, MI 49506

Mobile Phone: 616-437-7202

E-Mail: chad.koster@paramountrp.com

Corporate Form: (LLC, S-Corp, C-Corp, Sole Proprietorship, Partnership, Other): LLC

Corporate Officers & Titles: Chad Koster, Partner | Mike Bosgraaf, Partner

Company Description (who are you and what do you do?):

We collaborate with public and private partners to create the highest-quality communities that improve the lives of the residents and enhance the neighborhoods in which they are located. Our vision is to be the best in class vertically integrated developer, owner, builder, and manager of multifamily housing.

Section 2.

Describe the project in its entirety (location, extent, character, etc.) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

This project will bring over 300 quality housing units to Meridian Township along with some neighborhood commercial uses. The 19 plus acre site is located on the Southwest corner of Haslett Rd and Marsh Rd in Meridian Township, squarely within the geographic boundaries of the Meridian Township Redevelopment Fund target area.

Range of residential units will include studio apartments, 1 bedroom, 2 bedroom and 3 bedroom stacked flats as well as 2 and 3 bedroom townhomes with garages.

The following assets are planned

Community Hub:

- +Fitness
- +Coffee Shop With Drive Thru Pickup Window
- +Outdoor Patios With Firepits
- +Spool Area With Support Pavilion
- +Playground

Wellness:

- +Pickleball Courts
- +Activity Field
- +Dog Park
- +Walkability

Alternative Transportation:

- +Interior Bike Storage
- +Electric Car Charging Stations
- +E-Scooter Parking Zones

Safety and Technology:

- +Decorative LED Lighting Along Drives and Parking Areas
- +Wireless Access Points Available to General Public

We are requesting funding for demolition and the Phase 2 report and investigations of geophysical, soil, groundwater, soil gas and the reporting fee for the Baseline Environmental Assessment. Please see attached Haslett Village Square demolition and additional costs document.

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding or financing sources for this project:

The entire project will have a cost of more than \$60 million dollars. Lake Drive Group and its investor partners are well positioned with multiple area banks for vertical construction.

When do you plan to commence and complete work?

Demolition will begin in Summer of 2022 with Phase 1 vertical construction beginning in Fall of 2022.

Will your end product create jobs? How many, part-time or full-time? Wage range?

Yes, there will be several opportunities for jobs because of this development. Apartment leasing consultants, onsite management, facilities managers, landscape technicians and coffee shop baristas, for instance. While we don't have direct knowledge yet of who will occupy the commercial building (H1) we anticipate that this will also provide both full and part time jobs.

Please provide the names and municipalities of any projects you've completed within the past five years:

Bosgraaf homes is a fourth-generation family home builder head quartered in the West Michigan area. Bosgraaf Homes has built thousands of homes all over west Michigan including community development, and condominium and apartment development as well. Current Master planned communities include Elmwood Apartments in Hudsonville MI, Sessions Woods Apartments in Walker MI, as well as many single-family home community developments. With strict attention to detail, Bosgraaf prides itself on the product, service, and quality of homes that they provide to families in West Michigan.

Paramount Realty Partners has over 35 years of experience in residential and commercial real estate sales and leasing. Since 2015, Paramount Realty Partners has focused on investments in land packaging and development, building development and operations as well as building renovations and redevelopment.

Together, Bosgraaf Homes and Paramount Realty Partners have formed Lake Drive Group to propel their shared vision and become the best in class vertically integrated developer, owner, builder, and manager of multifamily housing.

List three professional references of people who understand or are involved in your current or past projects:

Name: Mike Corby, FAIA President / Managing Partner
Organization: Integrated Architecture, LLC
Phone: 616-560-6549
E-Mail: mcorby@intarch.com

Name: Matt Zimmerman | Senior Vice President
Organization: Mercantile Bank
Phone: 616-233-2344
E-Mail: mzimmerman@mercbank.com

Name: Dave Van Haaren
Organization: Triterra
Phone: 517-853-2152
E-Mail: dave.vanhaaren@triterra.us

Section 3:

Project Plan Requirements:

The location of existing streets and other public facilities within the project:

Please see attached survey. There are existing buildings, curb and gutter, and asphalt parking lots on the property that will be demolished. Public water and sewer run through the property as shown on the survey.

The location, character, and extent of the categories of public and private land uses both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

Our vision is to create a vibrant mixed-use development with emphasis on a walkable neighborhood of apartments and townhouses. Current concept (see attached Concept Diagram) Includes rehabilitation of the Haslett Road building into a community gathering venue with coffee shop, food truck vendor hub, outdoor terraces with firepits and a community event space. A fitness center and outdoor recreation area are also planned. The corner at Haslett and Marsh will be redeveloped into a commercial or hospitality use to be determined, but certainly more consistent with the Township's zoning/planning initiatives.

Our residential community will be a combination of walk-up apartments, townhouses and a four-story apartment building to complement the proposed adjacent Pine Village facility. We intend to have sidewalks, recreational amenities and a dog park adjacent to the existing trail system. Discussions are also in place to look at a trail head to provide access to the trail from our property, open to the community. Our plan currently will retain the existing (three) curb cuts on Haslett and Marsh and work with the Township to retain and work with the Township’s existing utility network on our property.

The legal description of the project real estate:

Please see attached survey.

Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

Please see attached “demolition schedule”

Describe the repairs or alterations, and an estimate of the time required for completion:

Alteration to 1655 Haslett Rd, a one story brick office/retail building. This building will become the “Community Hub” building with outdoor patios, a coffee shop, lounge area and pool area. Time of completion will be spring of 2023. An opportunity as well for food truck hub is in consideration.

Describe any construction stages planned and the estimated time of completion of each stage:

Phase	Begin	End	Description
1	Summer 2022	Fall 2022	Demolition of all structures on the property
2	Fall 2022	Winter/Spring 2023	Underground construction: utilities, roads
3	Spring 2023	Winter 2024	Buildings: G1, A1, B3, B4, B5, D4
4	Spring 2024	Winter 2025	Buildings: B1, B2, C1, D1, D2, D3, Pickleball courts, Activity Lawn, Dogpark
5	Spring 2025	Winter 2026	Buildings: B6, B7, B8, C2, E1, E2
6	Spring 2027	Winter 2028	Buildings F1, F2

Describe any parts of the project to be left as open space and the use contemplated for the space:

Please see “Conceptual Site Plan”

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities:

ZONING

We are planning to have the site's zoning shifted to the recently adopted MUPUD. Our intent is to provide an amenity – rich commercial and predominately residential neighborhood to the Township. Current concept diagram will retain the existing ingress/egress connections on Haslett and March roads. Internal street networks will more than likely be private roads, although not restricted and with sidewalks, street trees and lighting. We share our west drive with Pine Village. The site is well served with municipal utilities, including some primary utilities that cross east/west in the center of our site. Our plan is to work with these utility easements, and our Concept Diagram accommodates these.

List any persons who will manage or be associated with the management of the project for at least one year:

Lake Drive Group, LLC will select and partner with a third party manager for the residential portion of the project and Martin Commercial will be engaged for the commercial uses.

Will the project will be leased or sold at completion?

Residential will be leased, as well as the renovated commercial building. Corner site may be build to suit and leased or sold.

Will there be any sale or lease of municipal property?

No

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than the applicant):

Chad Koster and Mike Bosgraaf of Lake Drive Group, LLC will own and manage the project.

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

There are no individuals or families residing in the project area and no one will be displaced.

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

N/A

Please add any additional information that will help the EDC or Township Board evaluate your request:

Our intent is to bring a great and vibrant collection of housing options and commercial frontage to the Township. While quality housing is in need, the ability to design, construct and bring to the market is severely impacted today as housing construction costs are at an all time high, with increases far out-pacing incomes and resident's ability to afford the costs of housing. Our reputation is to develop

quality, desirable housing options, and we must seek all opportunities to assist our ability to offer the many qualities that we feel are vital to create quality, sustainable living options. Good materials, walkability, amenities, landscaping all contribute to a desirable and high-quality living experience.

We are encouraged that the Township offers such a resource to help bridge the gap that we face today to bring quality living options into communities.

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 et seq.

My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.

Applicant Signature 

Date 2/22/22

Applicant Printed Name CHAD KOSTER

2/22/2022

Haslett Village Square demolition and additional costs - Estimate

Demolition Budget

\$280,884.65	1635 Haslett Road	Retail Buildings
\$230,516.17	1655 Haslett Road	Grocery Building
TBD	1656 Haslett Road	Grocery Building Asbestos Abatement
\$41,678.49	1621 Haslett Road	Bank Building
\$102,098.07	1655 Haslett Road	Office Building; partial demolition
\$138,780.00	1655 Haslett Road	Asphalt, Curbing
\$43,424.10	Raby Road	Two Abandoned Homes
\$12,000.00	Entire project	Electric, water and natural gas disconnections
\$5,000.00	Entire project	Soil erosion and sedimentation permits
\$22,000.00	Entire project	Removal, offsite disposal and replacement of any impacted soils

Tri Terra Phase 2 and Additional costs

\$12,290.45	TriTerra invoice 06274	Geophysical, Soil, Groundwater and Soil Gas Investigations
		Additional Hazardous Materials Assesment
\$2,500.00	Reporting Fee	Baseline Environmental Assessment
\$891,171.93	Estimated Costs	



RESIDENTIAL BREAKDOWN									
BUILDING	BLDG TYPE	UNIT DISTRIBUTION				UNIT TOTAL	BLDG AREA		
		STU.	1BR	2BR	3BR				
A	APARTMENTS	6	36	15	-	57	48,000 GSF		
B1	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B2	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B3	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B4	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B5	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B6	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B7	STACKED FLATS	-	12	-	-	12	9,020 GSF		
B8	STACKED FLATS	-	12	-	-	12	9,020 GSF		
C1	STACKED FLATS	-	-	12	-	12	12,100 GSF		
C2	STACKED FLATS	-	-	12	-	12	12,100 GSF		
D1	STACKED FLATS	-	12	12	-	24	18,660 GSF		
D2	STACKED FLATS	-	12	12	-	24	18,660 GSF		
D3	STACKED FLATS	-	12	12	-	24	18,660 GSF		
D4	STACKED FLATS	-	12	12	-	24	18,660 GSF		
E1	TOWNHOUSE	-	-	5	1	6	10,800 GSF		
E2	TOWNHOUSE	-	-	5	1	6	10,800 GSF		
F1	TOWNHOUSE	-	-	6	2	8	14,600 GSF		
F2	TOWNHOUSE	-	-	6	2	8	14,600 GSF		
TOTAL		6	180	109	6	301	269,800 GSF		
		2%		60%		36%		2%	

COMMERCIAL BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
H	RETAIL	14,000 GSF

COMMUNITY HUB BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
G	COMMON	7,750 GSF

PARKING	570 SPACES
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TOTAL SITE ACREAGE	19.03 ACRES
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% GREENSPACE	47.10%
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COMMUNITY HUB ASSETS

- + FITNESS
- + COFFEE SHOP W/ DRIVE THRU PICKUP WINDOW
- + OUTDOOR PATIOS W/ FIRE PITS
- + SPOOL AREA WITH SUPPORT PAVILION
- + PLAYGROUND

WELLNESS ASSETS

- + PICKLEBALL COURTS
- + ACTIVITY FIELD
- + DOG PARK
- + WALKABILITY

ALTERNATIVE TRANSPORTATION ASSETS

- + INTERIOR BIKE STORAGE
- + ELECTRIC CAR CHARGING STATIONS
- + E-SCOOTER PARKING ZONES

SAFETY AND TECHNOLOGY ASSETS

- + DECORATIVE LED LIGHTING ALONG DRIVES AND PARKING AREAS
- + WIRELESS ACCESS POINTS AVAILABLE TO GENERAL PUBLIC

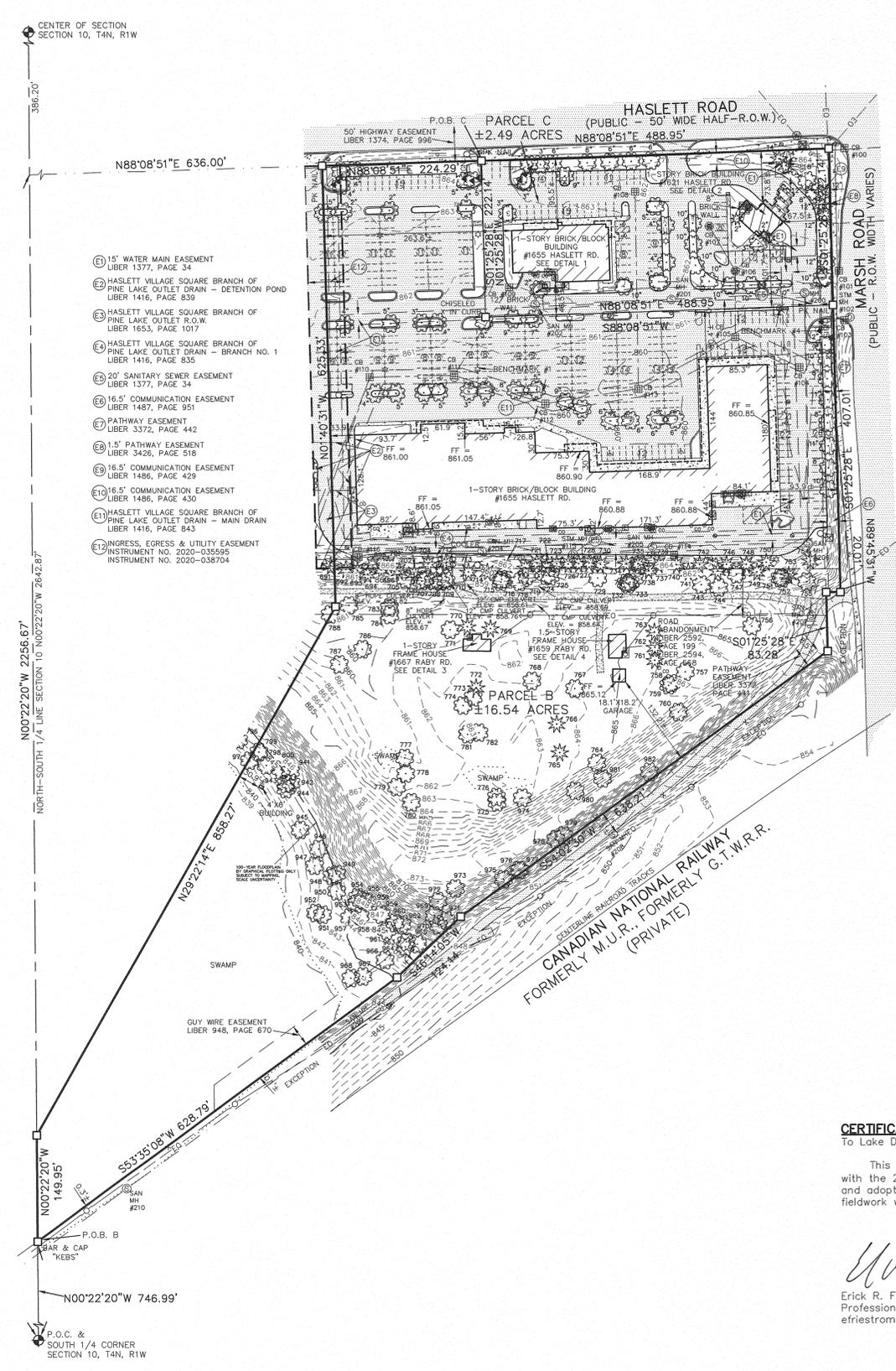
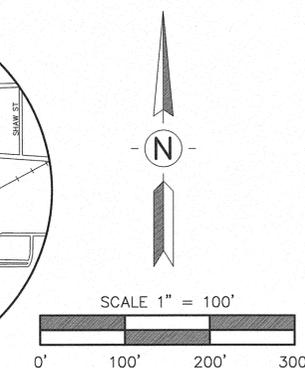
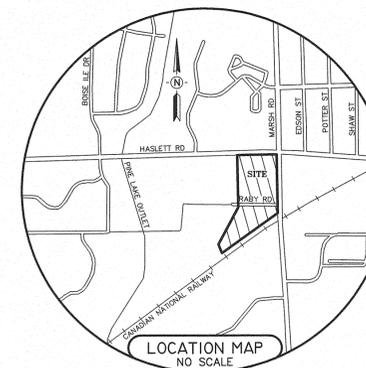
ALTA/NSPS LAND TITLE SURVEY

"1621 & 1655 HASLETT ROAD, HASLETT, MI 48840"

BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07 (NAVD88)
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.



SURVEYOR'S NOTES:

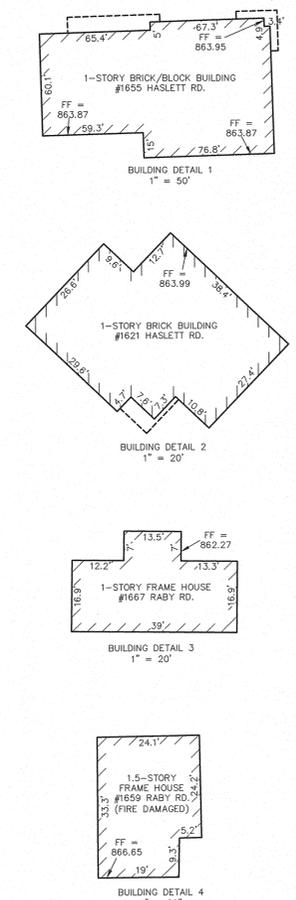
- This plan was made at the direction of the parties named herein and is intended solely for their immediate use.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown herein.
- Parcel has direct access to public Haslett Road and Marsh Road.
- Wetlands, if any, not shown herein.
- Smaller landscaping trees are labeled with the sizes. All others are labeled with the tree tag numbers from the tree survey performed on the site in 2016.

SCHEDULE B, SECTION II, EXCEPTIONS:

- (As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)
- Item 11. Right of Way as recorded in Liber 70 Misc., Page 472, may cross parcel, provided document is illegible, not plottable, therefore not shown herein.
 - Item 12. Release of Right of Way as recorded in Liber 70 Misc., Page 484, may cross parcel, no particular route or course is described, not plottable therefore not shown herein.
 - Item 13. Easement granted to Consumers Energy Company recorded in Liber 948, Page 670, crosses parcel, is plottable and shown herein.
 - Item 14. Highway Easement Release as recorded in Liber 1374, Page 996, crosses parcel, is plottable and shown herein.
 - Item 15. Grant of Easement as recorded in Liber 1377, Page 34, crosses parcel, is plottable and shown herein.
 - Item 16. Agreement as recorded in Liber 1416, Page 828, does not cross parcel, therefore not shown herein.
 - Item 17. Release of Right of Way as recorded in Liber 1416, Page 835, crosses parcel, is plottable and shown herein.
 - Item 18. Release of Right of Way as recorded in Liber 1416, Page 839, crosses parcel, is plottable and shown herein.
 - Item 19. Release of Right of Way as recorded in Liber 1416, Page 843, crosses parcel, is plottable and shown herein.
 - Item 20. Easement granted to Michigan Bell Telephone Company recorded in Liber 1487, Page 951, crosses parcel, is plottable and shown herein.
 - Item 21. Area described in instrument recorded in Liber 1542, Page 286, crosses parcel, is blanket in character, therefore not shown herein.
 - Item 22. Release of Right of Way as recorded in Liber 1653, Page 1017, crosses parcel, is plottable and shown herein.
 - Item 23. Notice of Road Abandonment as recorded in *Liber 2592, Page 199, crosses parcel, is plottable and shown herein.
*Provided titlework has listed as Liber 2892
 - Item 24. Notice of Road Abandonment as recorded in Liber 2594, Page 568, crosses parcel, is plottable and shown herein.
 - Item 25. Grant of Communications System Easement Release as recorded in Liber 3279, Page 237, crosses parcel, follows actual route of underground utilities, therefore not shown herein.
 - Item 26. Grant of Easement as recorded in Liber 3372, Page 441, crosses parcel, is plottable and shown herein.
 - Item 27. Grant of Easement as recorded in Liber 3372, Page 442, crosses parcel, is plottable and shown herein.
 - Item 28. Easement Deed by Court Order as recorded in Instrument No. 2013-005529, may abut parcel, not plottable, therefore not shown herein.
 - Item 29. Survey as recorded in Instrument No. 2020-035595, crosses parcel, is plottable and shown herein.
 - Item 30. Reciprocal Easement Agreement as recorded in Instrument No. 2020-038704, crosses parcel, is plottable and shown herein.
 - Item 31. Temporary Easement Agreement as recorded in Instrument No. 2020-038705, crosses parcel, not plottable, therefore not shown herein.
 - Item 32. Easement granted to Michigan Bell Telephone Company recorded in Liber 1486, Page 429, crosses parcel, is plottable and shown herein.
 - Item 33. Easement granted to Michigan Bell Telephone Company recorded in Liber 1486, Page 430, crosses parcel, is plottable and shown herein.
 - Item 34. Grant of Easement as recorded in Liber 3426, Page 518, crosses parcel, is plottable and shown herein.

LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND BAR & CAP #53497 UNLESS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = BUILDING OVERHANG
- = OVERHEAD WIRES
- = SWAMP AREA
- = UTILITY PEDESTAL
- = TRANSFORMER
- = HANDHOLE
- = ELECTRIC METER
- = DISABLED PARKING SPACE
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊖ = WATER MANHOLE
- ⊞ = CATCH BASIN
- ⊠ = GAS METER
- ⊞ = CLEANOUT
- ⊞ = FIRE HYDRANT
- ⊞ = VALVE
- ⊞ = WATER PIV
- ⊞ = WATER METER
- ⊞ = SIGN
- ⊞ = POST
- ⊞ = AIR CONDITIONING UNIT
- ⊞ = FLAG POLE
- ⊞ = UTILITY POLE
- ⊞ = LIGHT POLE
- ⊞ = GUY WIRE
- ⊞ = GROUND LIGHT



CERTIFICATION:

To Lake Drive Group, LLC; Transnation Title Agency; and Fidelity National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, & 9 of Table A thereof. The fieldwork was completed on January 20, 2022.

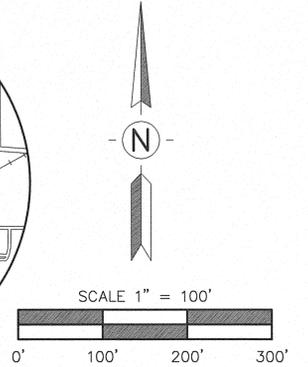
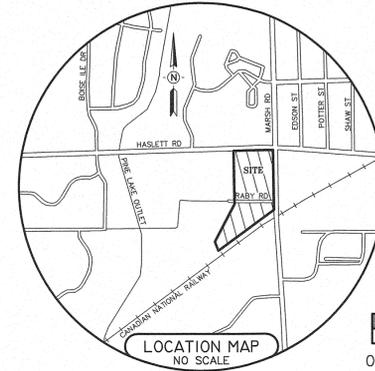
Erick R. Friestrom Date of Plat or Map: 02-07-2022
Professional Surveyor No. 53497
erfriestrom@kebs.com



REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
02/07/2022	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY AN/SF	SECTION 10, T4N, R1W
		FIELD WORK BY NW/KC/AE	JOB NUMBER:
		SHEET 1 OF 2	99148.ALT

ALTA/NSPS LAND TITLE SURVEY

"1621 & 1655 HASLETT ROAD, HASLETT, MI 48840"



STORM SEWER INVENTORIES:

CATCH BASIN #100
RIM ELEV. = 860.14

CATCH BASIN #101
RIM ELEV. = 861.52

STORM MANHOLE #102
RIM ELEV. = 864.12

CATCH BASIN #103
RIM ELEV. = 863.83

CATCH BASIN #104
RIM ELEV. = 859.05
12" RCP NW INV. = 853.73

CATCH BASIN #105
RIM ELEV. = 859.37
12" RCP N INV. = 853.24
12" RCP SE INV. = 853.23
18" RCP SW INV. = 852.76

CATCH BASIN #106
RIM ELEV. = 861.75
8" UNKNOWN NE INV. = 856.69
12" RCP S INV. = 856.54
12" RCP NW INV. = 856.67

CATCH BASIN #107
RIM ELEV. = 861.90
12" RCP SE INV. = 857.94

CATCH BASIN #108
RIM ELEV. = 861.63
12" RCP S INV. = 854.88

CATCH BASIN #109
RIM ELEV. = 861.08
12" RCP SW INV. = 856.72

CATCH BASIN #110
RIM ELEV. = 860.02
24" RCP E INV. = 849.62
30" RCP SW INV. = 849.58

CATCH BASIN #111
RIM ELEV. = 859.77
12" RCP NE INV. = 854.79
24" RCP SE INV. = 850.37
24" RCP W INV. = 850.32

CATCH BASIN #112
RIM ELEV. = 859.46
24" RCP NE INV. = 850.78
24" RCP W INV. = 850.76

CATCH BASIN #113
RIM ELEV. = 858.81
12" RCP N INV. = 852.50
18" RCP NE INV. = 852.13
24" RCP SW INV. = 851.58

CATCH BASIN #114
RIM ELEV. = 859.08
12" RCP W INV. = 855.92

STORM MANHOLE #115
RIM ELEV. = 860.22
10" VCP NE INV. = 853.72
12" VCP E INV. = 853.67
18" RCP W INV. = 853.40

CATCH BASIN #116
RIM ELEV. = 858.65
18" RCP E INV. = 852.06
18" RCP W INV. = 852.03

STORM MANHOLE #117
RIM ELEV. = 848.26
12" RCP NE INV. = 843.95
12" RCP SW INV. = 843.90

CATCH BASIN #118
RIM ELEV. = 850.16
8" HDPE N INV. = 844.61
12" RCP SW INV. = 844.36

CATCH BASIN #119
RIM ELEV. = 860.94
12" RCP N INV. = 856.32
12" RCP SE INV. = 856.25

CATCH BASIN #120
RIM ELEV. = 861.42
12" RCP S INV. = 856.93

SANITARY SEWER INVENTORIES:

SANITARY MANHOLE #200
RIM ELEV. = 861.50
8" VCP S INV. = 854.18
8" VCP W INV. = 854.22

SANITARY MANHOLE #201
RIM ELEV. = 861.75
8" VCP E INV. = 855.03
8" VCP W INV. = 855.07

SANITARY MANHOLE #202
RIM ELEV. = 862.08
8" VCP E INV. = 856.14

SANITARY MANHOLE #203
RIM ELEV. = 862.12
6" VCP N INV. = 853.68
8" VCP E INV. = 853.48

SANITARY MANHOLE #204
RIM ELEV. = 859.48
8" VCP E INV. = 852.51
8" VCP W INV. = 852.53

SANITARY MANHOLE #205
RIM ELEV. = 859.64
8" VCP E INV. = 851.44
8" VCP W INV. = 851.48

SANITARY MANHOLE #206
RIM ELEV. = 861.41
8" VCP N INV. = 850.71
8" VCP S INV. = 850.63
8" VCP W INV. = 850.76

SANITARY MANHOLE #207
RIM ELEV. = 872.54
PIPES NOT VISIBLE
N INV. = 849.42
SW INV. = 849.36

SANITARY MANHOLE #208
RIM ELEV. = 853.05
24" RCP NE INV. = 837.43
24" RCP SW INV. = 837.37

SANITARY MANHOLE #209
RIM ELEV. = 844.61
24" RCP NE INV. = 836.62
24" RCP SW INV. = 836.57

SANITARY MANHOLE #210
RIM ELEV. = 839.51
PIPES NOT VISIBLE
BOTTOM ELEV. = 832.43

SANITARY MANHOLE #211
RIM ELEV. = 840.85
PIPES NOT VISIBLE
NE INV. = 832.35
SW INV. = 832.30
T/WATER ELEV. = 834.25

ALTA/NSPS LAND TITLE SURVEY -- TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Addresses of the surveyed property: 1621 & 1655 Haslett Road, Haslett, Michigan 48840
- Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 C0156D, dated 8/16/2011.
- Item 4: Parcel C: ±2.49 Acres (108,611 square feet)
Parcel B: ±16.54 Acres (720,604 square feet)
- Item 5: Shown on the survey map. All elevations are North American Vertical Datum of 1988 (NAVD88).
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 9: Parking:
Regular Parking Spaces: 384
Disabled Parking Spaces: 19
Total on-site Parking Spaces: 403

LEGAL DESCRIPTION:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

Parcel B:
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 149.95 feet; thence North 29 degrees 22 minutes 14 seconds East 858.27 feet; thence North 01 degrees 40 minutes 31 seconds West 625.33 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 224.29 feet; thence South 01 degrees 25 minutes 28 seconds East parallel with the West right of way line of Marsh Road 222.14 feet; thence North 88 degrees 08 minutes 51 seconds East parallel with said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line South 01 degrees 25 minutes 28 seconds East 407.01 feet to the centerline of former Roby Road and a jog in the West right of way line of said Marsh Road; thence North 89 degrees 45 minutes 31 seconds West along said centerline and jog in right of way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: South 54 degrees 02 minutes 30 seconds West 638.21 feet, South 46 degrees 14 minutes 05 seconds West 124.14 feet; South 53 degrees 35 minutes 08 seconds West 628.79 feet to the point of beginning.

Parcel C:
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 636.00 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 222.14 feet; thence South 88 degrees 08 minutes 51 seconds West parallel with said South line 488.95 feet; thence North 01 degrees 25 minutes 28 seconds West parallel with said West line 222.14 feet to the point of beginning.



E.R. Friestrom
ERICK R. FRIESTROM DATE 02-01-2022
PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
02/07/2022	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY AN/SF	SECTION 10, T4N, R1W
		FIELD WORK BY NW/KC/AE	JOB NUMBER:
		SHEET 2 OF 2	99148.ALT

To: Economic Development Corporation Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: March 3, 2022
Re: Recommendation to EDC Board to Award \$1.25M to Village of Okemos LLC

The Economic Development Corporation of Meridian Township is authorized as an advisory committee to review an application to the Meridian Redevelopment Fund for completion and integrity for the use of the public funds. Following procedure created by the Economic Development Corporations Act 338 of 1974, and pursuant to the process approved by the Meridian EDC, a subcommittee was created to review the Village of Okemos, LLC Meridian Redevelopment Fund Request No. 2 to support infrastructure improvements for the project. The subcommittee consists of the executive chair positions of the Meridian EDC and selection of two Township board members to serve as an entire committee. Chair Kim Thompson, Chair Brenda Chapman, Manager Frank Walsh (Assistant Township Manager Dan Opsommer as designee), Treasurer Phil Deschaine and Supervisor Patricia Jackson.

Notice of the public meeting was issued Thursday February 24th, 2022 to advise the community of the meeting of the subcommittee planned for Tuesday March 1, 2022 at 8:00am in Meridian Township Hall to discuss and review the application from the Village of Okemos, LLC development team. The subcommittee held the public meeting and discussed the request of the developer for \$3,286,262. The Meridian Redevelopment Fund currently does not hold enough in the fund to cover the entire request. The meeting was held to determine what if any financial assistance would the Meridian EDC be willing to support to advance the project through approvals.

The Village of Okemos, LLC development team will utilize multiple funding resources to complete the estimated \$85M dollar project. The developer has an approved grant/loan with the Michigan Department of Great Lakes and Energy for environmental cleanup of the site. The request to utilize the Meridian Redevelopment fund will support utilities and road improvements on Hamilton, Ardmore, Clinton and Methodist streets. These improvements are necessary to support the two block development as well as provide new walkable streets at the project site.

The subcommittee after deliberation determined they were ready to move forward with a formal recommendation to the Meridian EDC board at their next EDC meeting set for Thursday March 3, 2022 at Meridian Township hall. The recommendation to approve a number not to exceed as well as a recommendation to consider in the future support of the development should the developer be unable to finance the public infrastructure for the project. The choice of the entire 9 member EDC board today is to hold discussion of the recommendation of the subcommittee. Should the EDC board vote to approve a recommendation of the subcommittee; the EDC board will move to support a final recommendation to the Township board. The Township board has final authorization to approve or deny the request to support the infrastructure of the project.

To assist the developer with the request to utilize the Michigan Economic Development Corporations Community Revitalization Program (CRP) grant and the Revitalization and Placemaking grant of the Michigan EDC, the funds allocated by Meridian Township identifies this development as a true public private partnership and grants the development access to gap funding that would otherwise not exist. Due to the amount of funding available in the Meridian Redevelopment Fund, there are two motions for the Meridian EDC to consider. Those motions are listed below.

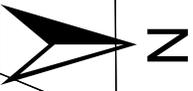
Motion #1

Recommendation: Move to approve an award not to exceed \$1.25m (1,250,000) for the Village of Okemos LLC, No. 2 Meridian Redevelopment Fund Request

This second motion will authorize the Village of Okemos LLC subcommittee to meet again in 2022 should a gap in the financing of the public infrastructure of the project exist.

Motion #2

Move to advise the Village of Okemos LLC, subcommittee to consider a No. 3 Meridian Redevelopment Fund Request from the Village of Okemos, LLC dependent upon the funding commitment level from the Michigan Economic Development Corporation's Revitalization and Placemaking (RAP) and Public Space Place Based infrastructure grant program.



N

February 9, 2018

Wonch
Park

Red Cedar River

Hamilton Rd

Liverance St

Ardmore Ave

Clinton St

Kent St

Okemos Rd

Methodist St

Okemos Rd

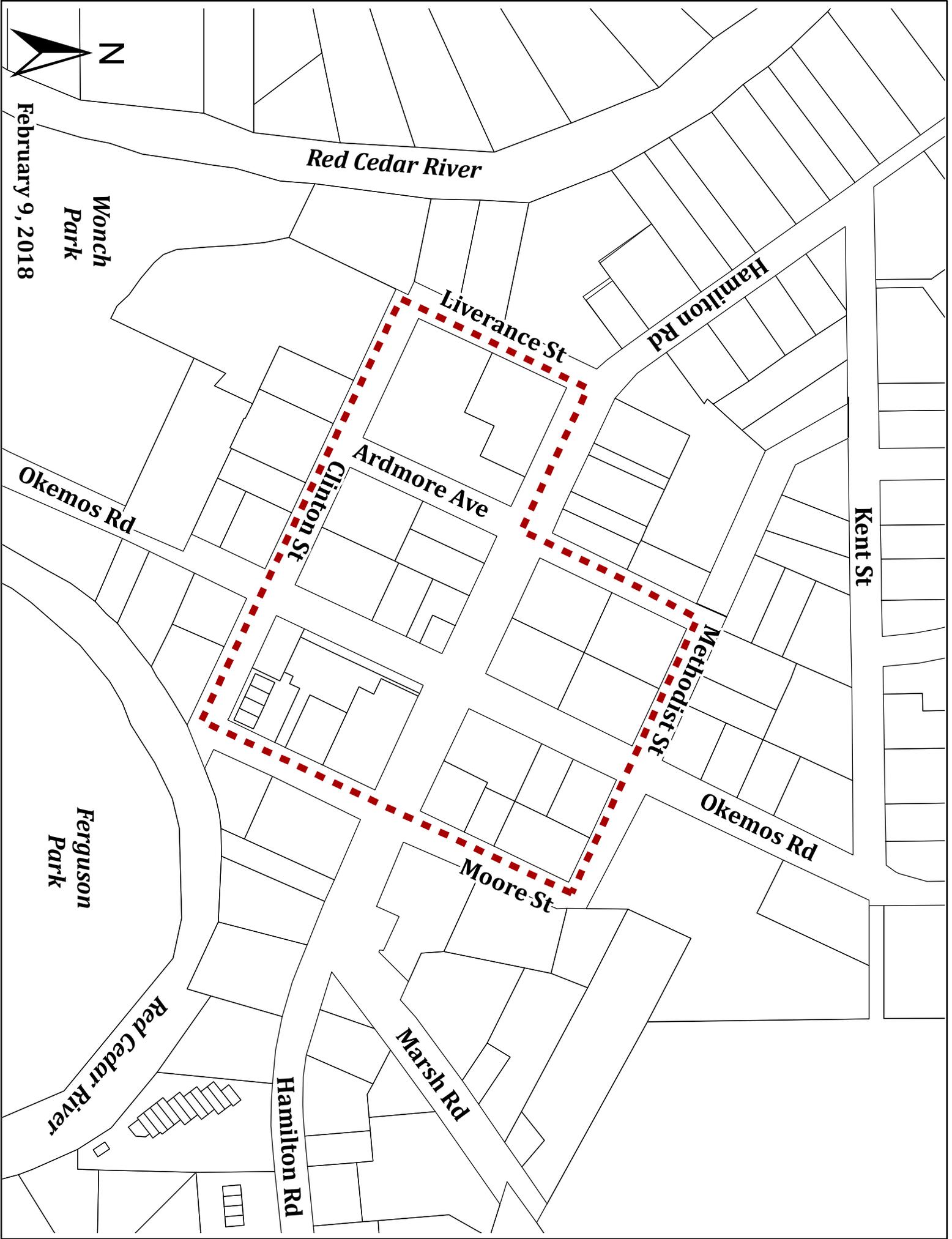
Ferguson
Park

Moore St

Red Cedar River

Marsh Rd

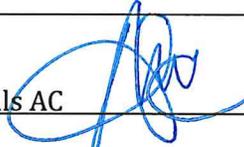
Hamilton Rd





MERIDIAN REDEVELOPMENT FUND STAFF CHECKLIST

Date Received: 1/31/2022 4:37 pm	Contact: Eric Helzer ephelzer@msn.com
Project: Village of Okemos MRF No. 2 Phase II	

Initial Project District _____ **Staff Initials** AC  **Date** 5.2018

- Proposed district boundaries determined and submitted to the Township Board
- Township Board establishes the project district boundaries by resolution
- Township Board determines whether to establish a project citizen's district council

Application and Project Review _____ **Staff Initials** AC _____ **Date** 2.1.2022

- Received application
- Name, entity, and project location
- Project location is within the project district boundaries
- Project has or is incidental to a commercial purpose
- Confirm Project meets statutory project plan requirements
 - o Project Improvement Specifics
 1. Location of improvements
 2. Extent and character of improvements
 3. Estimated cost of the improvements
 4. Estimated timeframe for completion
 5. Statement of construction stages (if any) and their estimated timeframes
 - o Legal description of the project area
 - o List who will undertake and manage the project
 - o Designation of persons who will benefit from the project (individual or corporation or both)
 - o If the project will be leased or sold at completion, then provide the bidding process to determine such lease or sale
 - o Estimated number of persons living within the project area
 - o Estimated number of persons or families that will be displaced by the project
 - o Plan for relocation of any displaced persons and related costs
 - o Location and extent of existing public streets in the project area
 - o Location and extent of other public facilities in the project area
 - o Current public and private land uses in the project area
 - o Describe any demolition, repair, or alteration of existing improvements
 1. Estimated timeframe
 - o Description of areas left as open space, if any
 - o If there is any sale or lease of municipal property and the description thereof
 - o Description of requested zoning changes
 - o Description of any requested street, street level, or intersection changes
 - o Description of any requested utility changes
 - o Proposed financing method
 - o Statement that all persons performing work on the project are paid the prevailing



MERIDIAN REDEVELOPMENT FUND (MRF) APPLICATION

Step 1. Create a development plan with renderings that describe the project, purpose of the request, why it is needed and important to the community, and the nature of the enterprise. The development plan should include all elements of the project plan as defined under MCL 125.1608.

Step 2. Submit a completed application, including supporting materials and renderings, to the Economic Development Director (EDD). The EDD will review your application for completeness.

Step 3. Staff will determine eligibility and feasibility of the project. The EDD may also work with the applicant to clarify any ambiguity.

Step 4. If the application meets the criteria as determined by the EDD, the project will be placed on an upcoming meeting agenda of the Meridian Township Economic Development Corporation (EDC). The EDC meets on a monthly basis.

Step 5. With the assistance of the EDD, the applicant will present the project funding request to the EDC Board at the scheduled meeting. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project. The EDC Board will then make a decision about your application.

Step 6. If the EDC votes to proceed with the funding request, the EDD will add the project to an upcoming Township Board meeting agenda, where the EDD, the EDC Board Chair and/or the applicant will present the project and funding request. The Township Board typically meets twice per month. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the State Act. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

Step 7. If the funding request is approved, Township attorneys and staff will prepare the appropriate loan or grant documents. Applicants will receive a commitment letter summarizing the conditions of the funding agreement, including the required use of the funds, whether the funds are a grant or loan, and repayment terms, where applicable.

Step 8. The grant or loan closing will occur and the project can begin.

Section 1:

Company Name: Village of Okemos, LLC

Primary Contact: Eric P. Helzer of Advanced Redevelopment Solutions

Title: Authorized Agent on behalf of the Village of Okemos, LLC

Address: 4700 Ardmore Ave., Okemos, MI 48864

Office Phone: NA

Mobile Phone: (517) 648-2434

E-Mail:

Corporate Form: (LLC, S-Corp, C-Corp, Sole Proprietorship, Partnership, Other):

LLC

Corporate Officers & Titles:

NA

Company Description (who are you and what do you do?):

Real Estate Development special purpose entity

Section 2:

Describe the project in its entirety (location, extent, character, etc.) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions, 1-31-2022.

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding or financing sources for this project:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions, 1-31-2022.

When do you plan to commence and complete work?

MTRF Grant Application #2 work tasks completion estimated mid 2025.

Will your end product create jobs? How many, part-time or full-time? Wage range?

Full-time: estimated at over 100, Tenant Based. Part-time: Unknown, Tenant Based.

Please provide the names and municipalities of any projects you've completed within the past five years:

Bath Township- The Rocks student housing apartments/ Meridian Township- Elevati

List three professional references of people who understand or are involved in your current or past projects:

Name: A J Patrick
Organization: KEBS Engineering
Phone: (517) 339-1014
E-Mail: ajpatrick@kebs.com

Name: Eric Helzer
Organization: Advanced Redevelopment Solutions
Phone: (517) 648-2434
E-Mail: ephelzer@msn.com

Name: Greg Presley
Organization: Presley Architecture
Phone: (248) 320-0785
E-Mail:

Section 3:

Project Plan Requirements:

The location of existing streets and other public facilities within the project:

See Exhibit A and Exhibit B

The location, character, and extent of the categories of public and private land uses both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

See Exhibit A and Exhibit B

The legal description of the project real estate:

See Exhibit A

Meridian Redevelopment Fund (MRF)

Application

4

Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions dated January 31, 2022.

Describe the repairs or alterations, and an estimate of the time required for completion:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions dated January 31, 2022.

Describe any construction stages planned and the estimated time of completion of each stage:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions dated January 31, 2022

Describe any parts of the project to be left as open space and the use contemplated for the space:

See Exhibit A and Exhibit B

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities:

See Exhibit A

List any persons who will manage or be associated with the management of the project for at least one year:

Eric Helzer and John Peckham of Advanced Redevelopment Solutions as Authorized Representatives for the Village of Okemos, LLC

Will the project will be leased or sold at completion?

Leased

Will there be any sale or lease of municipal property?

No

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than the applicant):

Village of Okemos, LLC is the planned entity.

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

Residents Currently in Project Area - 450+

Residents that will be Displaced in Project Area - 0

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

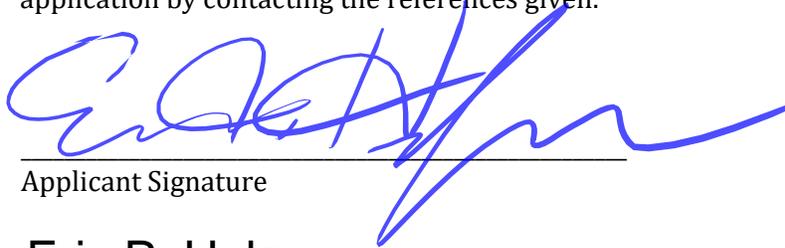
NA

Please add any additional information that will help the EDC or Township Board evaluate your request:

The requested \$3,286,262 from MTRF will help support the \$691,304 from EGLE Grant being used toward the Asbestos Abatement/Demolition. Additionally, the Owner has committed up to \$231,511 towards the Asbestos Abatement/Demolition. See attached Memorandum from Advanced Redevelopment Solutions dated 01/31,2022.

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 *et seq.*

My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.



Applicant Signature

01-31-2022

Date

Eric P. Helzer

Applicant Printed Name

EXHIBITS

Village of Okemos, LLC

EXHIBIT A

Advanced Redevelopment Solutions
Memorandum dated January 31, 2022
Request for the use of the Meridian
Township Redevelopment Fund (MTRF)
Grant #2
Village of Okemos
Blocks 1 and 2

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204, Eagle MI 48822
Tel 517.648.2434
ephelzer@msn.com

MEMORANDUM

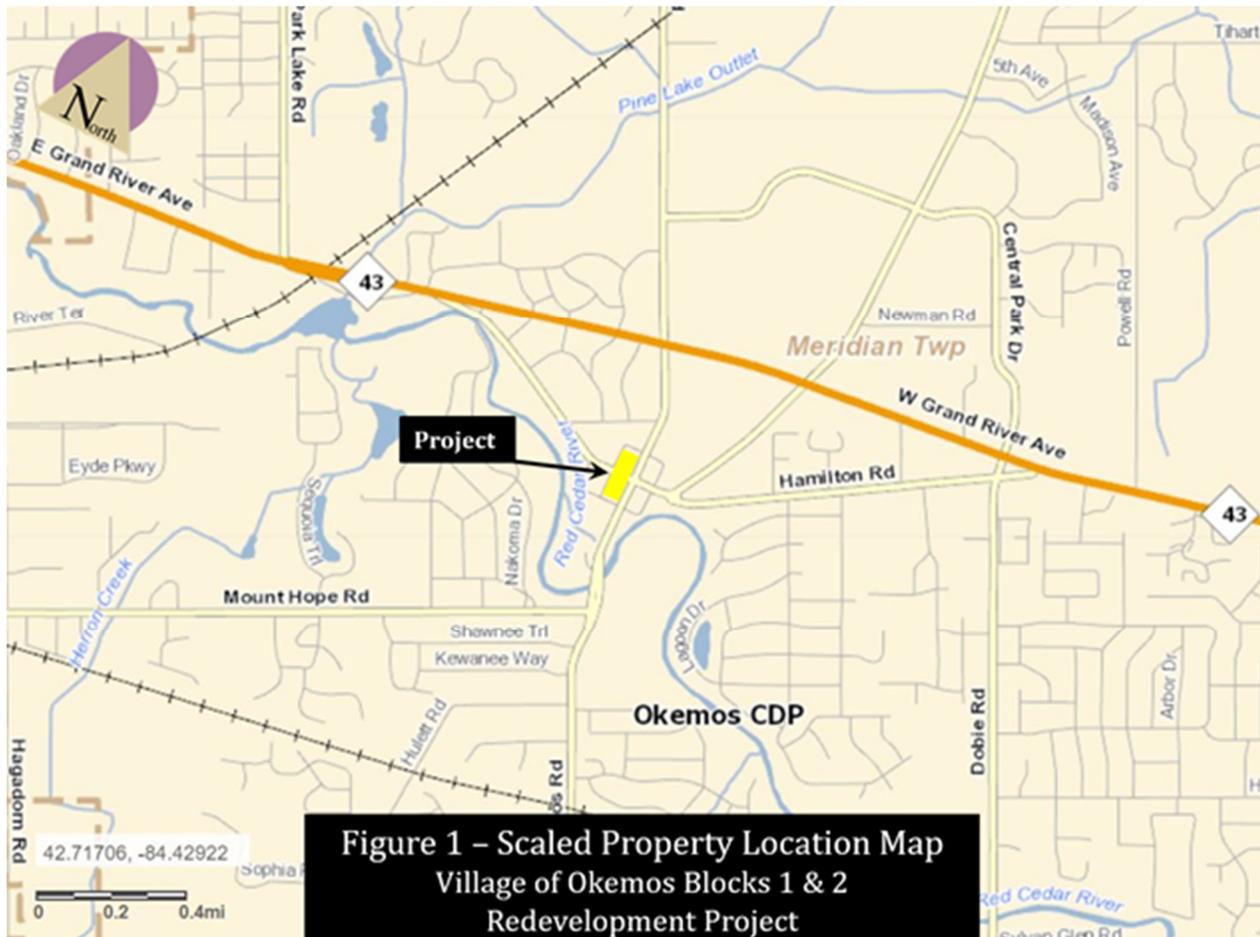
To: Amber Clark – Neighborhoods & Economic Development Director, Meridian Township

From: Eric P. Helzer, EDFP, Principal – Advanced Redevelopment Solutions (ARS)

Date: January 31, 2022

**Subject: Request for the use of the Meridian Township Redevelopment Fund (MTRF) Grant #2
Village of Okemos Blocks 1 & 2 Redevelopment Project – Hamilton and Okemos Roads
Meridian Township, Okemos, MI 48864**

Per the request of Village of Okemos, LLC (VoO), Advanced Redevelopment Solutions (ARS) as the VoO Authorized Agent has prepared a summary for the request to the Meridian Township Economic Development Corporation (EDC) for use of the Meridian Township Redevelopment Fund (MTRF) Grant #2 towards tasks and costs in support of activities to protect public infrastructure and to support the Village of Okemos's (Village) infrastructure and improvements needed around the proposed Village of Okemos Blocks 1 & 2 Redevelopment Project (Project).



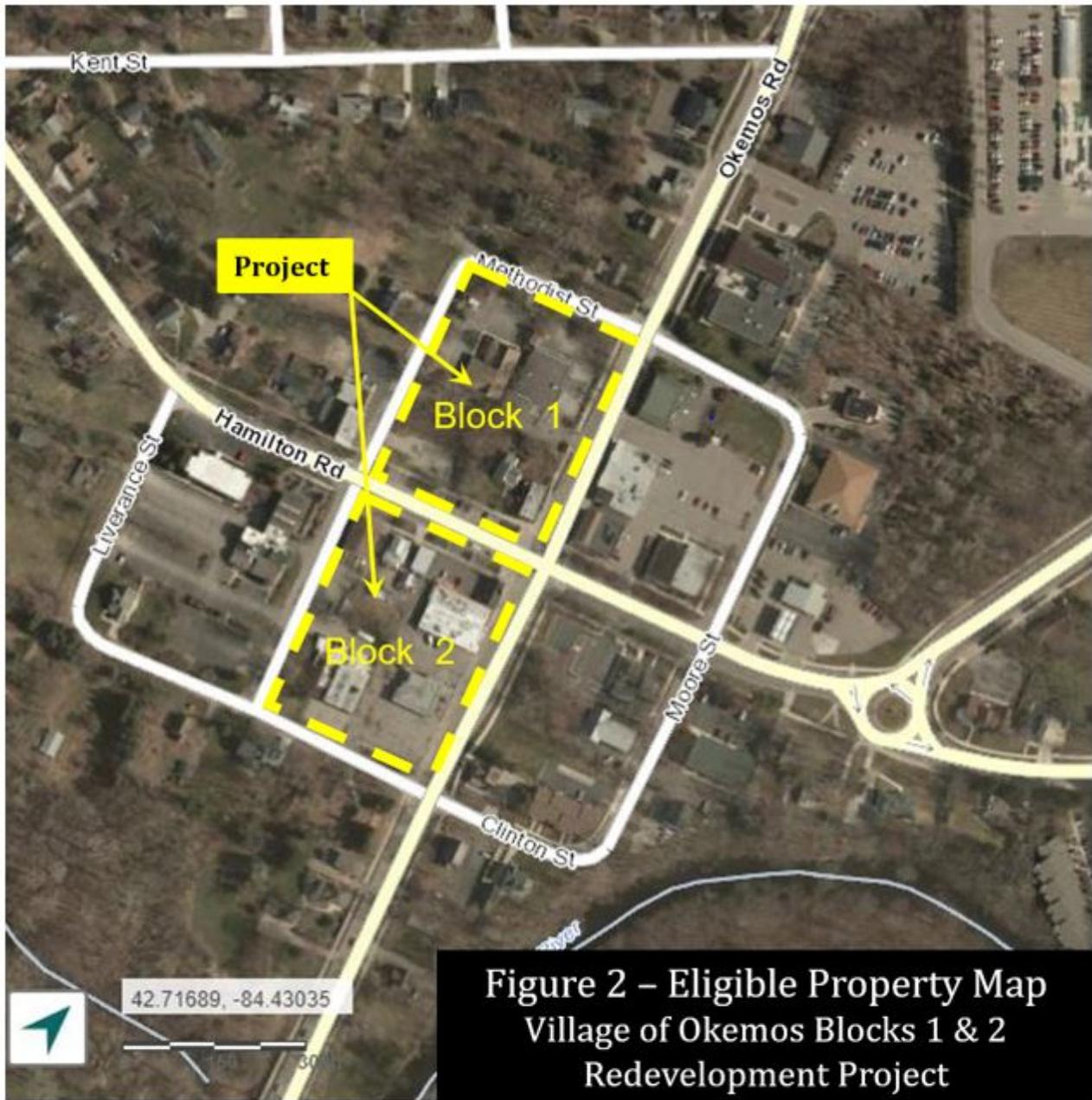
BACKGROUND

The proposed mixed-use redevelopment Project is on two underutilized, abandoned, vacant and contaminated Village blocks. The Project blocks are located at the intersection of Okemos Road and Hamilton Road have been designated as “Block 1” (northwest of the intersection) and “Block 2” (southwest of the intersection), respectively, and will be comprised of an estimated 257,534 gross area square feet of residential and commercial business spaces in four (4) newly constructed mixed-use buildings. The mixed-use recreation of the Village of Okemos with major Infrastructure Improvements is transformative in nature and will bring Retail, Restaurant, Commercial, Office and Residential Uses, adding over 100 jobs, and adding approximately up to \$85 million in new capital investment to the Village. This MTRF Grant Project Application #2, consists of the redevelopment of Blocks 1 and 2. See attached Attachment A - Eligible Property Legal Descriptions and Eligible Property Boundary Map for the Project Property Blocks 1 & 2 made part of the redevelopment effort and Attachment B - Aerial Photos of Blocks 1 & 2 for existing building and site conditions.

Over the past few years, and more recently due to the recent COVID-19 pandemic outbreak, the economy has shifted significantly, and the township has identified Downtown Okemos as:

- a critical redevelopment area in need of blight elimination;
- an area with businesses closing, resulting in a dwindling tax base;
- having parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- an area where previously proposed redevelopment projects have failed on key Village blocks due to the aforementioned issues.

The proposed redevelopment Project will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. Upon completion of the proposed Project, other new developments and increases in value due to private investments/improvements beyond the proposed two (2) Block area is certain to occur thus increasing taxable value and adding even more jobs.



- - - - = Indicates Eligible Property Boundaries of Blocks 1 & 2

REQUEST MTRF GRANT #2

The Village of Okemos Blocks 1 & 2 Redevelopment Project has before it large and difficult to finance costs to ready these properties for redevelopment. In an effort to address a large portion of these costs, with the support and at the request of the Meridian Township Brownfield Redevelopment Authority, the Project received a direct source area removal of contaminants with State contractors estimated at approximately \$700,000, an award of a \$1.3 million Brownfield Grant and a \$1 million Brownfield Loan from the Michigan Department of Environment, Great Lakes and Energy (EGLE) to revitalize and safely reuse the Project properties. A majority of the awarded EGLE funds will be used to address soil and groundwater contamination by leaks from former gas station’s underground storage tanks and a former dry cleaner and through a Grant/Loan Amendment a portion of these EGLE funds will be allocated to address Asbestos Abatement and Demolition costs. The balance of the Asbestos Abatement and Demolition costs needed will be funded by the Developer. However, there were and are certain costs that are for public benefit during the direct source area removal and during and after the Demolition work that are the subject of the request to use the MTRF.

This MTRF Grant Request #2 includes two (2) primary uses of funds:

1. **Sheeting and Shoring** to protect utilities and roads along Hamilton Road and Ardmore Avenue that occurred when EGLE completed its source area removal of contaminated hazardous soils due to the past drycleaners operations at the northwest corner of Block 2. The funds will be utilized to repay the hard costs of Sheeting and Shoring and related soft costs such as engineering & professional fees and project management & application/inspection fees.
2. **Infrastructure Improvements in Public Rights-of-Ways and Easements** surrounding Blocks 1 & 2. The funds will be utilized to pay for the hard costs of infrastructure and related soft costs such as engineering & professional fees and project management & application/inspection fees.

A breakdown of the total funds being requested is in the below table. Attachment C – Site Plans, identifies in detail the areas for uses of funds requested.



OFF-SITE (PUBLIC ROW/EASEMENT) COSTS DEVELOPMENT BUDGET TRACKING DETAIL

Project Name: Village of Okemos Blocks 1 & 2
 Project Description: Mixed-Use Development
 Date: January 27, 2022

Cost Item	Final Budget
HARD COSTS	
Construction Costs	
Stormwater Requirements County Drain - Blocks 1 & 2	280,000
BLOCK 1	
Utilities - Okemos Road	24,640
Utilities - Ardmore Avenue	183,354
Utilities - Methodist Street	38,475
Gas	25,000
Electric	25,000
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Okemos Road	30,000
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Ardmore Avenue	163,671
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Methodist Street	93,912
Traffic Control	15,000
BLOCK 2	
Preconstruction Labor and Sheeting/Shoring Protection of Ardmore/Hamilton Corner for DEQ Work (On Private Property for Public Infrastructure protection)	444,323
Sidewalk Closure/Traffic Control, Project Management and Engineering & Design for Sheeting/Shoring Protection of Ardmore/Hamilton Corner for DEQ Work	125,677
Utilities - Clinton Street	233,143
Utilities - Ardmore Avenue	183,354
Utilities - Hamilton Road	112,450
Utilities - Okemos Road	8,960
Gas	25,000
Electric	25,000
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Clinton Street	93,912
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Ardmore Avenue	163,671
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Hamilton Road	155,786
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Okemos Road	30,000
Traffic Control	15,000
Subtotal - Construction Costs	\$ 2,495,329
TOTAL HARD COSTS	\$ 2,495,329
SOFT COSTS	
Engineering & Project Management	
Inspection Fees (Utility)	25,000
Site Civil Engineering & Surveying	69,150
Site Civil & Traffic Engineering	47,000
Geotechnical Engineering and Material Testing	100,000
Project Management - Preliminary Site Construction	132,240
Project Management - Site Development Services (Construction Period)	214,611
Subtotal - Engineering & Project Management	\$ 588,001
Project Approval Fees	
Application & Permit Fee - Road Right-of-Way	25,000
Subtotal - Project Approval Fees	\$ 25,000
Due Diligence Reports	
Surveying (Utility As-Builts)	100,000
Subtotal - Due Diligence Reports	\$ 100,000
Owner's Contingency (3%)	77,932
TOTAL SOFT COSTS	\$ 790,933
TOTAL OFF-SITE (PUBLIC ROW/EASEMENT) COSTS	\$ 3,286,262

All costs shown in the above table are for budgetary purposes only and are a preliminary engineers and contractors estimates of probable costs that are subject to competitive bidding in the future to secure the lowest most competitive costs and thus the estimates in the above table will change.

SCHEDULE

The planned schedule is to start the infrastructure work in the Summer 2022, subject to Township and governing agencies Site Plan approval, EGLE Act 381 Work Plan Approval, EGLE Grant Amendment and Work Plan approvals, and the Michigan Economic Development Corporation approval process of a Michigan Community Redevelopment Program application.

If additional information is needed, please contact Advanced Redevelopment Solutions.

ATTACHMENTS:

A – Eligible Property – Legal Descriptions and Eligible Property Boundary Map

B – Aerial Photos – Blocks 1 & 2

C – Site Plans:

- Demolition Plan (Public Infrastructure, Sheet 12)
- Road & Utilities Plan & Profile Clinton St & Hamilton Rd (Profile Sheet 8)
- Road & Utilities Plan & Profile Methodist St (Profile Sheet 9)
- Road & Utilities Plan & Profile Ardmore Ave (Profile Sheet 10)
- Drain Outlet Mitigation Plan (Stormwater Public Easement Infrastructure, Figure A)

ATTACHMENTS

ATTACHMENT A

Eligible Property –

Legal Descriptions and Eligible Property Boundary Map

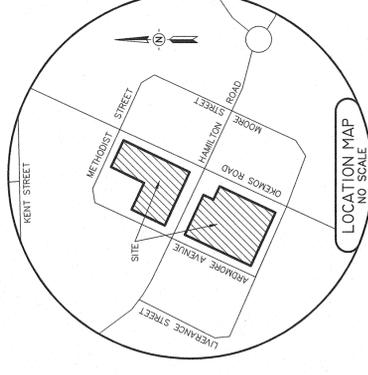
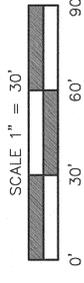
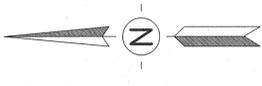
Blocks 1 and 2 Parcels

ALTA/NSPS Land Title Survey

BLOCK 2

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"



BENCHMARKS

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

NONEXCLUSIVE EASEMENT OVER PARKING
AREAS, DRIVEWAYS AND ACCESS DRIVES
LIBER 1605 PAGE 455
LIBER 1606 PAGE 457
LIBER 3022 PAGE 88
INSTRUMENT NO. 2013-022311



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

Map ID	Address	Tax ID
E	4661 Okemos Rd.	33-02-02-21-409-008
F	2143 Hamilton Rd.	33-02-02-21-409-003
G	2149 Hamilton Rd.	33-02-02-21-409-002
H	2153 Hamilton Rd.	33-02-02-21-409-001
I	2137 Hamilton Rd.	33-02-02-21-409-004
J	2150 Clinton St.	33-02-02-21-409-006
K	4675 Okemos Rd.	33-02-02-21-409-009



ERICK B. FRIESTROM
PROFESSIONAL SURVEYOR
NO. 53497

REVISIONS	COMMENTS
06/27/2018	ORIGINAL

ENGINEERING AND LAND SURVEYING	KEBS, INC.
2116 HASLETT ROAD, HASLETT, MI 48840	
PH. 517-338-4444	
WWW.KEBS.COM	
Marshall Office - Ph. 269-781-9800	
DRAWN BY: SSF	SECTION: 21, 14N, R1W
FIELD WORK BY: NAW/SL	JOB NUMBER: 93725-ALT
SHEET 1 OF 3	

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"

LEGAL DESCRIPTION:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

PARCEL 1:
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:
Lots 5 and 6, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

PARCEL 1:
Lots 7 and 8, Block 6, and the Southerly 9 feet of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:
The Northerly 76 feet in width of the Southerly 85 feet in width of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:
Lot 2, EXCEPT the South 85 feet thereof, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

The North 30 feet of the South 115 feet of Lot 1, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 4:
Lots 4, EXCEPT the East 6 feet, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 5:
The entire of Lot 3 and the East 6 feet of Lot 4, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 6:
Lots 5 and 6, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

Lot 1, Block 6, EXCEPT the South 115 feet thereof, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Lots 3 and 4, Block 3, Village of Okemos (Formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

SCHEDULE B - SECTION II, EXCEPTIONS:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

Item 9. Grant of Easement recorded in Liber 1681, Page 1074, crosses parcel, is plottable and shown hereon.

Item 10. Easement Agreement recorded in Liber 1820, Page 846, crosses parcel, is plottable and shown hereon.

Item 11. Agreement Relating to Easement recorded in Liber 1826, Page 703, crosses parcel, is plottable and shown hereon.

Item 12. Affidavit Regarding Parking Agreement recorded in Liber 2443, Page 1184, and Liber 2443, Page 1186. Re-recorded in Liber 2461, Page 276, crosses parcel, is blanket in character, therefore not shown hereon.

Item 13. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1487, Page 734, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 14. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1560, Page 92, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 15. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1660, Page 493, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 16. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1899, Page 977, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 17. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 2989, Page 819, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

Item 10. Survey of the Okemos Tile Drain recorded in Liber 70 of Misc. Records, Page 567, crosses parcel, is plottable and shown hereon.

Item 11. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 570, may cross parcel, provided document is illegible.

Item 12. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 576, crosses parcel, is plottable and shown hereon.

Item 13. Intentionally omitted.

Item 14. Easement granted to Michigan Bell Telephone Company recorded in Liber 1398, Page 440, crosses parcel, is plottable and shown hereon.

Item 15. Easement Agreement recorded in Liber 1457, Page 1117. Amendment recorded in Liber 3062, Page 88 and in instrument No. 2013-022311, crosses parcel, is plottable and shown hereon.

Item 16. Quit Claim Deed recorded in Liber 1605, Page 455, crosses parcel, is plottable and shown hereon.

Item 17. Grant of Easement recorded in Liber 3381, Page 1207, crosses parcel, is plottable and shown hereon.

Item 18. Declaration of Restrictive Covenant recorded in Liber 3381, Page 1208, crosses parcel, is plottable and shown hereon.

Item 19. Intentionally omitted.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)
There are no easements or restrictions of record per the title commitment provided.
(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)
Item 10. Easements for overflow parking in the instrument recorded in Liber 2443, Page 1186, and re-recorded on May 22, 1997 in Liber 2461, Page 276, cross parcel; no easements are defined and therefore are not shown hereon.

SEWER INVENTORIES

CATCH BASIN #117
RIM ELEV. = 850.01
8" RCP W INV. = 847.69
TOP OF DEBRIS ELEV. = 845.88
SUMP ELEV. = 846.19

STORM MANHOLE #118
RIM ELEV. = 849.82
12" RCP SW INV. = 845.66
12" RCP S INV. = 846.59
TOP OF DEBRIS ELEV. = 845.77

CATCH BASIN #119
RIM ELEV. = 849.25
12" RCP NW INV. = 845.94
12" RCP W INV. = 842.62
SUMP ELEV. = 844.75

STORM MANHOLE #120
RIM ELEV. = 849.59
12" RCP N INV. = 844.58
12" RCP SE INV. = 845.08
SW 12" SQUARE OPENING INV. = 848.13
SUMP ELEV. = 844.09

CATCH BASIN #121
RIM ELEV. = 849.28
12" RCP N INV. = 841.45
12" RCP NE INV. = 840.68
8" RCP E INV. = 833.83
12" RCP SW INV. = 840.65
12" RCP S INV. = 840.85
12" RCP W INV. = 843.19
8" RCP W INV. = 845.02

CATCH BASIN #122
RIM ELEV. = 849.72
8" RCP E INV. = 845.86
SUMP ELEV. = 843.42

CATCH BASIN #123
RIM ELEV. = 849.30
8" RCP SW INV. = 844.59
TOP OF DEBRIS ELEV. = 844.33

CATCH BASIN #124
RIM ELEV. = 848.90
8" METAL E INV. = 841.49
12" RCP S INV. = 841.49
8" RCP W INV. = 845.11
SUMP ELEV. = 841.49

CATCH BASIN #125
RIM ELEV. = 848.84
8" RCP E INV. = 845.44
6" PVC NW INV. = 845.49
SUMP ELEV. = 845.24

CATCH BASIN #126
RIM ELEV. = 848.50
6" PVC SE INV. = 846.15
TOP OF DEBRIS ELEV. = 846.10

CATCH BASIN #127
RIM ELEV. = 848.24
8" RCP W INV. = 844.49
SUMP ELEV. = 844.04

CATCH BASIN #128
RIM ELEV. = 847.24
8" VCP NE INV. = 844.05
8" VCP S INV. = 844.05
TOP OF DEBRIS ELEV. = 844.04

CATCH BASIN #129
RIM ELEV. = 848.81
4" S INV. = 845.28
12" RCP NW INV. = 845.19
SUMP ELEV. = 844.81

CATCH BASIN #130
RIM ELEV. = 848.88
12" RCP E INV. = 844.91
12" RCP SE INV. = 844.93
SUMP ELEV. = 843.68

CATCH BASIN #131
RIM ELEV. = 846.24
15" RCP N INV. = 840.99
4" VCP SE INV. = 839.05
6" PVC SW INV. = 842.60
SUMP ELEV. = 848.43

CATCH BASIN #132
RIM ELEV. = 846.01
12" RCP NE INV. = 846.01
4" VCP NW INV. = 848.11
TOP OF DEBRIS ELEV. = 845.76

SUMP ELEV. = 836.70

STORM MANHOLE #133
RIM ELEV. = 846.50
12" RCP N INV. = 838.88
12" RCP E INV. = 834.69
12" RCP S INV. = 840.04
15" RCP W INV. = 838.23

CATCH BASIN #134
RIM ELEV. = 846.71
TOP OF DEBRIS ELEV. = 845.41

STORM MANHOLE #135
RIM ELEV. = 846.61
12" RCP SE INV. = 840.73
12" RCP NE INV. = 842.62
SUMP ELEV. = 838.56

CATCH BASIN #136
RIM ELEV. = 846.68
12" RCP E INV. = 843.69
12" RCP NW INV. = 842.89
SUMP ELEV. = 840.92

STORM MANHOLE #137
RIM ELEV. = 846.59
12" RCP N INV. = 841.45
12" RCP NE INV. = 833.92
12" RCP E INV. = 833.83
12" RCP SW INV. = 840.56
15" RCP W INV. = 834.37

CATCH BASIN #138
RIM ELEV. = 846.01
12" RCP S INV. = 841.59
12" RCP SE INV. = 840.09

SANITARY MANHOLE #200
RIM ELEV. = 845.36
8" VCP N INV. = 836.58
8" VCP SE INV. = 836.72

SANITARY MANHOLE #201
RIM ELEV. = 851.97
8" VCP E INV. = 844.36
8" VCP S INV. = 835.34
8" VCP S INV. = 835.23
8" VCP W INV. = 835.13

SANITARY MANHOLE #202
RIM ELEV. = 844.30
8" VCP N INV. = 832.60
8" VCP E INV. = 831.28
8" VCP E INV. = 833.77
8" VCP W INV. = 831.17

SANITARY MANHOLE #203
RIM ELEV. = 847.01
8" VCP S INV. = 834.83
8" VCP W INV. = 835.03

SANITARY MANHOLE #204
RIM ELEV. = 852.05
8" VCP N INV. = 840.56
8" VCP W INV. = 839.51
8" VCP W INV. = 839.58

SANITARY MANHOLE #205
RIM ELEV. = 848.85
8" VCP N INV. = 838.88
8" VCP E INV. = 838.97
8" VCP S INV. = 839.51
8" VCP W INV. = 839.58

SANITARY MANHOLE #206
RIM ELEV. = 852.02
8" VCP N INV. = 840.63
8" VCP E INV. = 840.33
8" VCP S INV. = 840.71

SANITARY MANHOLE #207
RIM ELEV. = 846.39
8" VCP N INV. = 835.95
8" VCP E INV. = 837.75
8" VCP S INV. = 837.70
8" VCP W INV. = 837.61

SANITARY MANHOLE #208
RIM ELEV. = 851.62
8" VCP E INV. = 840.11
8" VCP S INV. = 840.41
8" VCP NW INV. = 840.54

SANITARY MANHOLE #209
RIM ELEV. = 842.15
8" VCP N INV. = 833.91
8" VCP S INV. = 833.91

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Okemos Road, public Hamilton Road, public Clinton Street, public Methodist Street, and public Ardmore Avenue.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property, 4700 Ardmore Avenue, 2150 Hamilton Street, 2149 Hamilton Road, 2148 Hamilton Road, 2147 Hamilton Road, 2146 Hamilton Road, 2145 Hamilton Road, 2144 Hamilton Road, 4675 Okemos Road, and 4695 Okemos Road, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011.

Item 4: 3.99 Acres (173,987 square feet)

Item 5: Shown on the survey map.

Item 6: Shown on the survey map.

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0

Item 10: There were no party walls designated by client.

Item 11: Utility information as shown was obtained from available public records and utility field notes. The utility field notes were subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site for this survey, but previous MISS DIG underground utility markings from previous surveys have been incorporated where possible.

Item 13: Shown on the survey map.

CERTIFICATION:

To Downtown Okemos, LLC; Transnation Title Agency; and Fidelity National Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11, and 13 of Table A thereof. The fieldwork was completed on June 3, 2018.



E. Priestrom
Erick R. Priestrom Date of Plot or Map:
Professional Surveyor No. 63497
epriestrom@kebs.com

REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
06/21/2018	ORIGINAL	216 HASLETT ROAD, HASLETT, MI 48840 PH: 517-538-3399-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9800
		DRAWN BY: SSF SECTION: 21, TAN, RTW
		FIELD WORK BY: NAW/SL JOB NUMBER:
		SHEET 3 OF 3 93725-ALT

ATTACHMENT B

Aerial Photos
Blocks 1 and 2 Parcels



Current Eligible Property Aerial Photo - Blocks 1 & 2



Current Eligible Property Aerial Photo - Block 1



Current Eligible Property Aerial Photo - Block 2

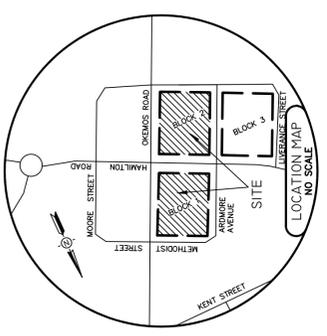
ATTACHMENT C

Site Plans

Blocks 1 and 2 Parcels

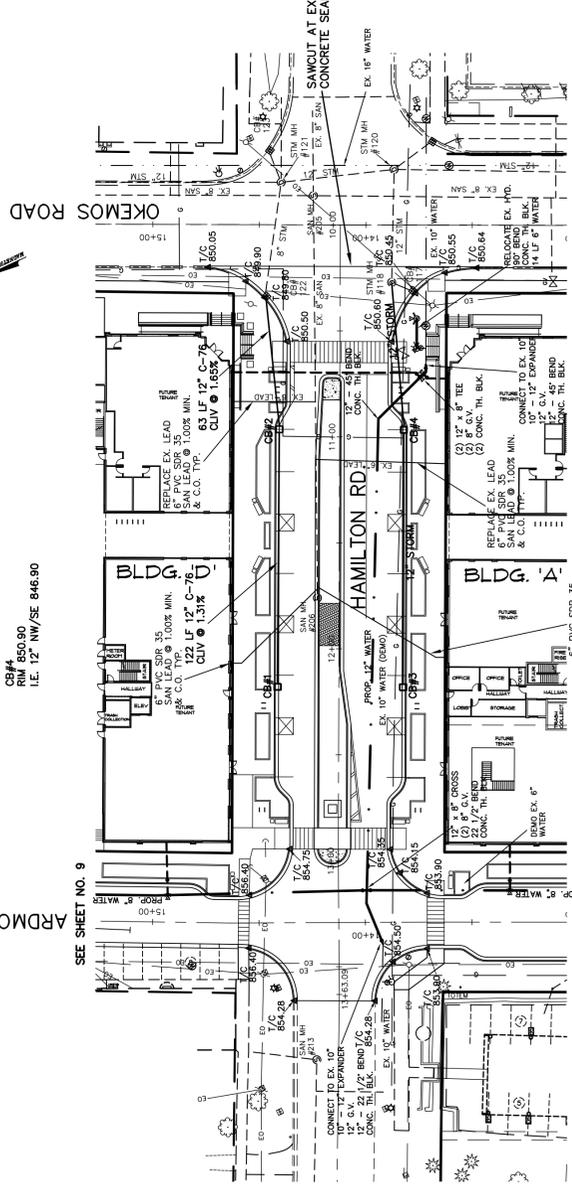
- Demolition Plan (Public Infrastructure, Sheet 12)
- Road & Utilities Plan & Profile Clinton St & Hamilton Rd (Profile Sheet 8)
- Road & Utilities Plan & Profile Methodist St (Profile Sheet 9)
- Road & Utilities Plan & Profile Ardmore Ave (Profile Sheet 10)
- Drain Outlet Mitigation Plan (Stormwater Public Easement Infrastructure, Figure A)

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



- PROPOSED STORM INVENTORY:
- CB#1 RIM 852.50 I.E. 12" SE 848.50
 - CB#2 RIM 850.90 I.E. 12" NW/SE 846.90
 - CB#3 RIM 852.50 I.E. 12" SE 848.50
 - CB#4 RIM 850.90 I.E. 12" NW/SE 846.90

ARMORE AVE.



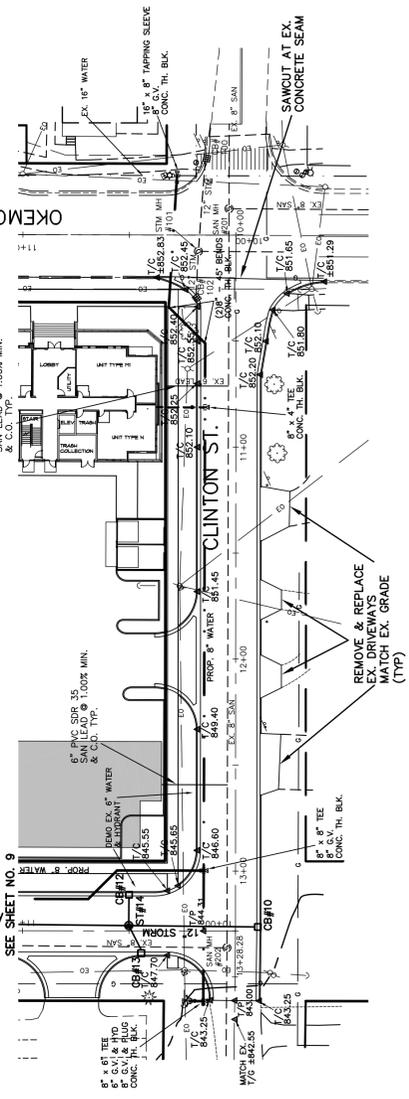
SEE SHEET NO. 9

SEE SHEET NO. 9

NOTE: SEE GRADING PLAN (SHEET 5) FOR DETAILED PROPOSED CURB & SIDEWALK GRADES



ARMORE AVE.

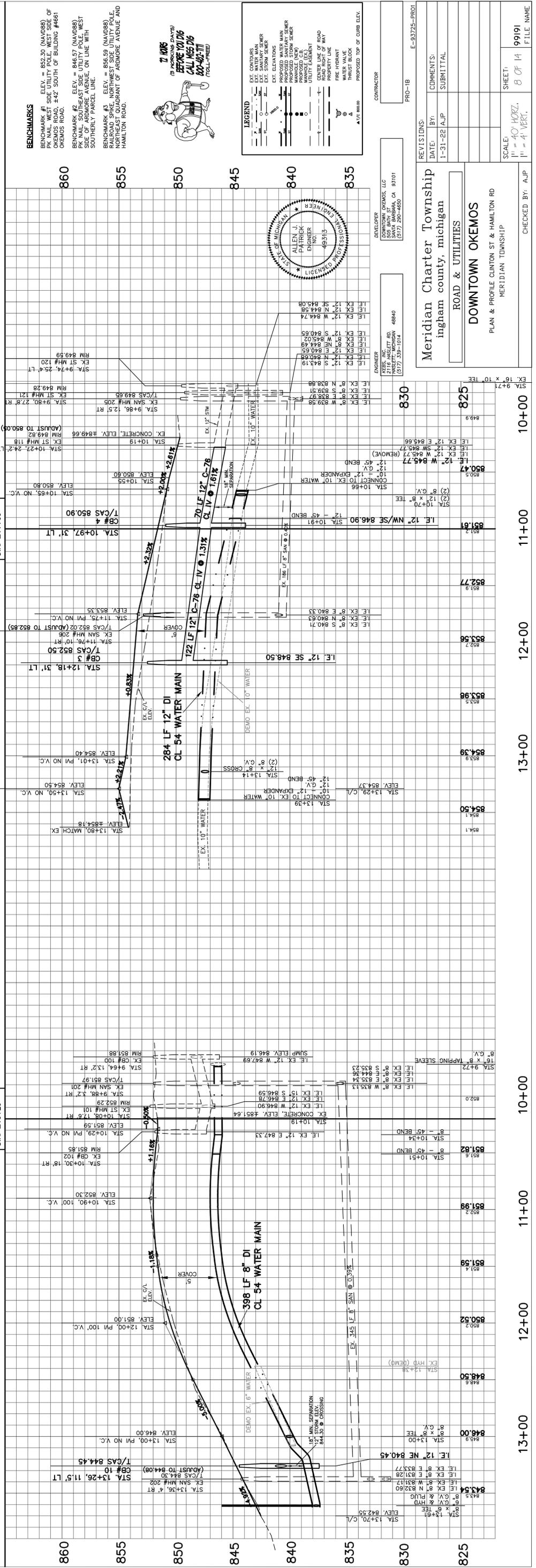


SEE SHEET NO. 9

REMOVE & REPLACE EX. DRIVEWAYS MATCH EX. GRADE (TYP)

WARNING!!! CL 54 WATER MAIN STA. 11+00 TO 11+20

WARNING!!! CL 54 WATER MAIN STA. 11+00 TO 11+20



BENCHMARKS
 BENCHMARK #1 ELEV. = 850.20 (NAVD83)
 PK NAIL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 342' SOUTH OF BUILDING #461
 BENCHMARK #2 ELEV. = 846.57 (NAVD83)
 PK NAIL SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAVD83)
 PK NAIL SOUTHWEST CORNER OF THE NEAR EAST NORTHWEST QUADRANT OF ARMORE AVENUE AND HAMILTON ROAD.



LEGEND

---	EXT. CONTOURS
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	MANHOLE (NEW)
---	MANHOLE (EXIST.)
---	UTILITY EASMENT
---	CENTER LINE OF ROAD
---	PROPERTY LINE
---	FIRE HYDRANT
---	WATER VALVE
---	PROPOSED TOP OF CURB ELEV.

CONTRACTOR
 TOWNSHIPS OKEMOS, LLC
 505 SOUTH ST. 6A, CA 93011
 (917) 290-4650

ENGINEER
 ALLEN J. PATRICK
 ENGINEER
 483313

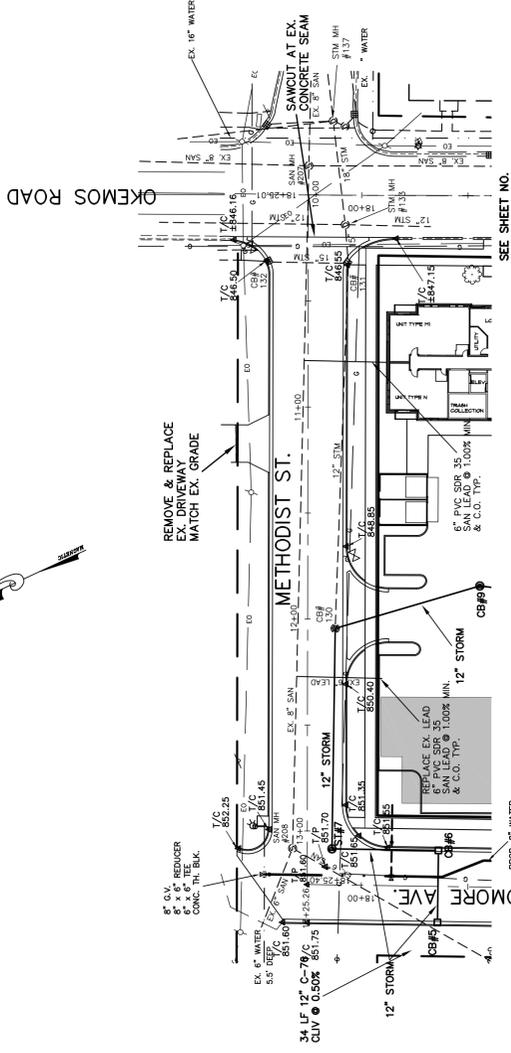
REVISIONS:
 DATE: BY: COMMENTS:
 1-31-22 AJP SUBMITTAL

PROJ-1B E-93725-PROJ.

Meridian Charter Township
 Ingham county, michigan
ROAD & UTILITIES
DOWNTOWN OKEMOS
 PLAN & PROFILE CLINTON ST. & HAMILTON RD
 MERIDIAN TOWNSHIP

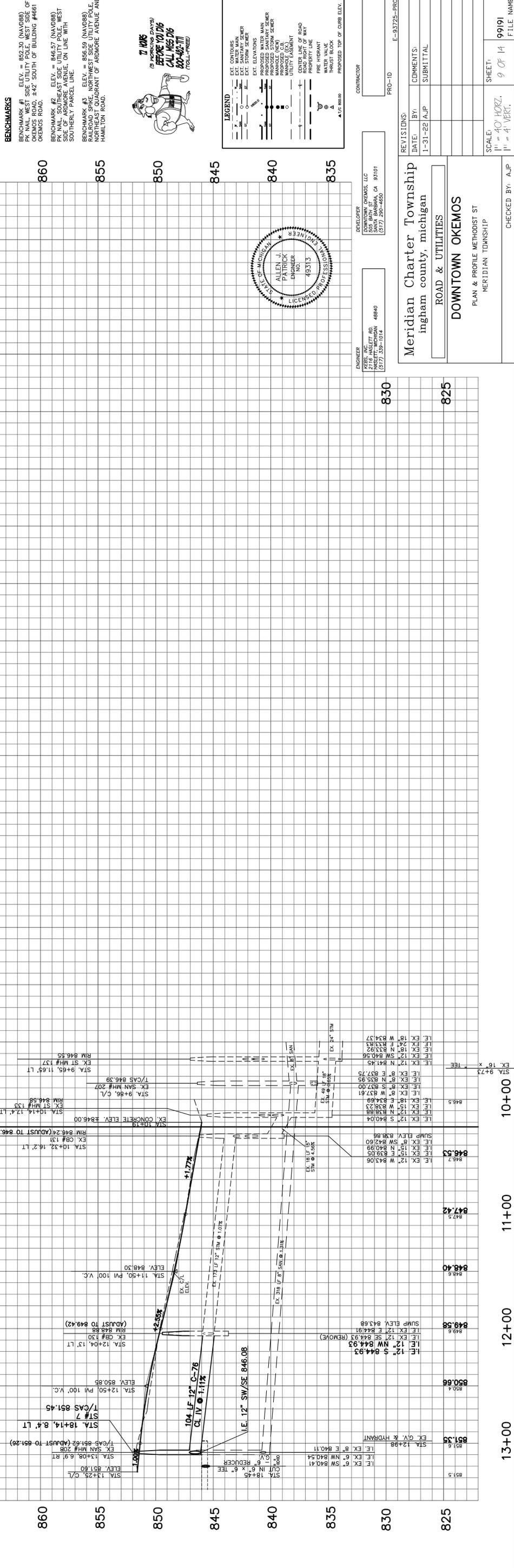
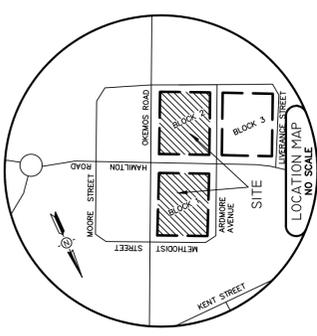
CHECKED BY: AJP
 SHEET: 8 OF 14
 FILE NAME: 99191

NOTE: SEE GRADING PLAN (SHEET 5) FOR DETAILED PROPOSED CURB & SIDEWALK GRADES



SEE SHEET NO. 7
WARNING: SEE SHEET NO. 7
WARNING: SEE SHEET NO. 7

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



BENCHMARKS
 BENCHMARK #1 ELEV. = 850.20 (NAVD83)
 PK NAIL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 442' SOUTH OF BUILDING #4661
 BENCHMARK #2 ELEV. = 846.57 (NAVD83)
 PK NAIL SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAVD83)
 PK NAIL WEST SIDE UTILITY POLE, SOUTHWEST CORNER OF THE NORTHWEST QUADRANT OF ARMORE AVENUE AND HAMILTON ROAD.



LEGEND

- EX. CONTOURS
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. ELEVATIONS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- MANHOLE (EXIST.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED TOP OF CURB ELEV.

ENGINEER
 ALLEN J. PATRICK
 ENGINEER
 NO. 49313
 LICENSED PROFESSIONAL ENGINEER
 STATE OF MICHIGAN

DEVELOPER
 DOWNTOWN OKEMOS, LLC
 505 SOUTH ST., 4TH FL.
 OKEMOS, MI 48860
 (517) 290-4650

CONTRACTOR
 E-93775-PROJ.

REVISIONS:
 DATE: BY: COMMENTS:
 1-31-20 AJP SUBMITTAL

Meridian Charter Township
 Ingham county, Michigan
 ROAD & UTILITIES
 DOWNTOWN OKEMOS
 PLAN & PROFILE METHODIST ST
 MERIDIAN TOWNSHIP

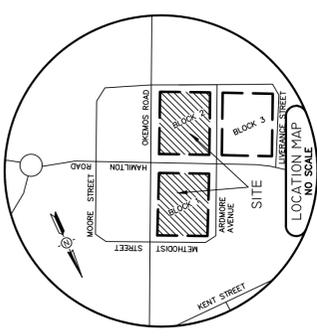
CHECKED BY: AJP SHEET: 9 OF 14 FILE NAME: 99191

SCALE: 1" = 40' HORZ., 1" = 4' VERT.

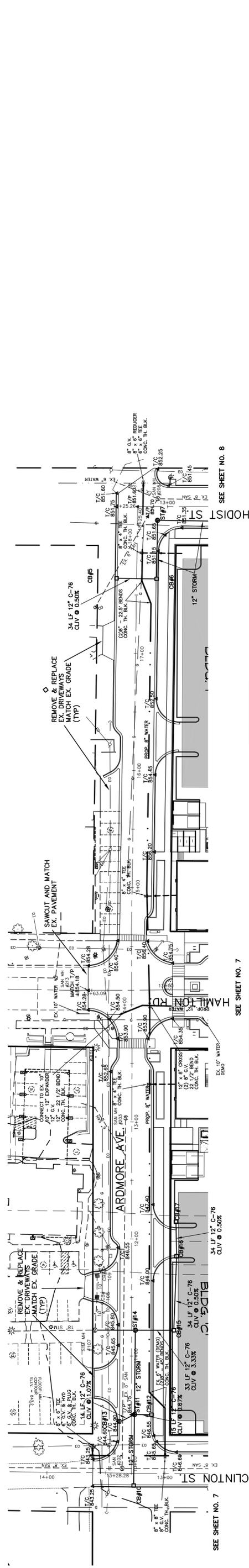
PROPOSED STORM INVENTORY:

- CB#5 12" SW 840.50
- IE. 12" SE 846.50
- CB#6 12" NW/NE 846.33
- IE. 12" E 840.40
- ST#4 12" SW 839.70
- IE. 12" SW 839.70
- CB#10 12" NE 840.45
- IE. 12" NE 840.45
- ST#11 12" SW/NE 840.10
- IE. 12" SW/NE 840.10
- CB#17 12" SW 845.05
- IE. 12" SW 845.05

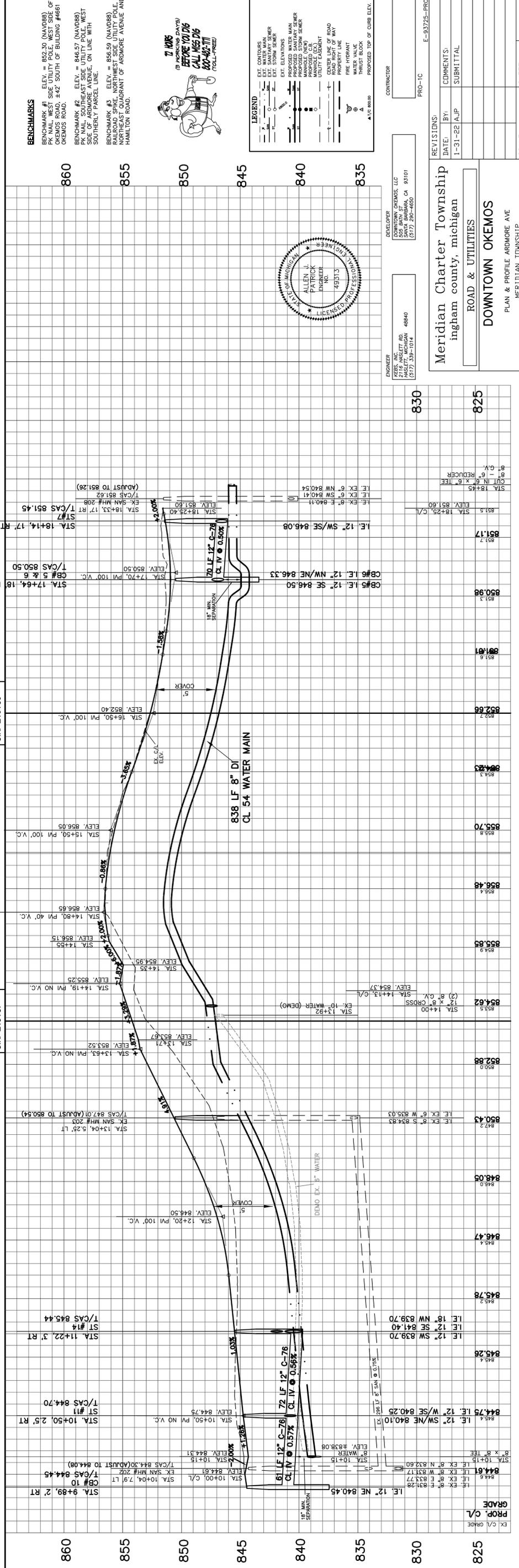
NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



NOTE: SEE GRADING PLAN (SHEET 5) FOR DETAILED PROPOSED CURB & SIDEWALK GRADES



SEE SHEET NO. 7
 SEE SHEET NO. 8
 WARNING LINE STA. 413+87
 WARNING LINE STA. 414+50



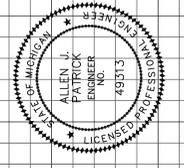
860
 855
 850
 845
 840
 835
 830
 825

BENCHMARKS
 BENCHMARK #1 ELEV. = 850.20 (NAVD83)
 PK NAIL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 342' SOUTH OF BUILDING #4681
 BENCHMARK #2 ELEV. = 846.57 (NAVD83)
 PK NAIL SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAVD83)
 NAIL WEST SIDE UTILITY POLE, NORTHWEST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



LEGEND

- EXT. CONTOURS
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- MANHOLE (EXIST.)
- UTILITY EMBANKMENT
- CENTER LINE OF ROAD
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED TOP OF CURB ELEV.



ENGINEER
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PROJECT
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 505 SOUTH ST. 2ND FL.
 OKEMOS, MI 48860
 (313) 290-4650

CONTRACTOR
 PRO-1-C
 E-93775-PROJ.

REVISIONS:

DATE:	BY:	COMMENTS:
1-31-22	AJP	SUBMITTAL

Meridian Charter Township
 Ingham county, michigan
ROAD & UTILITIES
DOWNTOWN OKEMOS
 PLAN & PROFILE ARDMORE AVE
 MERIDIAN TOWNSHIP

CHECKED BY: AJP
 SCALE: 1" = 40' HORZ., 1" = 4' VERT.
 SHEET: 10 OF 14
 FILE NAME: 99191

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

GRADE
 PROP. C/L
 EX. C/L GRADE

EXHIBIT B

Project Overview

and

Approved Drawings
Village of Okemos
Blocks 1 and 2

Site Plan and required Building Plans
submitted for Township Review
01-31-2022 and not yet approved

Village of Okemos

Project Overview and Approved MUPUD Drawings

As of January 31, 2022

The Village of Okemos is a proposed, mixed-use development occupying two blocks on the West side of Okemos Road in Downtown Okemos. The project proposes to build 290,206 square feet in five, four and five story buildings on the two blocks. The current usage calls for an estimated 257,534 gross area square feet of residential and commercial business spaces in four (4) newly constructed mixed-use buildings. The mixed-use recreation of the Village of Okemos with major Infrastructure Improvements is transformative in nature and will bring Retail, Restaurant, Commercial, Office and Residential Uses, adding over 100 jobs, and adding approximately up to \$85 million in new capital investment to the Village.

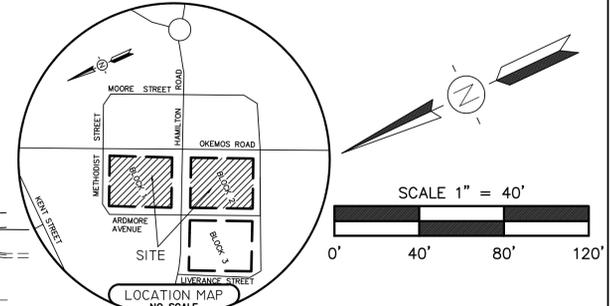
EXHIBIT C

Consents for Access to Property
Village of Okemos
Blocks 1 and 2

Developer/Applicant is the Owner of All
Real Property being improved thus Site
Control is Secured and Access
Agreements are not Required

MUPUD PLAN FOR: Village of Okemos

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. STORM SEWER INVENTORIES

CATCH BASIN #100 RM ELEV. = 851.88 8" RCP N INV. = 847.69 TOP OF DEBRIS ELEV. = 847.66 SUMP ELEV. = 846.19	CATCH BASIN #126 (DEMO) RM ELEV. = 846.24 6" PVC SE INV. = 846.15 TOP OF DEBRIS ELEV. = 846.10
STORM MANHOLE #101 RM ELEV. = 852.29 12" RCP E INV. = 846.78 15" RCP S ELEV. = 846.59 12" RCP W INV. = 846.90 TOP OF DEBRIS ELEV. = 846.75	CATCH BASIN #127 (DEMO) RM ELEV. = 846.82 8" PVC N INV. = 844.49 SUMP ELEV. = 844.04
CATCH BASIN #102 RM ELEV. = 851.85 12" RCP E INV. = 847.33 TOP OF DEBRIS ELEV. = 847.35	CATCH BASIN #128 (DEMO) RM ELEV. = 847.24 8" VCP NE INV. = 844.05 8" PVC S INV. = 844.05 TOP OF DEBRIS ELEV. = 844.04
CATCH BASIN #103 (DEMO) RM ELEV. = 852.09 SW RESTRICTOR PLATE INV. = 849.23 SW 12" SQUARE OPENING INV. = 849.13 SUMP ELEV. = 846.89	CATCH BASIN #129 (DEMO) RM ELEV. = 848.81 4" S INV. = 845.28 12" RCP NW INV. = 845.19 SUMP ELEV. = 844.11
CATCH BASIN #104 (DEMO) RM ELEV. = 851.00 8" RCP N INV. = 847.68 TOP OF WATER ELEV. = 847.68 SUMP ELEV. = 846.60	CATCH BASIN #130 (ADJUST TO 849.42) 12" RCP E INV. = 844.91 12" RCP SE INV. = 844.93 (REMOVE) SUMP ELEV. = 843.68 PROP. I.E. 12" NW/S 844.93
CATCH BASIN #105 (DEMO) RM ELEV. = 849.67 6" VCP NE INV. = 845.07 8" RCP S INV. = 844.91 SUMP ELEV. = 844.17	CATCH BASIN #131 RM ELEV. = 846.24 15" RCP N INV. = 840.99 10" RCP E INV. = 839.05 8" VCP SW INV. = 842.60 12" RCP W INV. = 843.06 SUMP ELEV. = 838.56
CATCH BASIN #106 (DEMO) RM ELEV. = 850.60 8" VCP W TOP OF PIPE ELEV. = 849.12 TOP OF DEBRIS ELEV. = 848.80	CATCH BASIN #132 RM ELEV. = 846.00 15" RCP S INV. = 841.09 SUMP ELEV. = 838.70
STORM MANHOLE #107 RM ELEV. = 845.47 10" RCP N INV. = 840.22 12" RCP NE INV. = 838.54 (REMOVE) 18" RCP E INV. = 837.26 PROP. I.E. 18" SE 838.75	STORM MANHOLE #133 RM ELEV. = 846.58 12" RCP N INV. = 838.68 10" RCP S INV. = 840.04 15" RCP W INV. = 838.23
CATCH BASIN #108 RM ELEV. = 844.38 10" RCP N INV. = 840.43 10" RCP S INV. = 840.39 TOP OF DEBRIS ELEV. = 840.38	CATCH BASIN #134 RM ELEV. = 846.71 TOP OF DEBRIS ELEV. = 845.41
CATCH BASIN #109 RM ELEV. = 844.72 10" RCP S INV. = 840.72 TOP OF DEBRIS ELEV. = 840.47	STORM MANHOLE #135 RM ELEV. = 844.37 12" RCP NE INV. = 840.73 12" RCP SE INV. = 842.62 SUMP ELEV. = 838.56
CATCH BASIN #110 (DEMO) RM ELEV. = 844.72 12" RCP SW INV. = 839.24 12" RCP NW INV. = 839.01 SUMP ELEV. = 838.12	CATCH BASIN #136 RM ELEV. = 846.68 12" RCP E INV. = 843.69 12" RCP NW INV. = 843.89 SUMP ELEV. = 840.92
CATCH BASIN #111 (DEMO) RM ELEV. = 844.68 12" RCP S INV. = 839.47 SUMP ELEV. = 839.06	STORM MANHOLE #137 RM ELEV. = 846.55 12" RCP N INV. = 841.45 18" RCP N INV. = 833.92 24" RCP E INV. = 833.83 12" RCP SW INV. = 840.56 18" RCP W INV. = 834.37 SUMP ELEV. = 847.22
CATCH BASIN #112 (DEMO) RM ELEV. = 850.32 18" VCP E INV. = 847.39 6" VCP W INV. = 847.39 SUMP ELEV. = 847.22	CATCH BASIN #138 RM ELEV. = 846.01 12" RCP S INV. = 841.59 SUMP ELEV. = 840.09
CATCH BASIN #113 (DEMO) RM ELEV. = 851.08 6" VCP W INV. = 848.40 TOP OF DEBRIS ELEV. = 848.38	CATCH BASIN #140 RM ELEV. = 838.40 8" PVC NW INV. = 836.40 SUMP ELEV. = 836.15
CATCH BASIN #114 (DEMO) RM ELEV. = 850.35 6" VCP SW INV. = 848.23 TOP OF DEBRIS ELEV. = 848.23	STORM MANHOLE #141 RM ELEV. = 839.97 18" RCP NW INV. = 834.70 18" RCP E INV. = 834.52 8" PVC SE INV. = 835.11 SUMP ELEV. = 835.11
CATCH BASIN #115 (DEMO) RM ELEV. = 850.89 4" PVC SE INV. = 848.55 4" PVC SW INV. = 848.52 SUMP ELEV. = 848.09	STORM MANHOLE #142 RM ELEV. = 841.24 12" RCP NE INV. = 834.56 18" RCP S INV. = 834.18 18" RCP W INV. = 834.14 TOP OF DEBRIS ELEV. = 845.76
CATCH BASIN #116 (DEMO) RM ELEV. = 850.06 12" RCP NE INV. = 846.01 4" VCP NW INV. = 846.11 TOP OF DEBRIS ELEV. = 845.76	CATCH BASIN #143 RM ELEV. = 840.02 10" RCP N INV. = 835.36 12" RCP NW INV. = 835.34 SUMP ELEV. = 835.02
CATCH BASIN #117 RM ELEV. = 850.01 12" RCP NE INV. = 845.88 TOP OF DEBRIS ELEV. = 845.88	CATCH BASIN #144 RM ELEV. = 841.65 6" PVC NE INV. = 840.41 4" PVC SE INV. = 838.15 10" RCP S INV. = 837.38 SUMP ELEV. = 836.75
STORM MANHOLE #118 RM ELEV. = 849.82 (ADJUST TO 850.05) 12" RCP E INV. = 846.66 12" RCP SW INV. = 845.77 12" RCP W INV. = 845.77 (REMOVE) PROP. I.E. 12" W 845.77 TOP OF DEBRIS ELEV. = 845.86	STORM MANHOLE #145 RM ELEV. = 837.27 18" RCP E INV. = 832.65 6" PVC S INV. = 832.97 18" RCP W INV. = 832.63
CATCH BASIN #119 RM ELEV. = 849.25 12" RCP NW INV. = 845.94 SUMP ELEV. = 844.75	CATCH BASIN #146 RM ELEV. = 836.82 6" PVC N INV. = 834.15 SUMP ELEV. = 833.47
STORM MANHOLE #120 RM ELEV. = 849.59 12" RCP N INV. = 844.58 12" RCP SE INV. = 845.08 12" RCP W INV. = 844.74 SUMP ELEV. = 844.09	CATCH BASIN #147 RM ELEV. = 837.62 12" RCP S INV. = 833.02 10" RCP W INV. = 833.13 TOP OF DEBRIS ELEV. = 833.47
STORM MANHOLE #121 RM ELEV. = 849.28 12" RCP N INV. = 840.68 8" RCP NE INV. = 844.49 12" RCP E INV. = 840.65 12" RCP S INV. = 840.65 12" RCP W INV. = 843.19 8" RCP W INV. = 845.02	CATCH BASIN #148 RM ELEV. = 838.03 10" RCP N INV. = 834.15 TOP OF DEBRIS ELEV. = 833.93
CATCH BASIN #122 RM ELEV. = 849.30 8" RCP SW INV. = 844.59 TOP OF DEBRIS ELEV. = 844.33	CATCH BASIN #149 RM ELEV. = 851.94 6" VCP N INV. = 847.59 6" VCP S INV. = 847.49
CATCH BASIN #124 RM ELEV. = 848.90 8" METAL E INV. = 841.49 12" RCP S INV. = 841.49 8" RCP W INV. = 845.11 SUMP ELEV. = 841.49	CATCH BASIN #150 RM ELEV. = 852.27 TOP OF DEBRIS INV. = 850.07
CATCH BASIN #125 RM ELEV. = 848.84 8" RCP E INV. = 845.44 6" PVC NW INV. = 845.49 SUMP ELEV. = 845.24	BENCHMARKS BENCHMARK #1 ELEV. = 852.30 (NAV088) PK NW, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #4681 OKEMOS ROAD. BENCHMARK #2 ELEV. = 846.57 (NAV088) PK NW, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PROPERTY LINE. BENCHMARK #3 ELEV. = 856.59 (NAV088) RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

EX. LEGEND

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

PROPOSED LEGEND

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

WAIVER REQUESTS

SECTION	REQUIREMENT	REASON
86-402 (1)(a)	25' BLDG. SETBACK FROM R.O.W. CL. HAMILTON ST., ARDMORE AVE., & METHODIST ST.	PROP. 85' BLDG. SETBACK FROM CL. HAMILTON RD.
86-440 (1)(1)(b)	45' MAX BLDG. HEIGHT (MUPUD)	PROP. 100' BLDG. SETBACK FROM CL. OKEMOS RD.
86-402 (1)(7)	70% MAX IMPERVIOUS SURFACE	PROP. SURF.
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH SETBACK
86-736 (1)(1)	20' PARKING SETBACK FROM ROAD R.O.W.	PROP.
86-735	516 PARKING SPACES REQUIRED	417 P.

EX. SANITARY SEWER INVENTORIES

SANITARY MANHOLE #200 RM ELEV. = 845.38 8" VCP N INV. = 836.58 8" VCP E INV. = 836.72 8" VCP S INV. = 835.23 8" VCP W INV. = 835.13	SANITARY MANHOLE #201 RM ELEV. = 851.97 8" VCP N INV. = 844.36 8" VCP E INV. = 851.62 8" VCP S INV. = 835.23 8" VCP W INV. = 835.13	SANITARY MANHOLE #202 RM ELEV. = 844.36 (ADJUST TO 844.08) 8" VCP N INV. = 832.60 8" VCP E INV. = 831.28 8" VCP S INV. = 833.77 8" VCP W INV. = 831.17	SANITARY MANHOLE #203 RM ELEV. = 847.01 (ADJUST TO 850.54) 8" VCP S INV. = 834.83 6" VCP W INV. = 835.03	SANITARY MANHOLE #204 RM ELEV. = 852.05 8" VCP N INV. = 840.56	SANITARY MANHOLE #205 RM ELEV. = 849.65 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #206 RM ELEV. = 852.02 (ADJUST TO 852.85) 8" VCP N INV. = 840.83 8" VCP E INV. = 840.33 8" VCP S INV. = 840.71	SANITARY MANHOLE #207 RM ELEV. = 846.39 8" VCP N INV. = 835.95 8" VCP E INV. = 837.75 8" VCP S INV. = 837.00 8" VCP W INV. = 837.61	SANITARY MANHOLE #208 RM ELEV. = 851.62 (ADJUST TO 851.26) 8" VCP E INV. = 840.11 8" VCP N INV. = 840.41 6" VCP NW INV. = 840.54	SANITARY MANHOLE #209 RM ELEV. = 842.15 8" VCP N INV. = 833.91 8" VCP S INV. = 833.91	SANITARY MANHOLE #210 RM ELEV. = 829.25 8" VCP E INV. = 829.30 8" VCP S INV. = 829.30	SANITARY MANHOLE #211 RM ELEV. = 838.82 8" VCP N INV. = 828.24 8" VCP N INV. = 830.50 8" VCP S INV. = 828.26 8" VCP W INV. = 828.22	SANITARY MANHOLE #212 RM ELEV. = 853.37 8" VCP N INV. = 837.05 8" VCP S INV. = 836.88 8" VCP W INV. = 836.98	SANITARY MANHOLE #213 RM ELEV. = 854.01 8" VCP N INV. = 841.73 8" VCP W INV. = 841.31
--	--	--	--	--	--	--	--	---	--	--	--	--	--

OFF-SITE WORK
(Infrastructure Construction - Village Streets - Public ROW/Easements)

ON-SITE WORK
(Site Construction - Blocks 1 & 2 - Private Property)

Area Shown in Yellow
Approximate Subject to Agreements and Survey

Area Shown in Blue
Approximate Subject to Survey

LEGAL DESCRIPTIONS

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

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

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

ENGINEER/SURVEYOR:
KEBS, INC.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

SITE DATA
PROPOSED MIXED USE DEVELOPMENT
TOTAL SITE AREA = ±3.99 ACRES (173,989 S.F.)
ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)
TOTAL LOTS = 200
TOTAL BEDS = 286
TOTAL RESIDENTIAL AREA = 202,238 S.F.
TOTAL COMMERCIAL AREA = 33,273 S.F.
OVERALL DENSITY = 200 UNITS/3.99 ACRES = 50.13 UNITS/AC

BLOCK 1 (1.99 ACRES)
UNITS = 100
BEDS = 143
DENSITY = 100 UNITS/1.99 ACRES = 50.25 UNITS/AC

BLOCK 2 (2.00 ACRES)
UNITS = 100
BEDS = 143
DENSITY = 100 UNITS/2 ACRES = 50 UNITS/AC

BUILDING A/B
1ST FLOOR AREA = 27,347 S.F.
COMMERCIAL AREA = 12,987 S.F.
RESIDENTIAL AREA = 14,360 S.F.
COMMERCIAL AREA (BASEMENT) = 4,053 S.F.
STORAGE (BASEMENT) = 2,977 S.F.
RESIDENTIAL AREA = 10,119 S.F.

BUILDING COVERAGE
RESIDENTIAL 1ST FLOOR = 28,220 S.F.
COMMERCIAL 1ST FLOOR = 25,974 S.F.
BLDG COVERAGE = 54,694 SF./173,989 S.F. = 31.44%

PARKING DATA:
RESIDENTIAL: 200 UNITS x 2 = 400 SPACES
COMMERCIAL: (33,273) x 0.85 = 28,282 S.F.
28,282 USABLE S.F. @ 5/1000 MIN. TOTAL = 141 SPACES

PARKING REDUCTION FOR BIKE PARKING = 1 SPACE/2 BIKE SPACES
= 50/2 = 25 SPACE REDUCTION
TOTAL REQUIRED PARKING = 541 - 25 = 516 SPACES

PARKING PROVIDED
9' x 20' = 203 SPACES
10' x 18' = 15 SPACES
GARAGE = 8 SPACES
B.F. = 16 SPACES
TOTAL = 242 SPACES + 52 BIKE PARKING

ON-STREET (8' x 23') = 56 SPACES
BLOCK 3 SPACES = 119 SPACES (INCL. 5 B.F.)
TOTAL SPACES PROVIDED = 417 SPACES (INCL. 21 B.F.) + 52 BIKE PARKING
516 - 417 = 99 SPACE WAIVER NEEDED

SHEET INDEX

- OVERALL PLAN
- DIMENSION PLAN
- UTILITY PLAN
- STORM PLAN
- GRADING PLAN
- SOIL EROSION PLAN
- OPENSACE PLAN
- CLINTON ST/HAMILTON RD PROFILE
- ARMORE AVE PROFILE
- EXISTING FEATURES PLAN
- DEMOLITION PLAN
- DETAILS
- SECC DETAILS

TOWNSHIP DETAILS
SANITARY DETAILS
WATER DETAILS
PATHWAY DETAILS

REVISIONS

1-31-22	SUBMITTAL
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KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office Ph. 269-781-9800

Village of Okemos
OVERALL PLAN

SCALE: 1" = 40' DESIGNER: APPROVED BY:
DATE: 4-14-19 PROJECT MGR. AJP SHEET 1 OF 14
AUTHORIZED BY: DOWNTOWN OKEMOS, LLC JOB #: 99191

EX. LEGEND

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

PROPOSED LEGEND

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

WAIVER REQUESTS

SECTION	REQUIREMENT	REASON
86-402 (1)(a)	25' BLDG. SETBACK FROM R.O.W. CL. HAMILTON ST., ARDMORE AVE., & METHODIST ST.	PROP. 85' BLDG. SETBACK FROM CL. HAMILTON RD.
86-440 (1)(1)(b)	45' MAX BLDG. HEIGHT (MUPUD)	PROP. 100' BLDG. SETBACK FROM CL. OKEMOS RD.
86-402 (1)(7)	70% MAX IMPERVIOUS SURFACE	PROP. SURF.
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH SETBACK
86-736 (1)(1)	20' PARKING SETBACK FROM ROAD R.O.W.	PROP.
86-735	516 PARKING SPACES REQUIRED	417 P.

EX. SANITARY SEWER INVENTORIES

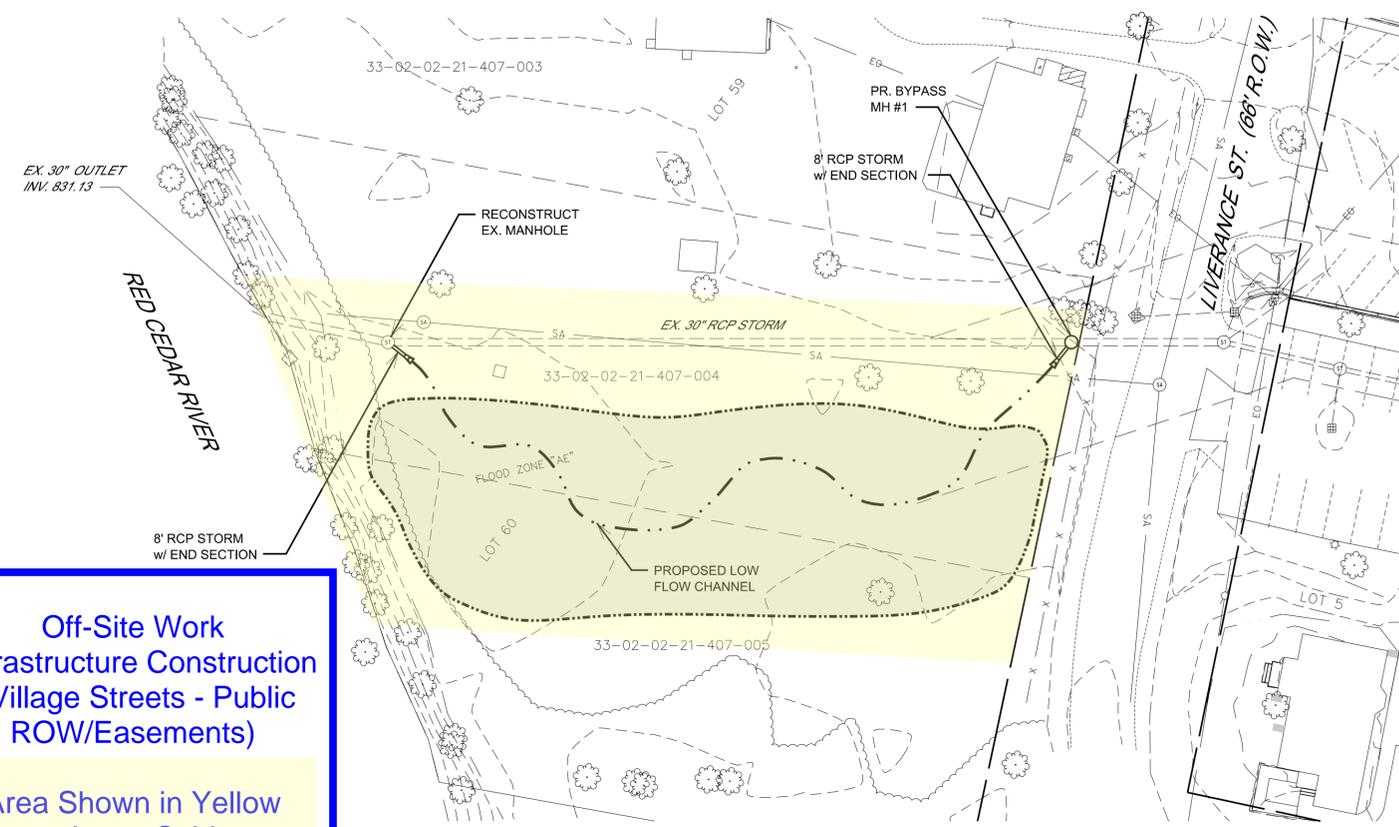
SANITARY MANHOLE #200 RM ELEV. = 845.38 8" VCP N INV. = 836.58 8" VCP E INV. = 836.72 8" VCP S INV. = 835.23 8" VCP W INV. = 835.13	SANITARY MANHOLE #201 RM ELEV. = 851.97 8" VCP N INV. = 844.36 8" VCP E INV. = 851.62 8" VCP S INV. = 835.23 8" VCP W INV. = 835.13	SANITARY MANHOLE #202 RM ELEV. = 844.36 (ADJUST TO 844.08) 8" VCP N INV. = 832.60 8" VCP E INV. = 831.28 8" VCP S INV. = 833.77 8" VCP W INV. = 831.17	SANITARY MANHOLE #203 RM ELEV. = 847.01 (ADJUST TO 850.54) 8" VCP S INV. = 834.83 6" VCP W INV. = 835.03	SANITARY MANHOLE #204 RM ELEV. = 852.05 8" VCP N INV. = 840.56	SANITARY MANHOLE #205 RM ELEV. = 849.65 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #206 RM ELEV. = 852.02 (ADJUST TO 852.85) 8" VCP N INV. = 840.83 8" VCP E INV. = 840.33 8" VCP S INV. = 840.71	SANITARY MANHOLE #207 RM ELEV. = 846.39 8" VCP N INV. = 835.95 8" VCP E INV. = 837.75 8" VCP S INV. = 837.00 8" VCP W INV. = 837.61	SANITARY MANHOLE #208 RM ELEV. = 851.62 (ADJUST TO 851.26) 8" VCP E INV. = 840.11 8" VCP N INV. = 840.41 6" VCP NW INV. = 840.54	SANITARY MANHOLE #209 RM ELEV. = 842.15 8" VCP N INV. = 833.91 8" VCP S INV. = 833.91	SANITARY MANHOLE #210 RM ELEV. = 829.25 8" VCP E INV. = 829.30 8" VCP S INV. = 829.30	SANITARY MANHOLE #211 RM ELEV. = 838.82 8" VCP N INV. = 828.24 8" VCP N INV. = 830.50 8" VCP S INV. = 828.26 8" VCP W INV. = 828.22	SANITARY MANHOLE #212 RM ELEV. = 853.37 8" VCP N INV. = 837.0
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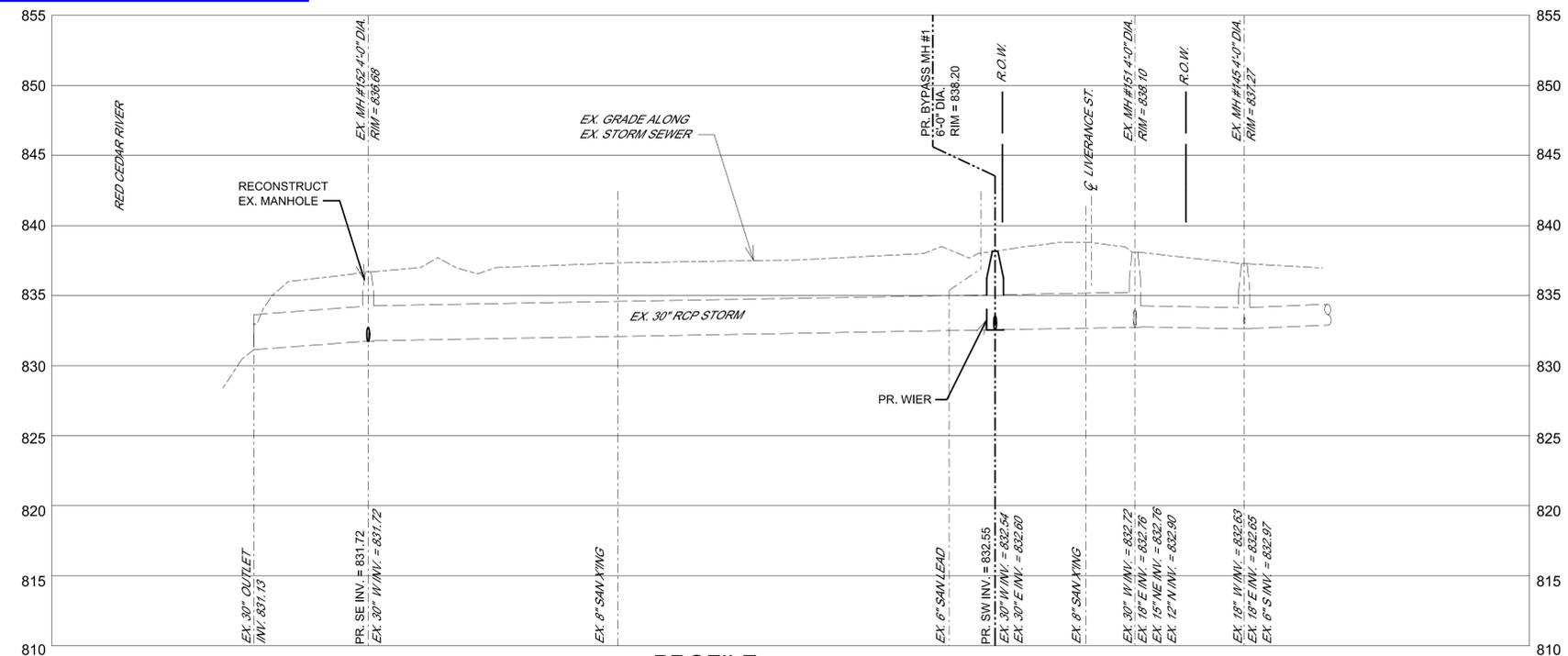
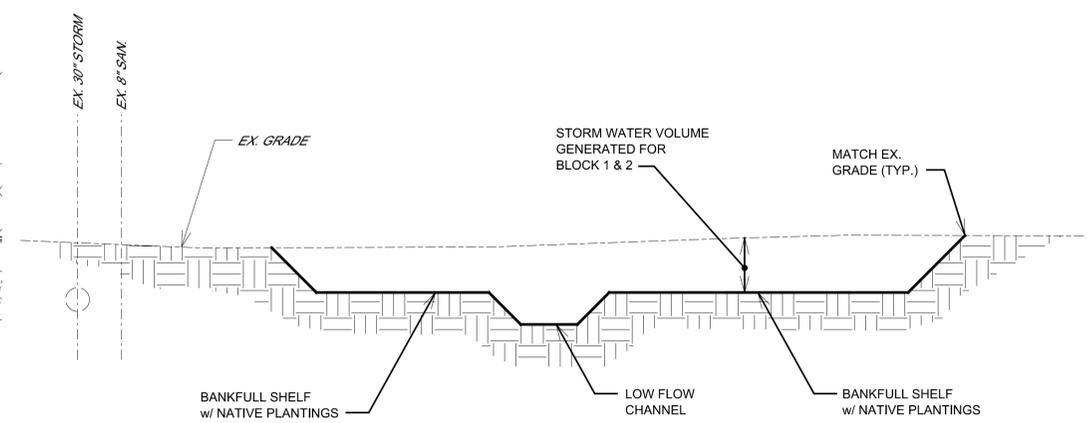
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Off-Site Work
(Infrastructure Construction
- Village Streets - Public
ROW/Easements)

Area Shown in Yellow
Approximate Subject to
Agreements and Survey



- NOTES:
1. PROPOSED BYPASS MH #1 WILL INCLUDE A WIER TO DIVERT LOW FLOW TO THE NEW LOW FLOW CHANNEL. HIGH VOLUME RAIN EVENTS WILL OUTLET THROUGH THE EX. 30" STORM SEWER PIPE.
 2. LOW FLOW AREA SHOWN IS CONCEPTUAL. THE LIMITS AND SIZE MAY CHANGE DURING DESIGN.



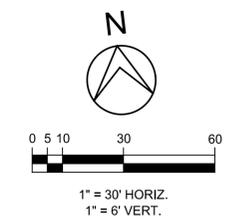
HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	N.J.K.
DRAWN	J.A.R.
CHECKED	N.J.K.
APPROVED	J.F.B.



VILLAGE OF OKEMOS
MERIDIAN TOWNSHIP

**OKEMOS TILE
DRAIN OUTLET
MITIGATION PLAN**

PART OF THE SE 1/4 OF THE NW 1/4
OF SEC. 21, T4N, R1W

INGHAM COUNTY MICHIGAN

ALL DRAINAGE

HRC JOB NO. 20211064	SCALE 1" = 30' HORIZ. 1" = 6' VERT.
DATE JANUARY 2022	FIGURE A

Village of Okemos Blocks 1 and 2 Redevelopment Project
Okemos, Meridian Township, Ingham County, Michigan
DRAFT Schedule of Performance - Summary
as of February 7, 2022

ANTICIPATED SCHEDULE OF PERFORMANCE*			
ENTITLEMENT PHASE			
Applications*	Submittals	Approvals	Status
Site Plan	January-22	March-22	Submitted
Floodplain Special Use Permit	January-22	March-22	Submitted
Water/Sewer	January-22	April-22	Submitted
Building Plans	April-22	June-22	In Progress
EGLE Grant and Loan Amendment	February-22	May-22	In Progress
Brownfield Plan	January-22	April-22	Submitted
Act 381 Wok Plan	February-22	May-22	In Progress
DDA TIF (if needed)	February-22	April-22	In Progress
Meridian Township Redevelopment Fund Grant #2	January-22	March-22	Submitted
RAP Program & MCRP	February-22	May-22	Submitted
Agreements*	Draft	Final	Status
EGLE Loan Agreement - Township/Developer	April-22	May-22	
EGLE Grant Agreement Amendment #1 - Township/Developer	April-22	May-22	
Brownfield Reimbursement Agreement - Township/Developer	March-22	April-22	
Meridian Township Redevelopment Fund Grant Agreement #2 - Township/Developer	March-22	April-22	
DDA TIF Reimbursement Agreement - Township/Developer (if needed)	March-22	April-22	
RAP Program & MCRP Agreements - MEDC/MSF/Developer	April-22	May-22	
PRE-CONSTRUCTION PHASE			
Bidding/Estimating Process*	Start	Completion	Status
Off-Site Work (Infrastructure Construction - Village Streets - Public ROW/Easements)	August-21	April-22	In Progress
On-Site Work (Site Construction - Blocks 1 & 2 - Private Property)	August-21	April-22	In Progress
Buildings (Vertical Construction - Blocks 1 & 2 - Private Property)	August-21	April-22	In Progress
Contracting Process*	Start	Completion	Status
Off-Site Work (Infrastructure Construction - Village Streets - Public ROW/Easements)	November-21	June-22	In Progress
On-Site Work (Site Construction - Blocks 1 & 2 - Private Property)	November-21	June-22	In Progress
Buildings (Vertical Construction - Blocks 1 & 2 - Private Property)	February-22	June-22	In Progress
CONSTRUCTION PHASE			
Off-Site Work (Infrastructure Construction - Village Streets - Public ROW/Easements)**	Start	Completion	Status
Mobilization, Front-End Startup & General Conditions	June-22	July-22	
SESC Measures Installation & Maintenance	June-22	November-23	
Stormwater Grettenburger Relief Drain Infrastructure Improvements	July-22	October-22	
Clinton Street Infrastructure Reconstruction***	May-23	July-23	
Ardmore Avenue Infrastructure Reconstruction***	June-23	August-23	
Methodist Street Infrastructure Reconstruction***	July-23	September-23	
Hamilton Road Infrastructure Reconstruction***	August-23	November-23	
Signage, Lighting, Seating, Planters/Landscaping	July-23	October-24	
On-Site Work (Site Construction - Blocks 1 & 2 - Private Property)**	Start	Completion	Status
Mobilization, Front-End Startup & General Conditions	June-22	July-22	
SESC Measures Installation & Maintenance	June-22	July-24	
Asbestos Abatement and Demolition - 4700 Ardmore Avenue (Block 1)	June-22	July-22	
Mass Balance, Environmental Excavation & Site Rough Grading	July-22	September-22	
Building Foundation Excavation, Backfill & Slab Prep	July-22	October-22	
Deep Foundations Installation	August-22	November-22	
Subslab Active Vapor Mitigation Systems (Liners/Venting) Installation	September-22	December-22	
Utilities Services Installation	September-22	November-22	
Sub-base, Asphalt Pavement/Striping & Site Concrete Installation	March-24	July-24	
Landscaping	August-24	October-24	
Buildings (Vertical Construction - Blocks 1 & 2 - Private Property)**	Start	Completion	Status
Mobilization, Front-End Startup & General Conditions	August-22	July-24	
Building A - Block 2 along Hamilton Road	August-22	April-24	
Building B - Block 2 along Okemos Road	September-22	May-24	
Building D - Block 1 along Hamilton Road	October-22	June-24	
Building E - Block 1 along Okemos Road	November-22	July-24	

NOTES:

This is a Summary of the Project's anticipated Schedule of Performance. Detailed construction schedules will be developed as the Project approaches the start of construction.

*All application approvals, agreements and tasks subject to Project approvals including entitlements and incentives from all governing bodies.

** Weather permitting for proper working conditions of construction tasks.

*** Village road infrastructure reconstruction subject to Ingham County Road Department schedule determination.