



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
November 1, 2016
6:00 P.M.



1. CALL MEETING TO ORDER*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. PUBLIC REMARKS*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes-October 18, 2016 Regular Meeting
 - C. Bills
 - D. Additions to the Tax Roll
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)

**Public Comment

 - A. Shaw Street Property
 - B. Elevation at Okemos Pointe Brownfield Plan
 - C. 2017 Board Meeting Schedule
 - D. Conditional Discharge of Mortgages at 5868 and 5870 Shaw Street
13. BOARD DISCUSSION ITEMS (ORCHID)

**Public Comment
14. FINAL PUBLIC REMARKS*
15. FINAL BOARD MEMBER COMMENT
16. CLOSED SESSION - Contract Negotiations
17. ADJOURNMENT

***PUBLIC REMARKS (Any topic - 3 minutes per person)**

****PUBLIC COMMENT (Agenda item specific - 3 minutes per person)**

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; www.meridian.mi.us

* Appointment of President Pro Tem and/or Temporary Clerk if necessary

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, NOVEMBER 1, 2016

(1) Board Information (BI)

- BI-1 John Gardner, Director, External Affairs, Comcast, Heartland Region, 1401 E. Miller Road, Lansing; RE: Changes to the channel lineup effective November 17, 2016
- BI-2 Tim Potter, 4632 Van Atta Road, Okemos; RE: Park Lake Road and Lake Drive Restriping
- BI-3 Catherine Ferguson, 6177 Foster Drive, Haslett; RE: Costco Project
- BI-4 Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Response to Treasurer Brixie's comments at the October 18, 2016 Board meeting regarding his summary of the 2008-2015 board discussions on pension legacy costs and MERS
- BI-5 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: October 18, 2016 Board Meeting and BRT Decision
- BI-6 Treasurer Julie Brixie; RE: Forward of CATA's response to Trustee Veenstra's question at the October 18, 2016 Board meeting regarding the propriety of the presence of a CATA bus at the municipal complex transporting people to the meeting
- BI-7 Catherine Lein, 2121 Butternut, Okemos; RE: Opposition to the BRT proposal

Material handed out at the October 18, 2016 Board Meeting

Jesse Green, 5244 Blue Haven Drive, East Lansing; RE: Heather Drive Resurfacing Project

Barb Ilgen, 1975 Cimarron Drive, Okemos; RE: Opposition to the BRT

Tom and Anne Woiwode, 5088 Powell Road, Okemos; RE: Time to support the BRT Process
Moving Forward

Steve Vagnozzi, 2144 Woodfield Road, Okemos; RE: CATA BRT Alternatives

Catherine Lein, 2121 Butternut Drive, Okemos; RE: Opposition to the BRT

Sean Hammond, Deputy Policy Director, Michigan Environmental Council, 602 W. Ionia Street, Lansing; RE: Support for the CATA Bus Rapid Transit Proposal

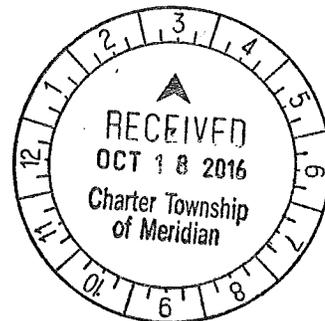
**CLERK'S OFFICE
BOARD COMMUNICATIONS
NOVEMBER 1, 2016**

Board Information (BI)



November 12, 2016

Ms. Deborah Guthrie, Cable Coordinator
Meridian Township
5151 Marsh Road
Okemos, MI 48864



Dear Ms. Guthrie:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you a change to the channel lineup. Customers are being notified of this change via bill message.

On or about, November 17, 2016, Viceland and FYI Network will move to the Digital Preferred tier.

As always, feel free to contact me directly at 517-334-5686 with any questions you may have

Sincerely,

A handwritten signature in cursive script that reads "John P. Gardner".

John P. Gardner
Director, External Affairs
Comcast, Heartland Region
1401 E. Miller Rd.
Lansing, MI 48911

NOV 01 2016

BI-1

NOV 01 2016

Sandy Otto

From: Tim Potter <flyingdutchman63@gmail.com>
Sent: Tuesday, October 18, 2016 1:42 PM
To: Board; Derek Perry; Frank Walsh
Subject: Park Lk. Rd. & Lake Dr. restriping

Good afternoon,

In light of the quickly approaching cold weather (when road work like striping will not be possible) I would appreciate knowing what's happening with regards to restriping of Park Lk. Rd. per discussions over last summer, specifically to have white lines painted to allow for pseudo-bike lanes along the newly resurfaced part of Park Lk. Rd. to have our Township's first north-south bike-friendly route to connect people from the west-end of the Inter-Urban Pathway to the Grand River intersection and north to Haslett Rd. and perhaps beyond if the Costco development gets approved.

I'm troubled that the old unnecessary left-turn pocket lanes for the closed Wardcliff school were repainted creating two short parts of the road that now have very narrow spots squeezing out the requested pseudo-bike lanes.

I would also like to encourage the Township Board and staff to request that the County restripe Lake Dr. with narrower travel lanes as well to provide as wide of a paved shoulder/ bike lane as possible given the huge numbers of people walking, running and biking around the lake for their health, recreation, etc. I think we can all agree that it's a gem of the Township and needs special consideration to keep it safe and attractive for all ages and abilities of people.

I've heard from at least one resident on Lake Dr. that the County is moving forward with wider travel lanes on Lk. Dr. due to limited sight distances on parts of the road. That to me would seem to be even more reason to request narrower lanes to further slow traffic where possible conflicts/ crashes are likely to occur not wider lanes which have been proven to increase travel speeds.

Thank you in advance for your consideration and an update.
Tim

[MSU Bike Advisory Comm.](#) member
[TCBA Advocacy Comm.](#) member
[MDOT Univ. Region Non-Motorized Comm](#) member
[Governor's Pedestrian & Bicycle Safety Action Team](#) member
[Ride of Silence](#) webmaster
LCI #5207

Ride of Silence: www.rideofsilence.org

Wed., May 17, 2017, 7 PM
One day. One time. One world, world wide.
Let the silence roar.... The Ride of Silence

The 2016 Ride of Silence
440 Locations World Wide
50 U.S. States
48 Countries
7 Continents
0 Words Spoken
A Million Powerful Memories

NOV 0 1 2016

BI-2

NOV 0 1 2016

Sandy Otto

From: Catherine Ferguson <catherinerguson@gmail.com>
Sent: Monday, October 17, 2016 5:57 PM
To: Board; Frank Walsh
Subject: Costco Project - Please have this entered into the minutes

ELI, a non-partisan news source just published two in-depth articles about the details of the Costco development. I've included links to the articles below:

Costco seeks permit to fill 2.39 acres of wetlands if permit obtained (and move Wolverine Pipe)
<http://www.eastlansinginfo.org/content/costco-fill-wetlands-if-permit-obtained>

Costco seeks Brownfield tax incentives
<http://www.eastlansinginfo.org/content/costco-see-tax-incentives-east-Lansing-store>

Not just a Costco Store!

I was initially excited like everyone else to hear that Costco was coming to town. However, after learning more about this project, I am disappointed that this is yet another developer asking for Brownfield tax incentives for an over-sized project requiring serious in-fill and wetland mitigation. It's not just a Costco store; it's a strip mall and an 8 bay gas station which is unnecessary at that location. If they downsized their plans to just the store, there would be less destruction of this beautiful natural area and the project would be more fitting for the location.

Following is some of my questions and concerns about the project:

“Neighbor” notification - I did see that the DEQ process will require notifying “neighbors,” however I request that for both the DEQ and Twp. hearings, that residents along Park Lake between Grand River and Haslett Road also be notified. The increase in vehicle and delivery truck traffic will certainly change the residential quality of these neighborhoods and residents should be included in these discussions.

“Hole in the ground”

Costco selected a “hole in the ground” as the article mentions, that requires raising most of the property 7-9 feet with in-fill. Why didn't they choose a location requiring less invasive work prior to construction and ultimately more cost? The former Super Cinema, is just down the road - completely flat property with lots of parking!

Over Development?

Could the project be sited differently or could there be less wetland mitigation if it gave up the 8-bay gas station off of Park Lake. There are already many gas stations on either side of Saginaw within half a mile or less of this location: Meijer and Speedway have large multi bay station and multi-bay; Admiral has 4-bay.

Traffic Study?

Will there be a traffic study to look at the increase in north/south traffic on Park Lake once Costco opens? The round-a-bout works very well for the present flow of traffic. However, with the Costco destination, north/south vehicle traffic from Grand River and Saginaw will greatly increase vehicle traffic on Park Lake which is now a fairly quiet road separating two residential communities. The round-a-bout may prohibit large delivery trucks; however, during peak morning and evening hours, vehicles going east-west on Burcham may have trouble entering the round-a-bout due to the larger volume of north/south traffic.

Thank you for considering my concerns,

NOV 01 2016

BI-3

NOV 01 2016

Catherine Ferguson
6177 Foster Drive
Haslett, MI 48840

NOV 01 2016

BI-3

(page 2 of 2)

NOV 01 2016

October 19, 2016

Dear Meridian Township Board,

In her final board comments at last night's Township Board meeting, Treasurer Julie Brixie commented on my summary of the 2008-2015 board minutes regarding board discussions of pension legacy costs and MERS. She pointed out that the minutes were not a transcript of what was said at the meetings. I know this to be true and was not basing my analysis on the minutes alone.

I used the minutes as a starting point, and where I found references to the words "pension", "legacy", or "MERS" in the minutes, I reviewed the video recordings of the individual board meetings in order to get a full understanding of the discussions and to hear exactly what was said and by whom. As you may be aware, when "Board and staff discussion:" on a topic is presented in the minutes, the speaker is rarely identified by name. If a comment or preference is attributed to a particular speaker, the minutes refer to a "board member" or some similar term. The summaries I presented last night were taken from my re-viewing of the video recordings, a notion that is supported by the fact that most of the items from minutes of specific board meetings that I showed on the overhead projector (see edited version below) do ascribe a particular board or staff member to the specific comment.

Survey of Board Minutes with the words "pension", "legacy", or "MERS"

2008:

- Sept. 9 – 2009 Budget deliberations; D. Hasse/J. Brixie discuss Twp. Pension Plan and Twp. share of health insurance for employees.
- Nov. 9 – Consent agenda item: amendment to employee pension plan.
- Dec. 16 – Veenstra, Ochberg, Richards, Brixie discuss health care trust fund

2009:

- Jan 20 – Veenstra moves Cycle C amendments to Twp. Pension plan
- Sept. 15 – Consent agenda item: amendment to employee pension plan.

2010:

- May 6 – Brixie notes attendance at Pension Board Meeting.
- June 1 – McGillicuddy notes pension costs up 20%, healthcare costs up 9%; Richards explains why each is increasing.
- Oct. 19 – Veenstra asks why employee benefits vary so widely; Richards responds that employee-specific programs responsible.
- Nov. 4 – Brixie notes attendance at Pension Board Meeting.
- Dec. 14 – Brixie notes attendance at Pension Board Meeting.
Consent agenda item: Heart amendment to employee pension plan.

2011:

- June 7 – Consent agenda item: amendment #6 to employee pension plan.
- Dec. 6 – Brixie notes attendance at Pension Board Meeting.

NOV 01 2016

BI-4

NOV 01 2016

2012:

- July 17 – Regional Fire Study discussion: McGillicuddy expresses concern with funding for legacy costs; Cowper/Richards respond.
- July 17 – Financial Review: McGillicuddy speaks of Township Pension Plan and health care costs paid by Twp. for public safety retirees. Board asks staff to prepare recommendations on Twp. Pension Plan and health care benefit plan (OPEB).
- Aug. 9 – Financial Review: Ochberg moves contribution to Twp. Pension Plan; Brixie talks about Township Pension Fund and OPEB.

2013:

NO MENTION OF PENSION, LEGACY, OR MERS (in minutes)

2014:

- Sept. 9 – Budget deliberations: Brixie/Walsh discuss unfunded pension liability.
- Nov. 13 – Goals meeting: unknown (Walsh?) speaks of legacy costs, pension costs, etc. which must be dealt with in “big picture”. Brixie moves to investigate pension liability funding plan (MERS?)

2015:

- Jan. 20 – Beginning year budget amendments: Brixie asks about unfunded pension liability, Walsh says examination will begin in 90 days and suggest formation of committee to examine pension liability.
- April 21 – 1st Quarter Goals & Objectives Report: Scales comments about pension & long-term liability and suggests looking at Ingham County hybrid model.
- May 19 – 2014 Audit Report: Scales asks how fast liability is growing in Twp. Pension Plan; Veenstra asks about MERS liability; Brixie says Twp. wasn't required to report liability so it wasn't focused on.
- July 21 – 2nd Quarter Goals & Objectives Report: Veenstra notes the need to address unfunded pension liability; suggestion to create of a 5-year plan for additional MERS contributions.
- Aug. 18 – Dreyfus states that past accounting and audits show Twp. doing fairly well with legacy costs.
- Sept. 1 – 2016 Budget Hearing: Brixie states appreciation for facing pension obligations “head on”.
- Sept. 8 – Brixie states pension obligation as the largest fiduciary “risk”.

I would also like to thank the Board for not rescinding their previous resolution to not support the BRT plan as currently designed. I worry that the next Board may choose otherwise in the future.

Sincerely,

Neil Bowlby

NOV 01 2016

BI-4

(page 2 of 2)

NOV 01 2016

Sandy Otto

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Thursday, October 20, 2016 12:52 AM
To: Board; Frank Walsh
Subject: Today's Meeting and BRT Decision

Dear Board and Manager Walsh,

I am grateful that you were able to ask the right questions to discover that CATA's BRT alternatives were actually ideas and not plans for choosing. I was unaware of this until you said it. At today's CATA Board meeting Sandy and then Julie said very little about your meeting and the decision to uphold the original resolution regarding the BRT. I tried to explain to Sandy that I felt your intent was for them to sit down with the community and come up with a compromise. We had some back and forth discussion. Sandy asked me what more could she say to me and I recommended validation. Sandy said she could not do that. Then I was stifled by other Board members. I have no idea what prompts people to be on the CATA Board, but I know one thing, there is no room at the meetings for discussion. The Board members seem disinterested in hearing any other viewpoint. They seem happiest to just approve everything and go home. I feel I owe riders and tax payers more than that.

I was indirectly accused of violating the Open Meetings Act by asking Deb Alexander questions via email and copying the entire quorum of the CATA Board. So they had their attorney come and explain the Act. Although I had no deliberation with any Board members, just Deb, he explained to me they may have been tempted to respond and so this is not the best practice. I just care about this topic so passionately that I guess I got over zealous.

But at any rate, I am unfortunately seem to be viewed as a thorn in the side of everyone there in attendance. I wish they would look at my position more clearly. I will plod along as I can. A lot of people in the community of people with disabilities and many who are not among that group are glad for my presence there. For the first time in a long time a different opinion might get heard sometimes. I know who I am and I know why I am there.

I believe it would be in the interest of the Township, if you truly want to oppose the BRT, to ask the Township's attorney what are CATA's rights to construct a BRT and what are the rights of our Township to oppose it. It is my understanding that CATA has the legal right to construct the BRT despite any opposition. I am certain, if they get funding, this is exactly what will happen. I tried to explain to them today that I wouldn't be opposed to a dedicated bus lane at the curb. The CATA Board won't change their track.

They are single minded. They won't change the current plan and don't seem to care that they will be degrading this route for many of their core riders. I guess those of us who are opposed are just considered collateral damage. That feels rotten.

Lastly, I want to apologize for getting angry with the CATA Local Advisory members who were in attendance. I should not have called them out by name. I hated it when Katie the CATA union rep did that to me. I usually practice better decorum, but I was overtaken by the fact that all the disabled people who are for the BRT are on the CATA Local Advisory Committee. They are supposed to be representing all riders. Just because they might feel comfortable crossing streets to get to center lane buses doesn't mean everyone will, especially those of us with multiple disabilities. 65% of people who are blind have a secondary condition.

When Michael Hudson comes before you he is a true expert. He works with 2000 disabled students and faculty. Not only does he have experience with people with a variety of disabilities, he also works with a lot of people with multiple disabilities and chronic health challenges. Plus he does it right near the corridor used by so many people coming and going from MSU daily using public transit. And he uses bus routes along this corridor as well. We are long time pro CATA supporters, but this BRT has been a game changer. I don't think this BRT is improving CATA support. And CATA seems to

NOV 01 2016

NOV 01 2016

write all of us off who oppose. I admire much of the work they do to run a wonderful fixed route system. I just think it is safer to step off a curb on to a bus, as opposed to having to step off a curb into a street. Why is this such an unreasonable idea to anyone? This really hurts me.

Sincerely,
Donna Rose, LMSW
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233

NOV 01 2016
BI-5
(page 2 of 2)
NOV 01 2016

Sandy Otto

From: Julie Brixie
Sent: Thursday, October 20, 2016 9:56 AM
To: Board; Sandy Draggoo
Cc: Andrew Brieschke
Subject: RE: Bus last evening

Township Board,

At the end of our October 18th Township Board meeting during final board member comment, Trustee Veenstra requested a report regarding the presence of a CATA bus at the municipal complex transporting people who were in attendance at our meeting because he was concerned about impropriety. As requested, below is the report on the bus from the Director of CATA.

If you have any further questions or I can be of further assistance, please feel free to contact me.

Sincerely,

Julie Brixie | Meridian Township Treasurer
Charter Township of Meridian | 5151 Marsh Road | Okemos, MI 48864
Direct Dial 517.853.4144 | Office 517.853.4140 | Fax 517.853.4251
brixie@meridian.mi.us



From: Sandy Draggoo [mailto:SDraggoo@cata.org]
Sent: Wednesday, October 19, 2016 3:15 PM
To: Julie Brixie
Cc: Andrew Brieschke
Subject: Bus last evening

Julie - As to the bus for last evening's meeting, this run was a SPEC TRAN run. The bus that took the residents to the meeting was Bus #286, a Spec Tran bus and the run was "built" as a Spec Tran run.

ALL passengers were scheduled as Spec Tran riders for this trip --- both directions.

The bus that was sent to pick up the passengers was Bus 290 and also built as a SPEC TRAN run. Bus 290 is normally used in Delta as a Redi Ride bus and was used as such on Tuesday (yesterday). The operator had a difficult time changing the destination sign and radioed in to Dispatch and said the sign "would not change". Because the sign said "Redi Ride", this does NOT CHANGE the fact that it indeed WAS A SPEC TRAN RUN. After dropping off the Meridian

NOV 01 2016

BI-6

NOV 01 2016

residents, the bus then traveled to Delta Township and dropped off the person in the wheelchair who had spoken at the meeting.

The bus has been pulled in to fix the destination sign.

I hope this clears up any confusion on this matter. We always are impressing on our operators the importance of changing destination signs so they are ALWAYS accurate and she did follow procedures.

Sandy



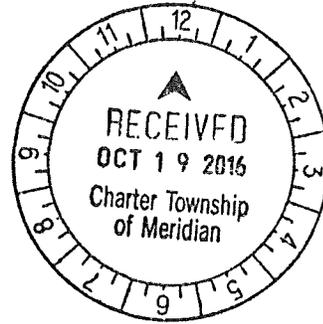
**Capital Area
Transportation Authority**

Sandy Draggoo
CEO/Executive Director

4615 Tranter Street
Lansing, MI 48910

(517) 394-1100
SDraggoo@cata.org

NOV 01 2016
BI-6
(page 2 of 2)



October 17, 2016

To Whom It May Concern:

I am writing this letter to express my opposition to the Bus Rapid Township proposal. First, I am a strong supporter of public transportation, and I have always voted for financial support of CATA. In addition, I work in south Lansing, and many of my patients use CATA to come to appointments at Care Free Medical Clinic.

Throughout the years I have noted low ridership in the buses traveling through Meridian Township, yet my patients in south Lansing are always struggling to get to the clinic due to multiple transfers and waiting time. It seems to me that new transportation plans should focus on the areas where ridership is highest and perhaps not ideally meeting the needs of riders.

This area of mid Michigan is not large enough to benefit from the effort and cost of a rapid bus transportation project. I see no strong rationale for undertaking this operation. Not all changes or expansions are necessary, and it is my belief that the status quo is fully satisfactory.

Respectfully submitted,

Catherine Lein
2121 Butternut
Okemos, 48864
517-614-2898

NOV 01 2016

BI-7

NOV 01 2016

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the October 18, 2016 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the October 18, 2016 Regular Meeting with the following amendment(s): [insert amendments].

**NOVEMBER 1, 2016
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, OCTOBER 18, 2016 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra
ABSENT: Trustee Wilson
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Finance Director Miriam Mattison, Communications Director Deborah Guthrie, Internship Coordinator Brandie Yates, Information and Technology Director Stephen Gebes

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

A. HOMTV Internship 35th Anniversary Tribute-Brandie Yates, Internship Coordinator
Communications Director Guthrie shared her experience as a HOMTV intern beginning in 1996 and how her career at Meridian Township unfolded thereafter.

Trustee Styka presented a tribute to Meridian Township's Internship Coordinator Brandie Yates regarding the 35th Anniversary of HOMTV's Internship Program.

B. Award of Financial Reporting Achievement-Miriam Mattison

Finance Director Miriam Mattison read the certificate of achievement of excellence in financial reporting awarded to Meridian Township by Government Finance Officers Association (GFOA) for fiscal year 2015.

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Pat Munshaw, 5261 Golden Circle, East Lansing, spoke in support of CATA's BRT as originally presented, based on seven (7) years of analysis, planning and review by professional planners, economists, analysts, forecasters, modelers and engineers. She stated the Township Board is not speaking for her in its opposition to the BRT as currently proposed and believed there are many like her in the Township.

Patty McPhee, 5275 Thames, Haslett, addressed her continued opposition to the BRT as proposed. She did not believe the plan supports the Americans with Disabilities Act. Ms. McPhee is a supporter of CATA, but will be unable to continue to do so if the BRT is approved. She thanked Trustee Scales for all his efforts over the past four (4) years as a member of the Board. She voiced her support of Erik Lindquist for Township Treasurer as changes need to be made.

Brent Forsberg, TA Forsberg, Inc., 2422 Jolly Road, Okemos, announced he is partnering with Home Builders Association of Greater Lansing for a Trunk or Treat Event to be held on October 27, 2016 from 5:00 until 7:00 P.M. at his business on Jolly Road. He indicated collection for the Toys for Tots campaign will take place during this event.

Kathy DeVito, 470 Chimney Oaks Drive, Okemos, voiced her continued opposition to the BRT. She inquired why residents opposed to the BRT are labeled fearmongers, small minded, simple minded, misinformed, etc. Ms. DeVito spoke to the lack of professionalism by CATA executives she encountered at the August meeting, citing "snide" comments made.

John Ware, 1964 Yuma Trail, Okemos, opposed the center running lane proposed for the BRT project. He spoke to his desire for direct left hand turns into businesses off Grand River Avenue. Mr. Ware preferred "things" be left the way they are.

Chris Collette, 2373 Barnsbury Road, East Lansing, addressed what she believed to be petty political tactics being used by the "Brixie slate", involving the removal of "Lindquist for Township Treasurer" campaign literature from residents' front doors.

George Henley, 943 Allison House Lane, Lansing, stated CATA has the best transportation system in the state. He identified himself as a member of CATA's Local Advisory Council (LAC) who strives for open communication, and correct information is shared with residents concerning the BRT project. Mr. Henley stated the BRT project will both increase emergency service time and will not negatively impact businesses along the BRT corridor as alleged. He stated the BRT will be funded through state and federal grants and additional tax money will not be used.

Bill Collette, 2373 Barnsbury Road, East Lansing, noted the reason for the BRT on tonight's agenda was the result of a suggestion by Trustee Scales to reconvene to address whether headway had been made between the two positions on the BRT. He stated CATA has made no effort to meet with the "Stop the BRT" group and has submitted "unbelievable" plans (e.g., driving buses through side streets in East Lansing). Mr. Collette believed the Board should "short circuit" this entire proceeding as there has been no resolution between the parties. He cited no support for the BRT project has been given by Michigan State University, Sparrow Hospital and the Lansing Chamber of Commerce. Mr. Collette shared that Tri-County Regional Planning Commission has chosen to conduct a comprehensive study on transportation needs in the tri-county area and, yet, CATA has chosen to move ahead with the BRT without input on the results of that study. He addressed the article in the *City Pulse* which was printed about him, alleging there is a financial relationship between CATA and the *City Pulse*.

Leonard Provencher, 5824 Buena Parkway, Haslett, complemented the artist who painted the new mural in Wonch Park. He spoke to the death of a Haslett Middle School student which he believed was the result of harassment and bullying and questioned why this issue is being silenced instead of addressed.

Mindy Randolph, 4586 Blackstone Trail, Okemos, spoke to her lack of understanding surrounding the negativity associated with CATA's BRT. She believed CATA to be the best run transit authority in her experience. Ms. Randolph requested the Township Board come together with an open mind and vet the facts presented by the BRT.

Diana Engle, 2164 Quarry, East Lansing, stated very few people speaking actually use the CATA system. She reminded Board members they will be making a decision on something they do not use. Ms. Engle stated she has experienced several occasions where the Route 1 bus has been full, one of the reasons WHY the BRT is needed. She believed the BRT improvements along the Grand River/Michigan Avenue Corridor will promote safer crossing for riders with disabilities.

Richard Harrington, 820 Piper Road, Haslett, stated he was asked by Trustee Veenstra to address a communication in the packet criticizing the mural on School Road in Haslett. As a "qualified professional artist", he spoke in support of the mural and the message it conveys.

Chris Buck, 2642 Loon Lane, Okemos, reported his attendance at the CATA Board meeting where the five (5) alternate proposals to the original plan were presented. He also attended all three (3) community conversations regarding the BRT. Mr. Buck stated CATA listened to the August

community conversations held and all five (5) updated renderings of the BRT adjustments take Meridian Township's concerns to heart. He believed all five (5) options are poor, as the goal of connecting the affected communities requires one (1) continuous BRT system. Mr. Buck believed a continuous BRT from downtown Lansing to Meridian Mall is a proactive approach to facilitate the thousands of new residents which will be housed along the corridor in the next two (2) to three (3) years. He pointed to studies which indicate that in three (3) to six (6) years, the Michigan/Grand River Avenue area will be a "snarled mess." Mr. Buck voiced appreciation for CATA's foresight and reminded citizens the Township Board does not have a vote on the BRT. He spoke in support of the Okemos Pointe Brownfield Plan.

Ody Norkin, 3803 Sandlewood, Okemos, stated his support of Erik Lindquist for Township Treasurer. He addressed sole source contracts without any scrutiny or a signed agreement, citing Redi-Ride, CATA and the MERS pension system.

Donna Rose, 6207 Cobblers Drive, East Lansing, did not believe the people on CATA's LAC are representative of the CATA ridership. She objected to a comparison used relative to snowfall in Eugene, Oregon and East Lansing as it affect riders of the BRT. Ms. Rose stated Eugene, Oregon has a 30 year annual average of 4.9 inches of snow while East Lansing has a 30 year annual average of 51.1 inches of snow.

Elizabeth Mohnke, 5606 Mall Drive, W., Apt. 177, Lansing, spoke in opposition to the BRT project. She acknowledged that as a disabled person, she rides CATA on a regular basis. Ms. Mohnke believed public transportation should serve all members of the public. She voiced concern with the elimination of the number of bus stops (from 41 to 26) with the advent of the BRT, as it will require persons with disabilities to travel further and navigate unfamiliar terrain. Ms. Mohnke noted CATA currently has a difficult time keeping the sidewalks and bus stops clear of snow and was unsure how the BRT would improve snow removal.

Neil Bowlby, 6020 Beechwood Drive, Haslett, indicated "imitation is the sincerest form of flattery", noting Bath Township desires to model its anti-discrimination ordinance after the one approved by Meridian Township. He stated campaign finance reports from the primary election revealed the Treasurer accepted a campaign contribution from an individual who was approved by the Board as the Township's prosecutor. Mr. Bowlby alleged the acceptance of such a donation was unethical and called her judgment into question. He urged citizens to vote for Erik Lindquist as Treasurer in Meridian Township on November 8th.

Joy Gleason, 1133 E. Main Street, Lansing, has ridden the CATA bus system for 25 years. She acknowledged that CATA has a good bus system, but could be better. Ms. Gleason alleged the BRT has not been completely thought through. She believed the infrastructure will become the responsibility of the municipality it runs through when problems are encountered.

Deb Wiese, 500 Woodingham, East Lansing, Chair of CATA's LAC, explained the makeup of the LAC. She spoke in support of CATA's proposed BRT project. She indicated CATA has taken a proactive approach by engaging in community forums in order to understand the issues surrounding the BRT, including snow removal. She reminded residents snow removal on roads is the responsibility of municipalities, but CATA is cognizant the issue must be addressed.

George Tesseris, 2840 E. Grand River, East Lansing, addressed the Board's resolution of July 19, 2016 in opposition to the BRT as proposed. He indicated nothing has happened to change the existing plan and the Board should take no action AND let the resolution of opposition stand.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager offered the following:

- Appreciation to the Meridian Garden Club for its Plant it Pink ceremony at the Historical Village and the rededication of the Blue Star Memorial

- Meeting with Ali Damsaz regarding his gas station canopies and a resolution has been offered
- Shaw Street property has been listed as directed by the Board
- Continued negotiations with three (3) of the seven unions

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus reminded residents they can request an absentee ballot up until Saturday, November 5th at 2:00 P.M. for those citizens wishing to take their ballot with them. He noted Monday, November 7th at 4:00 P.M. is the deadline to vote by absentee ballot and it must be requested and voted in the Municipal Building. Clerk Dreyfus announced the polls will be open on Tuesday, November 8th from 7:00 A.M. until 8:00 P.M. He stated citizens who have questions regarding the election are urged to call the Clerk's Office at 853-4300.

Clerk Dreyfus reported absentee ballots will be processed through three (3) absentee voter counting boards for the November 8th General Election. He reminded voters in Precinct 20 their new polling location is New Hope Church on Haslett Road.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Trustee Styka.

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA (SALMON)

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

A. Communications

Treasurer Brixie moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

B. Minutes

(1) September 29, 2016 Special Meeting

Treasurer Brixie moved to approve and ratify the minutes of the September 29, 2016 Special Meeting as amended. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

(2) October 4, 2016 Regular Meeting

Treasurer Brixie moved to approve and ratify the minutes of the October 4, 2016 Regular Meeting as amended. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None
Motion carried 6-0.

C. Bills

Treasurer Brixie moved that the Township Board approve the Manager’s Bills as follows:

Common Cash	\$	233,903.73
Public Works	\$	240,867.58
Trust & Agency	\$	494,741.83
Total Checks	\$	969,513.14
Credit Card Transactions	\$	12,468.76
Total Purchases	\$	<u>981,981.90</u>
ACH Payments	\$	<u>597,289.46</u>

Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

D. City of Caro City Manager Search-Township Manager Employment Agreement

Treasurer Brixie moved that the Township Manager, Frank L. Walsh, be permitted to assist the City of Caro, Michigan in their search for a new City Manager with the understanding that the services performed will not take place during those times that he is committed to the Township’s affairs nor on Township property and that he will not assist in additional searches for a period of one year after he concludes the search for the City of Carol. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

A. Elevation at Okemos Pointe Brownfield Plan

Supervisor LeGoff opened the public hearing at 7:16 P.M.

Director Kieselbach summarized the proposed Okemos Pointe Brownfield Plan as outlined in staff memorandum dated October 14, 2016.

- Applicant
Eric Helzer, Advanced Redevelopment Solutions, PO Box 204, Eagle, stated six (6) parcels make up the brownfield plan, with four (4) of the six (6) parcels having contamination. He noted the property was initially developed in 1963 and has been underutilized since 1999. Mr. Helzer listed several public benefits which will be part of the development (e.g., pocket parks, public seating plaza, pavilions, fishing pier, public art, underground utility upgrades in the area, wetland preservation, uncovered and covered bicycle parking and storage, local

Township path and trail system which will connect to the regional pathway system). He stated the development will be built out over three (3) phases, with Phase 2 and 3 being done together. Mr. Helzer anticipated Phase 1 will be completed by the end of 2017, and Phases 2 and 3 completed by the end of 2020.

Mr. Helzer reported three (3) environmental and two geotechnical investigations were conducted, with over 100 borings revealing a petroleum contaminated area in the center, approximately 200 by 200 feet ten (10) feet below existing grade. He pointed to another central area of contamination with a soil gas concern. Mr. Helzer offered an overview of the site conditions, pointing out the specific areas of contamination and their boundaries. He indicated approximately 160,000 tons of soil would need to be mitigated in some fashion, at a cost of nearly \$10 million. Mr. Helzer stated due to the prohibitive cost associated with removal and fill of 160,000 tons of soil, it was decided to do surgical removal within the building footprints of where the new buildings will be located and replacing them with engineered fill. He indicated the two (2) central areas will be remediated.

Mr. Helzer noted the combined traditional site development costs for a project of this nature would be \$4.4 million. He stated with the brownfield conditions and the proposed remedial approach to be used, the original nearly \$10 million cost can be reduced to less than \$4 million.

Mr. Helzer explained the impact to Meridian Township, stating base taxes are currently near \$133,000, with a collection of \$1.1 million to all taxing jurisdictions. He indicated that post development, the added taxes to all taxing jurisdictions will be \$12.4 million over the brownfield plan period, a projected 12-year capture plan and 14 years of a brownfield plan due to the construction period time frame. Mr. Helzer noted the added benefit to taxes for Meridian Township over the 14-year period will be \$465,000, contemplating a 25% pass-through of the new taxes created.

- Public

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed the Board must consider what the Township will lose in taxes annually over the 14-year period. He believed consideration must be given to what the development will bring to the Township. Mr. Bowlby noted earlier Board member objection to allowing the interest payments to be included in the brownfield plan, stating the federal government allows residents to deduct interest on home mortgages to encourage people to buy homes. He thought allowing the developer to deduct interest encourages him to clean up the site and build this project. Mr. Bowlby spoke in favor of the Okemos Pointe Brownfield Plan as proposed.

Sandra Gower, Ingham County Economic Development Coordinator, 121 E. Maple Street, Mason, stated the Brownfield Redevelopment Authority unanimously approved the proposed brownfield plan on October 14, 2016. She explained the three (3) step process used by the county for brownfield plan approval.

Carl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Avenue, #201, Lansing, spoke in support of Board approval of the Okemos Pointe Brownfield Plan. He stated 65% of the new taxes generated over the lifespan of the plan will flow to local governments and the state (an extraordinarily high amount in his experience), while only 35% (\$4.4 million) of the new taxes paid for by the developer will be used to reimburse him for costs incurred for the brownfield. Mr. Dorshimer noted the \$4.4 million in taxes captured represents only 6.5% of the total \$67 million cost of this project. He stated he normally sees 5%-10% pass through, not the 25% as shown for this plan and provides an immediate new revenue source to the Township. Mr. Dorshimer recommended the Board approve the brownfield plan as proposed.

Ody Norkin, 3803 Sandlewood, Okemos, spoke in support of the Okemos Pointe Brownfield Plan as it is the type of plan which covers police and fire expenses "up front".

Supervisor LeGoff closed the public hearing at 7:38 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Renee Korrey, 4633 Okemos Road, Okemos, spoke in opposition to CATA's proposed BRT project. She stated CATA is questionable. Ms. Korrey spoke to the need for the Township Board to do its due diligence and review the plan closely. She believed what people love most about the BRT can be accomplished with changes to the current bus system.

Bill Collette, 2373 Barnsbury Road, East Lansing, questioned where all the riders of the proposed BRT are going to park their cars. He also questioned why there would be a basic BRT plan, pitched to serve the public, which eliminated Frandor, Meijer and Meridian Mall as stops. Mr. Collette addressed a concept he titled "CATA, caviar and cash." He stated the five (5) so-called alternatives were only framed as possible items, with no commitment attached to anything.

Mindy Randolph, 4586 Blackstone Trail, Okemos, explained CATA is currently working with private land owners (e.g., Frandor, Meijer) to place stations at those locations which are publicly accessible to everyone. She indicated the five alternative plans to the BRT created by CATA addressed issues raised by citizens. Ms. Randolph spoke to appropriate behavior which should be displayed at Board meetings. She indicated the BRT is being constructed to develop the community as a whole, citing parking spaces at Meridian Mall and Meijer to access the BRT. Ms. Randolph believed the easier you make mass transit for people, the more it will be used.

Deb Wiese, 500 Woodingham, East Lansing, Chair of CATA's LAC, stated CATA is working diligently to address issues concerning stations located on private land. She believed the proposed BRT will provide the opportunity for access not currently afforded to persons with disabilities. Ms. Wiese indicated the BRT system is a coordinated effort to allow for the use of audible signals and tactile cues in areas which will provide easier access and travel from one stop to another. She held these enhancements will greatly enhance the usage for disabled citizens.

George Henley, 943 Allison House Lane, Lansing, stated the improvements which the BRT will provide will increase the safety of college students as well. He urged Board members to take a day out of their schedule to solely utilize public transit in order to garner a better understanding.

Diana Engle, 2164 Quarry, East Lansing, explained CATA's LAC consists of people with disabilities and seniors. She stated the committee serves in an advisory capacity to improve the public transit system in the area. Ms. Engle reported a presentation was made at the last LAC meeting about the BRT where numerous questions on a variety of issues were asked of and answered by the Assistant Executive Director of CATA, Debbie Alexander. She stated all committee members understand the BRT to be a good deal for people in the disability community. Ms. Engle requested Board members not make the Township look like it does not want to be part of the overall community through its continued opposition to the BRT.

Ody Norkin, 3803 Sandlewood, Okemos, noted the LAC members are appointed by the CATA Board and if they do not reflect the view of CATA, they are removed. He stated any member of the LAC who advises their appointing authority (CATA) has a conflict of interest. Mr. Norkin believed people on the Transportation Commission should not be appointed if there is even a perceived conflict of interest as they will be serving in an advisory capacity to the Township Board.

Elizabeth Mohnke, 5606 Mall Drive, W., Apt. 177, Lansing, uses CATA on a regular basis and would be uncomfortable attempting to maneuver the logistics for a center running BRT as a blind individual. She shared there is debate whether audible signals are useful or harmful for blind persons, noting her personal experience has shown them to be distracting as it takes away her ability to hear

cars traveling past her when crossing a street. Ms. Mohnke questioned who will be responsible for snow removal with the bus stops being moved to the median. She expressed concern that although there will be traffic signals at the proposed 26 stations to allow riders of the BRT to cross to the center, it does not mean everyone will obey those traffic signals.

Donna Rose, 6207 Cobblers Drive, East Lansing, voiced her personal preference for accessing the bus from the curb. She spoke to the fact CATA will not be responsible for shoveling snow at their stations. Ms. Rose indicated CATA put forth a great deal of effort in providing the five (5) alternatives. She believed Alternative #5 would be the one Meridian Township would choose, where the BRT ends at Charles Street in East Lansing and links to Route 1, as the stop would not need to be moved to accommodate parking spaces. Ms. Rose stated Meridian Mall does not want to accommodate parking for the BRT near the front door, and that is not a good plan for riders with disabilities. She stated LAC can make a difference in the decisions made by the CATA Board.

John Ware, 1964 Yuma Trail, Okemos, emphasized he likes to use a center lane to make left turns into businesses when he drives his automobile and then use the center lane when he leaves a business in order to not cross all five (5) lanes of traffic. He stated the BRT would "barricade" center turn lanes and would necessitate additional travel to reach a Michigan turn around to frequent a business across the street from where he had just left. Mr. Ware voiced his continued opposition to a BRT.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed appreciation that the creation of a Transportation Commission is on tonight's agenda. He spoke in support of appointing Tim Potter as a non-motorized representative and Karla Hudson as a member representing riders with a visual disability. Mr. Provencher stated CATA must bring forward specificity for the BRT in order for the Township Board to consider changing its position. He did not believe there is need for Board action or approval of the BRT at this time.

Kathy DeVito, 470 Chimney Oaks, Okemos, questioned the non-profit status of CATA given the statement by Mr. Norkin, part-owner of Indian Trails and Michigan Flyer, who stated he can provide Redi-Ride type service at one-third of the cost charged by CATA. She asked what happens if the BRT is constructed and CATA does not have funds to maintain the system.

Neil Bowlby, 6020 Beechwood Drive, Haslett, clarified the ridership data provided by CATA concerning the 1.78 million riders was correct, not incorrect as he previously reported. He noted CATA's documentation showed the BRT was needed because buses are frequently at capacity. Mr. Bowlby questioned if a bus leaves downtown Lansing at capacity or near capacity, logic would dictate having an additional empty bus ready to follow behind, a solution which does not require the implementation of a \$140 million BRT project. He characterized the five (5) alternatives presented by CATA as only ideas and urged the Board to let the previous resolution of opposition stand.

Lorie Lechler, 3833 Dobie Road, Okemos, voiced apprehension over people who do not pay attention while driving. She expressed concern people with disabilities, students on their cell phones and dog walkers will find traffic more of a challenge with the BRT.

Rhonda Bueche, 4126 Leeward, Okemos, identified herself as an occasional CATA rider. She stated opponents to the BRT are not against public transit, but believe improvements can be accomplished without the \$140 million BRT plan. Ms. Bueche noted the Township needs a new Treasurer who is fiscally responsible and has sound financial ideas. She found it interesting that Erik Lindquist, the past Chief Financial Officer of CATA, does not find the BRT a fiscally responsible plan. Ms. Bueche stated she has unsuccessfully requested answers from CATA concerning its right to deny access of customers to established businesses, its right to deny access of businesses to their customers, its right to deny access of established businesses to their deliveries, its right to deny access of the disabled to the easiest public transportation solution and its right to deny access to the only level one trauma center in the region.

Supervisor LeGoff closed Public Remarks.

A. Transportation Commission

Trustee Styka moved to establish the Meridian Transportation Commission (MTC) as follows:

The MTC shall consist of 7 members. One member shall be a member of the Township Board, appointed by the Supervisor with the consent of the Board. Six members shall consist of residents of the Township of Meridian appointed by the Supervisor with the consent of the Board to serve through and including December 31, 2018.

The resident members shall include individuals who regularly use the following modes of transportation: CATA buses, Redi-Ride and/or Spectran services, bicycles, trails and pathways, and motor vehicles.

The MTC shall review the provision of transportation services of all types, public and private, within Meridian Township as to their efficiency, sufficiency, and costs. The MTC shall make a report to the Board semi-annually on the status of transportation services within the township. It shall make recommendations, if necessary, for improvements to modes of transportation services, including the priority of needed actions and on potential millage proposals. The MTC shall receive citizen complaints and citizen comments on the provision of transportation services within Meridian Township and provide assistance to township staff, as necessary, to resolve or respond to citizen submissions.

The MTC shall annually elect a chairperson and vice-chairperson from its members.

The MTC shall meet monthly for its first six months after appointment and at least bi-monthly thereafter.

The Township Manager shall cause public notice to issue, inviting individuals to apply for membership on the MTC. Applications shall include information on the applicant's experience in using transportation services in Meridian, including the types and frequency of transportation services used. Seconded by Trustee Scales.

Treasurer Brixie offered the following amendment:

- Amend the third sentence of the motion by adding "and qualified electors" after "residents"

The amendment was accepted by the maker of the motion.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

Board discussion:

- Appreciation for Trustee Styka's work on this issue
- Wording of the motion included items of discussion among Board members during previous meetings
- Appreciation to Trustees Scales and Veenstra for their service on the Redi-Ride Review Committee, from which the Transportation Commission was born
- Communication in the Board packet expressed concern the proposed commission must include all aspects of transportation in its mission

Trustee Scales offered the following amendment:

- **Add the sentence “All appointments shall be made after November 20, 2016.” At the end of the first paragraph of the motion. Seconded by Treasurer Brixie.**

Board discussion:

- Rationale for using the aforementioned date is the current term for Board members ends November 20, 2016

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

ROLL CALL VOTE ON THE MAIN YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
MOTION: NAYS: None
Motion carried 6-0.

B. CATA-Bus Rapid Transit

Board discussion:

- BRT has major problems with the elimination of several stops
- Proposed BRT eliminates several important locations and is a disservice to mass transportation
- Board member belief any potential net benefits of the BRT are not worth \$142 million
- Requirements contained in the resolution dated July 19, 2016 have not been met
- No action by the Board tonight allows the resolution of opposition to the BRT in its initial configuration to stand
- Language contained in the resolution of July 19, 2016 required an agreement between the Board and CATA regarding the BRT which has not been reached
- CATA has not communicated its five (5) ideas to the Township Board
- Five (5) ideas are not alternatives and would not be brought to the Board
- Board member belief the majority of Township citizens and business owners are in opposition to the BRT
- Majority of Township residents have stated they are not in support of the design at 30% complete and, therefore, would not logically be supportive of moving forward to see what the remaining 70% would look like
- Board member belief energies can be centered around creating a better CATA Route 1
- Timed progressive traffic signaling along the Grand River Avenue Corridor will produce an immediate reduction in congestion and improvement in safety
- No agreement has been reached between the Township and CATA subsequent to the July 19, 2016 resolution of opposition to the current BRT proposal

[Supervisor LeGoff recessed the meeting at 8:47 P.M.]

[Supervisor LeGoff reconvened the meeting at 9:00 P.M.]

C. 2016 3rd Quarter Budget Amendments

Finance Director Miriam Mattison provided an overview of the 3rd quarter budget amendments.

Board and staff discussion:

- \$6,000 request for additional funds for the Community Needs Fund is the same amount as requested last year at this time

- Appreciation to the Finance Director for bridging the gap during the audit and putting together the budget in her first position with local government
- Fire Chief and the Parks and Recreation Director have turned in their vehicles to further reach the Board goal of a reduction in the Township's auto fleet
- Fire Chief and Parks and Recreation Director are now receiving an auto allowance

Treasurer Brixie moved to approve the September 2016 budget amendments with a decrease in budgeted fund balance for the General Fund in the amount of \$16,634 which projects a use of fund balance of \$1,379,301. Based on audited 2015 results, the projected fund balance at December 31, 2016 will be \$6,224,681. Seconded by Trustee Styka.

Continued Board discussion:

- Board member belief the expenditures for the Lake Lansing consultant are too high
- Board member belief the expenditures for the wetland consultant are too high

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened and closed Public Remarks.

A. Elevation at Okemos Pointe Brownfield Plan

Board, applicant and consultant discussion:

- Over 100 soil borings were conducted on the property
- 160,000 tons of contaminated fill was identified on the property
- Uncertainty as to how the large amount of contamination "ended up" on the property
- Board member preference to see itemized costs for each identified area of contamination
- Board member opposition to including \$600,000 of interest
- Board member preference to reduce the contingency fund from 15% to 5%, a savings of \$400,000
- 25% pass through contingency goes to all jurisdictions
- This industrial property was rezoned and the level of standard is not to residential criteria
- Property is industrial and contamination could have happened over a long period of time
- Consultant statement about the contamination standards used in the 1960s v. today
- Leaking underground storage tank was previously located in the 200 square foot area in one of the primary areas on the property
- Leaking underground storage tank was dealt with at the time through the state's existing compliance program in the 1990s
- Two boundaries have been identified: one is the fill and the other is the extent of contamination
- Contamination varies in depth similar to the fill
- Contamination is not consistent to the fill boundary line and lends itself to some type of operation or spill which may have occurred on the property
- Experts are unsure what is the source of the chlorinated solvents which is creating the soil gas issue in one of the "hot spots" being focused on
- Cleanup must now be made to the standard for the intended use, which is residential and the "ultimate" standard
- Board member belief the degree of contamination (160,000 tons) comes from the excellent job done with the over 100 soil borings
- Current base taxes total \$78,202 annually for the subject site
- Post brownfield plan capture period taxes paid to all taxing jurisdictions will be \$1,397,165
- Post brownfield plan capture period taxes paid to Meridian Township will be \$169,244 beginning in 2030

- A portion of the 25% pass through will first be realized in 2018 upon completion of Phase 1
- Balance of the 25% pass through will be realized in 2021 when Phases 2 and 3 have been completed
- Debt mills cannot be captured and will continue passing through
- Plan is being self-financed by the developer through borrowed money
- Borrower's costs assumes an interest rate slightly greater than 5%
- Ingham County Brownfield Redevelopment Authority (ICBRA) has approved a 2.5% simple interest
- When calculated out, the 2.5% simple interest equates to less than 2%
- Developer will be paying for additional costs up front
- Interest is important because it offsets the developer's borrowing costs
- Calculation for the projected 200 new full time jobs created upon completion was based on the Flint City Market numbers, as it is approximately the same sized facility
- Large residential development (588 beds) will alter this area of the Township
- Board member calculation that the brownfield is approximately 7% of the total "build" cost
- Board member belief a brownfield is a means to allow the public, through taxpayer dollars, to help a private property owner engage in eligible activities to redevelop an unproductive piece of property
- With a brownfield redevelopment project, local government becomes a financial partner by providing cash to the developer over a period of years
- Benefit to the Township is that it will receive more money through a bigger tax base "down the road" through improvements to the land
- Board member belief the contamination is due to previous uses by the developer over many decades
- Board member belief that because the contamination was caused by the property owner, he is responsible for some portion of the cleanup process
- Interest amount is approximately 1% of the entire cost of the project
- Board member belief the interest amount should be borne by the developer
- Board member belief part of the brownfield process is an "outright grant"
- Board member belief the project will still go forward without the \$660,000 of interest being included
- Clarification the applicant is requesting a tax capture, not a grant
- Explanation of the tax capture process as the Township takes in future tax dollars for this project, captures the money and gives it back
- Importance of using proper terminology for clarity purposes
- If the property is not assessed at the estimated amounts contained in the brownfield plan, the recapture period would be longer
- If all phases of the development are not built, it would take longer to pay off the cost
- If there is not sufficient revenue to pay the developer back at the end of the plan, the developer bears the remaining cost
- Capture period is statutorily limited to 30 years
- None of the six (6) ICBRA approved brownfield plans in Ingham County have gone through the tax appeal process
- ICBRA has been in existence for approximately ten (10) years
- Inquiry if the statute allows for a shorter capture period irrespective of the dollar amount
- Developer will be reimbursed the maximum amount contained in the plan and if taxes come in faster than anticipated, the capture period will be shorter
- Developer will be using a phased approach for cleanup
- Cleanup of the two (2) hot spots in the central area and the dewatering will be addressed in Phase 1
- Contaminated fill for the Phase 1 buildings, mass grading, utility work, "take up" of the slab for the market and asbestos abatement will also be done in Phase 1
- Cleanup in Phase 2 will include removal of the lead based paint side off the market building and the soils
- Approved reimbursement is based on actual money spent by the developer for cleanup

- Only money spent by the developer can go into the recapture
- Feasibility of the developer going ahead with the project without the interest is based on formulas and takes the higher risk for the developer and the bank into account
- Brownfield plan has been vetted over a period of ten (10) months
- Developer will not really know the extent of the contamination until he starts digging up the ground
- Developer is improving this land to a higher and better use which fits the Township's vision and values
- Developer has worked with the Township Board for 2-½ years to create a plan which will bring a social center to this southern area of the Township
- Total amount for eligible activities cannot change, but can be switched among categories
- Projected taxable values were based on information from the Township's Assessing Department
- Lowering the tax base through a challenge at the Tax Tribunal would reduce the amount of tax revenue
- During the tax capture period and the reimbursement of the plan, the developer can establish within the development reimbursement agreement that no tax return will go back to the developer if he chooses to challenge below the base
- Developer's consultant to provide samples and citings for the aforementioned language to be included in the development reimbursement
- Board member inquiry as to how and when the interest accrues
- Developer looks at the number of years to pay off eligible activities and applies the simple interest calculation against the years from the reimbursement schedule to create an "interest pot"
- After all other activities are paid, the "interest pot" is then reimbursed
- Inquiry to staff if the amount of money under this plan is sufficient to cover costs of services (police, fire, etc.) for the duration of the capture period
- Staff to provide a response at the next Board meeting
- Projected taxable value is based on an income model which is based on rents from surrounding properties
- Both the City of East Lansing and the City of Lansing project their taxable values in the same manner
- Board member concern the developer will choose the income model calculation for the projected taxable value as the SEV will be \$14 million less
- Assessor in the taxing jurisdiction is the one who makes such a decision
- If the Assessor chose to use half of the market value, it would require a discussion with the developer as it would completely change the plan
- Board member inquiry what happens if the cleanup costs exceed the approved amount
- Developer can attempt to amend the plan by going before the Board or absorb the extra costs
- Developer went through six (6) independent investigations to avoid such a scenario
- Developer will continue to look for cost savings
- Money received by the developer is a reimbursement for actual costs incurred
- Costs must be submitted to the ICBRA for approval prior to reimbursement
- Tax Increment Financing plan is site specific
- Lansing, East Lansing, Lansing Township and Delhi Township have their own Brownfield Authority
- Possible consideration of Meridian Township establishing its own Brownfield Authority
- Meridian Township's reimbursement would be the first in Ingham County
- Possibility of the \$187,000 Local Site Remediation Revolving Fund (LSRRF) capture being negotiable
- LSRRF used to be optional and the Township could opt out
- The Township opted out of all previous brownfields which were not mandatory
- Ingham County Board adopted a policy a few years ago which created the LSRRF and, moving forward, would be a requirement for all plans
- Purpose of the LSRRF funds is to provide loans to finance items in advance of the tax capture and assist in the payment of assessment costs to be used throughout Ingham County

- LSRRF is a tool to “get these projects going”

14. FINAL PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed the inclusion of language which prohibits challenge to the taxable value during the duration of the Brownfield tax capture. He inquired if the developer can challenge the taxable value once all money has been received from the Township. He reviewed comments contained in the minutes since 2008 regarding the unfunded pension liability and stated nothing surfaced until 2015 regarding the Treasurer, despite the Treasurer’s statement at the last meeting that she had expressed concern about this issue for many years.

Leonard Provencher, 5824 Buena Parkway, Haslett, indicated he would miss both Trustee Scales and Trustee Veenstra’s service on the Township Board. He indicated he is endorsing Ron Styka as Supervisor, Brett Dreyfus for Clerk and Erik Lindquist as Township Treasurer.

Supervisor LeGoff closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Treasurer Brixie reported the Pension Board met last week and evaluated the actuarial report as well as reviewed the investment results from the investment manager’s report. She stated the Pension Board continues to monitor the assumptions. Treasurer Brixie noted the Township Pension Board lowered their assumed rate of return several years ago (2012), from 7%. She also reported the Land Preservation Advisory Board (LPAB) met last week and approved continuation of the Towar Woods invasive species removal program.

Clerk Dreyfus reported his attendance at the October 6th EDC meeting, where the Corridor Improvement Authority (CIA) was discussed, including membership and outreach efforts. He noted three (3) of the four (4) businesses he contacted expressed interest by submitting an application for public service. Clerk Dreyfus added discussion ensued concerning initiatives for industrial zoned properties, the BRT, the Greater Lansing Regional Prosperity Initiative and the regional transportation study in which the Tri-County Regional Planning Commission is engaged.

Trustee Veenstra announced that during Board recess he witnessed a CATA bus, labeled Redi-Ride, waiting at the curb of the Municipal Building. He requested a report on who paid for the CATA bus, as he was concerned that CATA used taxpayer funds to bus people to tonight’s Board meeting to speak on behalf of CATA and its BRT.

Trustee Scales reported he is working towards the establishment of an Okemos Black Student Union and development of its bylaws.

Trustee Styka announced a fundraising event at Panera’s on October 26, 2016 for Meridian Township’s 175th Anniversary. He also announced Halloween activities will take place at the Harris Nature Center and the Central Fire Station On October 22nd. Trustee Styka reported the Okemos Education Foundation (OEF) is hosting its 20th anniversary celebration Awards Banquet on Thursday, November 17, 2016 beginning at 5:30 P.M. at the Kellogg Center. He indicated tickets may be purchased at www.oefsite.org or www.ronstyka.com.

Trustee Veenstra addressed a letter contained in the packet regarding the mural in Haslett.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 10:18 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary

**Charter Township of Meridian
Board Meeting
11/1/2016**

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:

COMMON CASH	\$	265,521.53
PUBLIC WORKS	\$	64,682.74
TRUST & AGENCY	\$	-
	TOTAL CHECKS:	\$ 330,204.27
CREDIT CARD TRANSACTIONS	\$	7,304.08
	TOTAL PURCHASES:	<u>\$ 337,508.35</u>
ACH PAYMENTS	\$	<u>558,932.02</u>

YMM
10-27-16

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Vendor Name	Description	Amount	Check #
1. 2FA	2 FACTOR AUTHENTICATION SERVER	632.00	
2. 54-A DISTRICT COURT	CASH BOND	200.00	93621
	CASH BOND-ANDREW LOGAN BEACHY	120.00	93620
	TOTAL	320.00	
3. 66TH DISTRICT COURT	CASH BOND-EVAN JAY NICO	300.00	93622
4. ADAM SLAVICK	REIMB FOR MILEAGE-AUG, SEPT, OCT	165.24	
5. AIRGAS GREAT LAKES	STANDING PO - MEDICAL OXYGEN	106.06	
	STANDING PO - MEDICAL OXYGEN	78.78	
	STANDING PO - MEDICAL OXYGEN	449.85	
	TOTAL	634.69	
6. AL ROSENBERG	AUDIO SERVICES PRIMARY ELECTION	650.00	
7. ALLGRAPHICS CORP	HATS FOR BASEBALL U12 AND U13 HASLETT AND OKEMOS	770.00	
	CAMO CAPS	747.65	
	TOTAL	1,517.65	
8. ANDREA SMILEY	CLEANING-HOMTV CAREER FAIR TABLE CLOTHES	33.00	93613
9. ASAP PRINTING	FLYER FOR HASLETT BASKETBALL PROGRAM	238.01	
	FORMS AND PAMPHLET PRINTING	239.28	
	TOTAL	477.29	
10. AT& T	ACCOUNT#831-000-6719 438	61.72	
11. AT&T MOBILITY	MONTHLY SERVICE	180.32	93614
12. AUTO VALUE OF EAST LANSING	2016 REPAIR PARTS	52.77	
13. BARBARA PETERSON	FARM MARKET VENDOR	7.00	
14. BARYAMES CLEANERS	STANDARD POLICE UNIFORM CLEANING	945.80	
15. BLUE CROSS BLUE SHIELD OF MICHIGAN	INSURANCE	36.11	
16. BRK PRODUCTIONS	AUGUST PRIMARY ELECTION SUPPORT	480.00	
17. CAM COTTAGE INDUSTRIES	ABSORBANT FOR FLUID SPILLS IN ROADWAY	385.00	
18. CGS SAFETY TRAINING INC	MIOSHA REQUIRED TRAINING	328.00	
19. CINTAS CORPORATION #725	WORK UNIFORMS FRANK/PUNG	35.90	
20. CINZORIE FARMS LLC	FARM MARKET VENDOR	201.00	
21. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES - SEPT	4,941.72	
22. CITY PULSE	TWP NOTICES	341.32	
23. CLEAN AIR CONCEPTS	PRE FILTERS FOR AIR HAWK EXHAUST SYSTEM	302.97	
24. COMCAST CABLE	TOWN HALL INTERNET & TV	183.13	
	HNC - SERVICE	194.60	
	MONTHLY SERVICE	149.85	93615
	MONTHLY SERVICE	4.28	93615
	TOTAL	531.86	

10/27/2016 02:38 PM
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25. CONSUMERS ENERGY	ANNUAL RENTAL FOR PROPERTY IN MERIDIAN TWP	2,500.00	93616
26. COURTESY FORD	FORD REPAIR PARTS 2016	8.77	
	FORD REPAIR PARTS 2016	38.76	
	TOTAL	47.53	
27. CROOKED TREE NURSERY	TREES FOR PARK PROJECTS	11,370.08	
28. DANIELLE WELKE	FARM MKT VENDOR	2.00	
29. DATAPLEX PRINT & GRAPHICS	RECYCLED ENVELOPES	230.46	
30. DAVID HALL	REIMB-DISPOSAL OF TARGET BACKINGS AT THE RANGE	60.00	
31. DBI	MISC OFFICE SUPPLIES	35.45	
	MISC SUPPLIES	46.55	
	TOTAL	82.00	
32. DELTA DENTAL	NOVEMBER INSURANCE	10,425.76	
	NOVEMBER PREMIUM	2,265.66	
	NOVEMBER PREMIUM	86.53	
	TOTAL	12,777.95	
33. DIANA TENNES	FARM MARKET VENDOR	53.00	
34. DIEDERICH AND SONS PRODUCE	FARM MARKET VENDOR	171.00	
35. DOUGLASS SAFETY SYSTEMS LLC	STANDING PO - FIRE EQUIPMENT/GEAR	168.48	
36. ELLEN JONES DILLMAN	VOLUNTEER COORDINATOR 2016 FALL RECYCLING EVENT	500.00	93617
37. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	5,000.00	
	LEGAL FEES	100.00	
	LEGAL FEES	220.00	
	LEGAL FEES	280.00	
	LEGAL FEES	8,500.00	
	LEGAL FEES	110.00	
	TOTAL	14,210.00	
38. FERGUSON WATERWORKS #3386	REPAIR CATCH BASIN @ OKEMOS LIBRARY	27.00	
	REPAIR CATCH BASIN @ OKEMOS LIBRARY	75.00	
	TOTAL	102.00	
39. FIRST ADVANTAGE LNS OCC HEALTH	SEPTEMBER SERVICE	85.74	
40. FISHBECK, THOMPSON, CARR & HUBER	SMITH DRAIN	1,836.50	
	SMITH DRAIN	601.00	
	WDV #16-01 STOCKWELL/HOOPER	138.50	
	WDV #16-03 FEDEWA 55 VICTORIAN HILLS DR	1,524.50	
	WDV #16-04 MARKHAM	462.50	
	TOTAL	4,563.00	
41. GRAINGER	SECURITY NOTICE SIGNAGE	39.63	
42. GRAMPAS PASTYS LLC	FARM MARKET VENDOR	5.00	

10/27/2016 02:38 PM
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43. GRANICUS INC	MONTHLY SERVICE	725.00	
	MONTHLY SERVICE	725.00	
	MONTHLY SERVICE	325.00	
	TOTAL	1,775.00	
44. GREATER LANSING AREA	ANNUAL MEMBERSHIP DUES	250.00	
45. HASLETT-OKEMOS ROTARY	4TH QTR MEMBER DUES-D. HALL	135.00	
	4TH QTR MEMBER DUES-F. WALSH	135.00	
	4TH QTR MEMBER DUES-J. BRIXIE	135.00	
	TOTAL	405.00	
46. HEWLETT PACKARD CO	HP SERVICE AGREEMENT 10/16-009-17	1,420.56	
47. HOSFORD BROTHERS	REPLACE CONCRETE REAR APRON SOUTH FIRE STATION	36,976.25	
48. IMLAY CITY FISH & WATER	BLUEGILL FOR CENTRAL PARK STOCKERY	1,000.00	
49. INGHAM COUNTY	OPTIMAN MONTHLY FEES	3,151.67	
50. INGHAM COUNTY TREASURER	TRI-COUNTY REGIONAL PLANNING COMMISSION BOARD-DUES	20,992.00	
51. J & M WELL DRILLING	WELL CHLORINATION-NORTH MERIDIAN RD PARK	200.00	
52. JANET GAUTHIER	FARM MARKET VENDOR	12.00	
53. JEFFORY BROUGHTON	RADIO MAINTENANCE	1,052.00	
54. JESSICA FERRIGAN	INSTRUCTOR FEE FOR FITNESS OVER 50	240.00	
55. JOHN DEERE FINANCIAL	FUEL JAN.2016 - JUN 2016	7,148.50	
	FUEL JAN.2016 - JUN 2016	3,740.00	
	TOTAL	10,888.50	
56. JOHNNY MAC'S	WILLIAMSTON TACKLE FOOTBALL JERSEYS	4,706.00	
57. KOLACHE KITCHEN	FARM MARKET VENDOR	45.00	
58. LANSING REGIONAL CHAMBER	MEMBERSHIP DUES	425.00	
59. LANSING UNIFORM COMPANY	STANDING PO - UNIFORMS	257.75	
60. LETAVIS ENTERPRISES	PATROL CAR WASHES	300.00	
61. LUANN MAISNER	REIMB FOR MTG LP MEMBERS	43.39	93618
62. M3 GROUP INC	CREATIVE DEVELOPMENT - LOGO/MESSAGING	3,125.00	
63. MERIDIAN FIREWORKS FUND	CONTRIBUTION TO ANNUAL FIREWORKS CELEBRATION	12,000.00	
64. MERIDIAN TOWNSHIP	TRANS FOR FLEX CKING PAYROLL OF 10/28/16	1,234.66	
65. MICHIGAN ASSESSORS ASSOCIATION	ADVERTISEMENT - 10/19 TO 11/18	75.00	
66. MICHIGAN ASSOCIATION OF PLANNING	ADV ASSISTANT PLANNER ON WEBSITE	75.00	
67. MICHIGAN MUNICIPAL LEAGUE	CLASSIFIED ADS ASSOCIATE PLANNER/ECONOMIC DEVELOPM	140.30	
68. MIDWEST POWER EQUIPMENT	ETHANOL FREE FUEL FOR POWER EQUIP	20.97	
69. MIKE DEVLIN	REIMB FOR BOWLING - SPORTIES FOR SHORTIES CLASS	57.00	93619
70. MOLLY NEVINS	INSTRUCTOR FEE FOR FITNESS OVER 50	208.00	

10/27/2016 02:38 PM
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71. MOORE MEDICAL LLC	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	590.00	
	STANDING PO FOR EMS SUPPLIES	470.56	
	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	185.35	
	STANDING PO FOR EMS SUPPLIES	1,325.23	
	STANDING PO FOR EMS SUPPLIES	276.84	
	TOTAL	2,847.98	
72. NABIL SEIF	FARM MARKET VENDOR	32.00	
73. NAPA	FLEET REPAIR PARTS 2016	(30.49)	
	FLEET REPAIR PARTS 2016	124.69	
	FLEET REPAIR PARTS 2016	27.98	
	TOTAL	122.18	
74. OKEMOS MARATHON	DAMAGE TO HOOD OF VEHICLE THAT OFFICERS RESPONDED	507.86	
	2010 AMBULANCE #515	85.00	
	2009 MOTORCYCLE #10	125.00	
	TOTAL	717.86	
75. OVERHEAD DOOR OF LANSING	SERVICE CENTER WASH BAY DOOR REPAIR	345.61	
76. PATRICIA STEVENSON	FARM MRKT VENDOR	39.00	
77. POSTMASTER	FIRST CLASS PERMIT #27	215.00	
	DEPOSIT TO BR PERMIT #90045001	500.00	
	HOMTV SCOOP NEWSLETTER POSTAGE	102.46	93623
	TOTAL	817.46	
78. PRO-TECH MECHANICAL SERVICES	2016 HVAC MAINTENANCE	2,933.75	
79. PUBLIC SAFETY CORPORATION	CRYWOLF SOFTWARE AND MAINTENANCE AGREEMENT	2,290.00	
80. PURE GREEN	WEED AND FEED PLAYING FIELDS	1,275.00	
81. REDWOOD LANDSCAPING	PATHWAY TRIMMING AND MOWING 2016	4,500.00	93612
	5902 YORK WAY RESTORATION	500.00	93612
	TOTAL	5,000.00	
82. RONSHON D. FISHER	WILLIAMSTON YOUTH BASKETBALL EVALUATIONS	700.00	
83. SAFETY SYSTEMS INC	ANNUAL ALARM SERVICE AGREEMENT	90.00	
84. SCARLETT EXCAVATING	NEWTON ROAD PAVING	50,560.12	
85. SHOWROOM SHINE	23 CAR WASHES @ \$13 EACH	299.00	
86. SIRCHIE FINGERPRINT LABORATORIES	TEST KITS	84.00	
87. SKYLINE OUTDOOR	3 FALL RECYCLING EVENT SIGNS	54.00	
88. SNOW BOYS CONCRETE, LLC	PATHWAY CONCRETE REPAIRS	3,600.00	
	BUILDING CONCRETE REPAIRS	2,000.00	
	TOTAL	5,600.00	

10/27/2016 02:38 PM
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Vendor Name	Description	Amount	Check #
89. SOLDAN'S FEED & PET SUPPLIES			
	CANINE SUPPLIES FOR TWO DOGS	54.99	
	CANINE SUPPLIES FOR TWO DOGS	40.98	
	CANINE SUPPLIES FOR TWO DOGS	19.99	
	TOTAL	<u>115.96</u>	
90. SPARROW OCCUPATIONAL			
	PHYSICALS	656.50	
	PHYSICALS	417.00	
	TOTAL	<u>1,073.50</u>	
91. SPARTAN COUNTRY MEATS LLC			
	FARM MARKET VENDOR	31.00	
92. SPARTAN PRINTING INC			
	WELCOME MERIDIAN TOWNSHIP SIGN	77.00	
93. STANDARD ELECTRIC CO			
	LIGHTING	171.02	
	LAMP LIGHTS	93.65	
	TOTAL	<u>264.67</u>	
94. STEPHENS PUBLISHING CO			
	FIRE PREVENTION TRAINING SUPPLIES	465.00	
95. SUMMER PARK REALTY			
	REFUND OVERPM'T REZONING #16060 APPL FEE	1,268.00	
96. SUPREME SANITATION			
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	160.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	80.00	
	PORTABLE TOILET RENTAL	160.00	
	PORTABLE TOILET RENTAL	160.00	
	TOTAL	<u>1,120.00</u>	
97. THE CAMERA SHOP			
	NIKON D7100 CAMERA	600.00	
98. THE HARKNESS LAW FIRM PLLC			
	LEGAL FEES-UTC	6,766.13	
99. THE LINCOLN NAT'L LIFE INS			
	CO		
	NOVEMBER PREMIUM	3,670.90	
100 THE POLACK CORPORATION			
	EQUIPMENT CONTRACT USAGE	1,619.74	
	STAPLE REFILLS	62.19	
	TOTAL	<u>1,681.93</u>	
101 TITUS FARM LLC			
	FARM MARKET VENDOR	195.00	
	FARM MARKET VENDOR	150.00	
	TOTAL	<u>345.00</u>	
102 US BANK EQUIPMENT FINANCE			
	EQUIPMENT CONTRACT	954.00	
	EQUIPMENT CONTRACT	129.00	
	TOTAL	<u>1,083.00</u>	
103 VARIPRO BENEFIT ADMINISTRATORS			
	FLEX ADMINISTRATION 11/01	205.00	
	FLEX ADMINISTRATION 11/01	10,600.20	
	TOTAL	<u>10,805.20</u>	

10/27/2016 02:38 PM
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104 WILBUR HOCHSTETLER	FARM MARKET VENDOR	381.00	
105 ZOLL MEDICAL CORP	MEDICAL MONITOR SUPPLIES	360.00	
TOTAL - ALL VENDORS		265,521.53	

Vendor Name	Description	Amount	Check #
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	INSURANCE	991.23	
2. CARL SCHLEGEL INC	BULK SAND, TOPSOIL, GRAVEL FALL 2016	1,710.00	
	BULK SAND, TOPSOIL, GRAVEL FALL 2016	684.00	
	TOTAL	2,394.00	
3. CGS SAFETY TRAINING INC	MIOSHA REQUIRED TRAINING	822.00	
4. DELTA DENTAL	NOVEMBER PREMIUM	1,404.16	
5. DERRICK BOBB	REIMB FOR COMMERCIAL DRIVER LICENSE CLASS A	200.00	26522
6. DUKES ROOT CONTROL INC	SANITARY SEWER ROOT CHEMICAL TREATMENT	9,954.75	
7. EMANUEL BOBEDA	REFUND OVERP'MT FINAL #HASL-001957-0000-01	36.00	
8. GIGUERE HOMES INC.	REFUND OVERPM'T FINAL #KEVE-002532-0000-01	29.56	
	REFUND OVERPM'T FINAL #BENH-004150-0000-01	198.61	
	TOTAL	228.17	
9. HENSHAW TRUST	REFUND OVERPM'T FINAL #MARS-005981-0000-11	20.10	
10. JOHNSON & ANDERSON INC	SCADA RADIO, PLC AND CENTRAL HMI MODERNIZATION	390.00	
	CITYWORKS IMPLEMENTATION-STEPS 1&2 OF YOUR JANUARY	760.00	
	TOTAL	1,150.00	
11. MERIDIAN CHARTER TOWNSHIP	REIMB FOR PGE #16-03 & PGE #16-16 (CK#92822)	2,985.75	26523
12. MERIDIAN VILLAGE CONDOS	REFUND OVERPM'T - ACCT#DANW-004664-IRRI-01	818.19	
13. MICHIGAN METER TECHNOLOGY GROUP	SUPPLIES	1,085.73	
	SUPPLIES	1,324.24	
	SUPPLIES	82.00	
	TOTAL	2,491.97	
14. MIDWEST POWER EQUIPMENT	EQUIPMENT REPAIR	306.03	
15. SHANNON MEDICAL GROUP	REFUND OVERPM'T FINAL #COLU-006090-0000-03	34.42	
16. SME	SOIL AND MATERIAL TESTING SERVICES	258.75	
	PROFESSIONAL SERV-WATER LINE REPAIR	612.75	
	SOIL AND MATERIAL TESTING SERVICES	614.50	
	TOTAL	1,486.00	
17. SNOW BOYS CONCRETE, LLC	WATER SERVICE CONCRETE REPAIRS	20,400.00	
18. SWT EXCAVATING, INC	SHAW ST WATER MAIN 2016	17,264.79	
19. THE LINCOLN NAT'L LIFE INS CO	NOVEMBER PREMIUM	436.01	
20. TRANSNATION TITLE	REFUND OVERP'MT FINAL #HASL-001957-0000-01	130.21	
21. TRI TITLE AGENCY LLC	REFUND OVERP'MT FINAL #ARBO-004281-0000-02	173.55	
	REFUND OVERPM'T FINA #SAPP-002335-0000-01	232.52	
	TOTAL	406.07	
22. VERMEER OF MICHIGAN, INC	EMERGENCY DRILL REPLACEMENT	722.89	
TOTAL - ALL VENDORS		64,682.74	

October 13th to October 26th, 2016

Date	Merchant Name	Amount	Name
2016/10/24	ADOBE *ACROPRO SUBS	\$15.89	DEREK PERRY
2016/10/19	ADOBE *CREATIVE CLOUD	\$29.99	BENJAMIN MAKULSKI
2016/10/19	ADOBE *CREATIVE CLOUD	\$29.99	ANDREA SMILEY
2016/10/25	AMAZON MKTPLACE PMTS	\$7.83	MICHELLE PRINZ
2016/10/20	AMAZON MKTPLACE PMTS	\$94.99	BENJAMIN MAKULSKI
2016/10/18	AMAZON MKTPLACE PMTS	\$16.75	CHRISTOPHER DOMEYER
2016/10/18	AMAZON.COM AMZN.COM/BILL	\$34.23	CHRISTOPHER DOMEYER
2016/10/18	AMER SOC CIVIL ENGINEERS	\$268.00	YOUNES ISHRAIDI
2016/10/19	APPLE STORE #R616	\$35.00	STEPHEN GEBES
2016/10/20	BANNASCH WELDING	\$201.00	TODD FRANK
2016/10/13	BATTERIES PLUS #44	\$51.29	PETER VASILION
2016/10/19	BEST BUY 00004168	\$59.98	KRISTI SCHAEDING
2016/10/25	BEST BUY 00004168	\$49.99	SCOTT DAWSON
2016/10/13	BIGGBY COFFEE #121	\$40.26	GREGORY FRENGER
2016/10/19	BUDDIES GRILL HOLT	\$15.22	FRANK L WALSH
2016/10/20	CITY LIMITS	\$26.77	JOAN HORVATH
2016/10/20	COMCAST OF LANSING	\$22.34	KRISTI SCHAEDING
2016/10/18	COMPLETE BATTERY SOURCE	\$9.62	PETER VASILION
2016/10/18	D & G EQUIPMENT	\$146.09	KEITH HEWITT
2016/10/22	D J*WALL-ST-JOURNAL	\$98.97	JULIE BRIXIE
2016/10/18	DOMINO'S 1206	\$39.87	BENJAMIN MAKULSKI
2016/10/19	E-CONOLIGHT	\$162.32	DENNIS ANTONE
2016/10/21	E-CONOLIGHT	\$267.74	DENNIS ANTONE
2016/10/13	ELECTIONSOURCE	\$71.65	JOAN HORVATH
2016/10/21	ELECTIONSOURCE	(\$42.93)	JOAN HORVATH
2016/10/13	EPIC SPORTS, INC.	\$35.00	DARCIE WEIGAND
2016/10/21	FREDPRYOR CAREERTRACK	\$199.00	BRETT DREYFUS
2016/10/20	GRAND TRAV RESORT & SPA	\$376.40	FREDERICK COWPER
2016/10/21	GRAND TRAVERSE PIE- OKEMO	\$179.24	MICHELLE PRINZ
2016/10/24	HAMMOND FARMSLANDS	\$43.00	ROBERT STACY
2016/10/21	HAMMOND FARMSLANDS	\$76.75	JANE GREENWAY
2016/10/20	HAMMOND FARMSLANDS	\$71.88	ROBERT MACKENZIE
2016/10/13	HASLETT TRUE VALUE HARDW	\$35.22	TODD FRANK
2016/10/25	HASLETT TRUE VALUE HARDW	\$19.90	ROBERT MACKENZIE
2016/10/25	HASLETT TRUE VALUE HARDW	\$7.17	ROBERT MACKENZIE
2016/10/20	HASLETT TRUE VALUE HARDW	\$3.29	TOM OXENDER
2016/10/20	HASLETT TRUE VALUE HARDW	\$6.60	KEITH HEWITT
2016/10/17	HOPCAT-EAST LANSIN	\$33.24	FRANK L WALSH
2016/10/20	INGHAM COUNTY ROD	\$60.00	YOUNES ISHRAIDI
2016/10/14	JETS PIZZA OF HASLETT	\$108.42	MICHELLE PRINZ
2016/10/21	KROGER #793	\$10.00	ANDREA SMILEY
2016/10/22	LEOS SPIRITS AND GRUB	\$55.48	PETER MENSER
2016/10/18	LIVE WELL SPORTS	\$110.95	ROBIN FAUST
2016/10/23	MARCOS PIZZA - 1235	\$101.64	KATHERINE RICH
2016/10/21	MEIJER INC #025 Q01	\$70.14	KATHERINE RICH
2016/10/13	MEIJER INC #025 Q01	\$43.63	KRISTI SCHAEDING
2016/10/20	MEIJER INC #025 Q01	\$18.67	KRISTI SCHAEDING
2016/10/22	MEIJER INC #025 Q01	\$3.98	JOAN HORVATH
2016/10/24	MEIJER INC #025 Q01	\$107.57	JOYCE A MARX
2016/10/22	MEIJER INC #025 Q01	\$109.40	WILLIAM PRIESE
2016/10/18	MERIDIAN AREA BUSINESS	\$125.00	GREGORY FRENGER
2016/10/24	MI EMS LICENSE	\$50.00	WILLIAM PRIESE

2016/10/14	MICHIGAN BATTERY EQUIPME	\$178.00	TODD FRANK
2016/10/17	MID STATES BOLT AND SCREW	\$298.37	LAWRENCE BOBB
2016/10/17	MIDWEST POWER EQUIPMEN	\$86.26	ROBERT MACKENZIE
2016/10/20	OFFICEMAX/OFFICEDEPOT #61	\$39.98	KRISTI SCHAEING
2016/10/17	OFFICEMAX/OFFICEDEPOT #61	\$37.74	ROBIN FAUST
2016/10/17	OFFICEMAX/OFFICEDEPOT #61	\$75.18	ROBIN FAUST
2016/10/21	OFFICEMAX/OFFICEDEPOT #61	\$43.39	ROBIN FAUST
2016/10/13	OFFICEMAX/OFFICEDEPOT #61	\$59.99	TODD FRANK
2016/10/17	OKEMOS HDWE INC	\$23.58	JANE GREENWAY
2016/10/20	OKEMOS HDWE INC	\$7.96	WILLIAM PRIESE
2016/10/17	ONLINE LABELS	\$45.50	CHRISTOPHER DOMEYER
2016/10/25	PANERA BREAD #715	\$16.58	SCOTT DAWSON
2016/10/25	PETSMART INC 724	\$27.38	CATHERINE ADAMS
2016/10/18	PORTER ELEC	\$174.00	CHRISTOPHER DOMEYER
2016/10/13	PREUSS PETS	\$6.78	CATHERINE ADAMS
2016/10/13	QUALITY DAIRY 31280027	\$22.13	MARK VROMAN
2016/10/14	QUALITY DAIRY 31280027	\$8.38	JANE GREENWAY
2016/10/14	QUALITY DAIRY 31280027	\$24.32	JANE GREENWAY
2016/10/22	QUALITY DAIRY 31280027	\$18.60	KENNITH PHINNEY
2016/10/23	RESIDENCE INN - EAST	\$212.93	JOYCE A MARX
2016/10/20	SENTRY SAFETY SUPPLY	\$252.45	ROBERT MACKENZIE
2016/10/20	SKILLPATH NATIONAL	\$199.00	LUANN MAISNER
2016/10/20	SKILLPATH NATIONAL	\$199.00	LUANN MAISNER
2016/10/20	SKILLPATH NATIONAL	\$58.85	LUANN MAISNER
2016/10/13	SOLDAN'S FEEDS & PET S	\$123.45	CATHERINE ADAMS
2016/10/13	SOUTHWESTERN PETROLEUM CO	(\$15.57)	TODD FRANK
2016/10/21	SQ *GROOVY DONUTS	\$171.72	TAVIS MILLEROV
2016/10/13	TCE*HRDIRECT/GNEIL	\$66.46	ROBIN FAUST
2016/10/14	THE HOME DEPOT #2723	\$53.98	PETER VASILION
2016/10/17	THE HOME DEPOT #2723	\$19.97	PETER VASILION
2016/10/18	THE HOME DEPOT #2723	\$12.97	PETER VASILION
2016/10/19	THE HOME DEPOT #2723	\$5.90	PETER VASILION
2016/10/24	THE HOME DEPOT #2723	\$7.98	PETER VASILION
2016/10/21	THE HOME DEPOT #2723	\$31.05	TODD FRANK
2016/10/23	THE HOME DEPOT #2723	\$99.69	JANE GREENWAY
2016/10/17	THE HOME DEPOT #2723	\$20.62	ROBERT MACKENZIE
2016/10/14	THE HOME DEPOT #2723	\$48.77	KEITH HEWITT
2016/10/20	THE HOME DEPOT #2723	\$3.98	KEITH HEWITT
2016/10/17	THERMALPRINTERSUPP	\$68.00	CHRISTOPHER DOMEYER
2016/10/20	TOM'S FOOD	\$13.92	DENNIS ANTONE
2016/10/18	TRACTOR SUPPLY #1149	\$8.90	KEITH HEWITT
2016/10/23	TST* BUDDIES PUB & GRILL	\$102.20	JANE GREENWAY
2016/10/24	WAL-MART #2866	\$8.86	PETER VASILION
2016/10/24	WAL-MART #2866	\$49.02	BRANDIE YATES
2016/10/19	WAL-MART #2866	\$79.81	DAVID LESTER
2016/10/24	WAL-MART #2866	\$25.00	JOYCE A MARX
2016/10/18	WAL-MART #3726	\$7.23	ANDREA SMILEY
2016/10/20	WWW.OEMPCWORLD.COM	\$124.60	CHRISTOPHER DOMEYER
2016/10/20	ZORO TOOLS INC	\$234.80	WILLIAM PRIESE

\$7,304.08

ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
10/17/16	Elan Financial	14,692.66	Pmt of Credit Card Bill
10/17/16	MCT - Utilities	700.15	Pmt of Water/Sewer Bills
10/24/16	Consumers Energy	21,168.00	Pmt of Electric
10/24/16	Blue Cross/Blue Shield	109,004.37	Pmt of Employee Insurance
10/26/16	Various Financial Institutions	252,491.86	Direct Deposit 10/28 Payroll
10/26/16	IRS	100,402.35	Payroll Taxes 10/28 Payroll
10/26/16	ICMA	33,348.56	Payroll Deductions 10/28 Payroll
10/26/16	State of Michigan	27,124.07	Payroll Taxes October
	Total ACH Payments	<u><u>558,932.02</u></u>	

MEMORANDUM

To: Township Board

From: 
Julie Brixie, Meridian Township Treasurer

Date: October 28, 2016

Re: Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations, and Misc. Fees on the Winter Tax Roll for 2016.

Listed below are the totals of the delinquent special assessments, delinquent utilities, delinquent false alarms, unpaid lot mowing fees and code violation fees that should be authorized for placement on the 2016 Winter Tax Roll for collection. All supporting documents will be on file with the Treasurer's Office.

Water:	Lake Lansing Watershed	\$ 5,366.62
Sewer:	Sewer Benefit	735.88
	Mount Hope Sewer	417.73
Sidewalks:	2011 Sidewalk	152.72
	2012 Sidewalk	181.26
	2013 Sidewalk	109.83
	2014 Sidewalk	102.64
	2015 Sidewalk	56.93
Road	Perry Rd Paving	418.76
Delinquent Special Assessment Interest:		892.35
Delinquent Utilities:		5,474.55
Unpaid Lot Mowing/Etc.:		3,175.00
Delinquent False Alarms:		450.00

"Move to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer's Office dated October 28, 2016 for Delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728 and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1 and 18.15."

MEMORANDUM

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development

DATE: October 28, 2016

RE: Shaw Street Property

As discussed at the Township Board meeting on September 20, 2016 the Board's preference was to sell the vacant property on Shaw Street. The property is on the east side of Shaw Street approximately 200 feet north of Haslett Road. The property has 33 feet of frontage on Shaw Street and a depth of 132 feet for an area of 4,356 square feet. The Township has owned the property since 1956.

Staff mailed a notice of the sale to all property owners and occupants of properties within 300 feet of the subject property and also posted a for sale sign on the property. The notice stated the minimum bid to purchase the property was \$6,000 and the Township would accept sealed bids until 5:00 p.m. on Monday October 24, 2016. The minimum bid was based on comparable land values for the area. Only one bid was received. Mr. Sai Valisetty the property owner at 5699 Shaw Street which is located directly north of the subject property submitted a bid of \$8,116. If the Board is in agreement a motion has been provided to authorize the Township Manager to proceed with the sale of the property.

- **MOTION TO AUTHORIZE THE TOWNSHIP MANAGER TO PROCEED WITH THE SALE OF THE SHAW STREET PROPERTY**

Attachments:

1. Property notice
2. Bid

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

October 6, 2016

RE: Shaw Street property sale

Dear Property Owner/Occupant,

This is to notify you that the Charter Township of Meridian intends to sell property located on the east side of Shaw Street and north of Haslett Road. The property is the south half of Lot 18, Block 9, Village of Nemoka subdivision, and identified by Tax I.D. #33-02-02-10-429-003. The property is undeveloped and does not have a street address. The property is 33 feet wide and 132 feet deep for a total size of 0.10 acres (4,356 square feet).

Sealed bids for the purchase of the property will be accepted until Monday, October 24, 2016 by 5:00 p.m. The bids will be opened on Tuesday, October 25, 2016 at 10:00 a.m. at the Meridian Municipal Building at 5151 Marsh Road, Okemos, MI, 48864 in the Upstairs Conference Room. Your presence is not required at the bid opening to be eligible to purchase the property. Township staff will contact the winning bid if selected.

The minimum bid to purchase the property is \$6,000. The Township retains the right to reject any submitted bid. Please send bids to:

Peter Menser, Senior Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, Michigan, 48864

If you have any questions about the property or sale process please contact me at (517) 853-4576 or by email at menser@meridian.mi.us.

Sincerely,

A handwritten signature in black ink that reads "Peter Menser".

Peter Menser
Senior Planner

G:\Community Planning & Development\Planning\MENSER\PROJECTS\Shaw St property sale

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

www.meridian.mi.us



CHARTER TOWNSHIP OF MERIDIAN

SHAW STREET PROPERTY SALE

For more information contact:

Peter Menser, Senior Planner
Dept. of Community Planning and Development
5151 Marsh Road
Okemos, MI 48864
(517) 853-4576
menter@meridian.mi.us



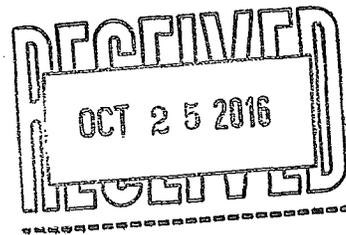
Date:10/21/20167

To

Peter Menser,
Senior planner,
Charter Township of Meridian,
5151 Marsh Road,Okemos
Michigan -49964

I am Sai Valisetty resident of Haslett interested to buy property located east side of Shaw street and North of Haslet rd,south half of Lot 18,Block 9,Village of Nemoka subdivision (TAX :ID #33-02-02-10-429-003)

My bid for this property (TAX :ID #33-02-02-10-429-003) is **8116 dollars (Eight thousand one hundred sixteen dollars).**



Regards

Sai Valisetty
5699 SHAW ST,
Haslett
MI 48840
Cell-512-897-8948

MEMORANDUM

12 - B

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development

DATE: October 28, 2016

RE: Elevation at Okemos Pointe Brownfield

Attached for the Board's consideration is a resolution to approve the Elevation at Okemos Pointe Brownfield request that is capped at \$4,564,257 of which the project cost of developer eligible activities including contingency would not exceed \$3,792,822. The duration of the brownfield plan capture is twelve (12) years. As requested by the Board the Developer's consultant has provided text that will become part of the Development Reimbursement Agreement (DRA). The DRA is the legal document by and between the Developer and the Ingham County Brownfield Redevelopment Authority (ICBRA) for the capture and repayment of tax increment revenues towards eligible Brownfield Plan costs. The text is related to the Tax Valuation and Payment of Tax Increment Revenue Shortfall in the event of a tax appeal.

A memorandum from the Township manager is also attached. The memorandum addresses the question asked at the last Board meeting if the amount of pass-thru funding from the proposed Brownfield Plan would adequately fund the Township's Police and Fire services over the next 12 years. Another item in the memorandum is whether the Board is willing to change the amount of capture to be collected by Ingham County's Local Site Remediation Revolving Fund (LSRRF) from 5 percent to 2.5 percent of eligible activity costs.

Attachments

1. Resolution
2. Text for DRA
3. Memorandum from Township Manager
4. Property Tax/Brownfield Plan Summary October 4, 2016

RESOLUTION TO APPROVE

**Elevation at Okemos Pointe
Brownfield Request
Township Board**

RESOLUTION

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of November, 2016 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Okemos Pointe, LLC requested brownfield funding for the cleanup of environmental contamination and widespread fill and debris at eligible property 2360 Jolly Oak Road (portion) – Parcel No. 33-02-02-33-376-010, 2398 Jolly Road (portion) – Parcel No. 33-02-02-33-353-015, 2350 Jolly Oak Road (portion) – Parcel No. 33-02-02-33-329-002, 2360 Jolly Oak Road – Parcel No. 33-02-02-33-376-011, 2362 Jolly Oak Road – Parcel No. 33-02-02-33-376-012, and Jolly Oak Road (portion) – Parcel No. 33-02-02-33-329-100 Okemos, Meridian Charter Township as identified in the Brownfield Plan; and

WHEREAS, the Township Board held a public hearing on the Brownfield Plan at its meeting on October 18, 2016; and

WHEREAS, the Township Board discussed the Brownfield Plan at its meetings on September 6, 2016 and October 18, 2016 and has reviewed the material forwarded by staff under cover memorandums dated September 1, 2016 and October 14, 2016; and

WHEREAS, Ingham County created a Brownfield Redevelopment Authority (BRA) in September 2001 pursuant to Public Act 381 of 1996, the Brownfield Redevelopment Financing Act, in order to promote the development of environmentally distressed, historic, functionally obsolete, and/or blighted areas of the county; and

WHEREAS, at their meeting on October 14, 2016 the Ingham County BRA voted to approve the Brownfield Plan; and

WHEREAS, the proposed Brownfield Plan constitutes a public purpose under the Public Act 381 of 1996; and

WHEREAS, the proposed plan meets the requirements for a Brownfield Plan as established in Section 13 of Public Act 381 of 1996; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of the Public Act 381 of 1996; and

Elevation at Okemos Pointe Brownfield

November 1, 2016

Page 2

WHEREAS, the proposed Brownfield Plan is capped at \$4,564,257, of which the projected costs of developer eligible activities (including contingency) shall not exceed \$3,792,822; the maximum capture into the County BRA Local Site Remediation Revolving Fund (LSRRF) shall be \$187,091, and; developer provided interest shall not exceed \$584,344. However, if the actual costs of eligible activities turns out to be lower than the above estimates, developer reimbursement (including contingency and interest) and LSRRF capture may be lower; and

WHEREAS, the Township Board of the Charter Township of Meridian has considered the Brownfield Plan and supports its intent to facilitate the redevelopment and restoration of environmental and economic viability to the parcels of property included in the Brownfield Plan.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the brownfield request from Okemos Pointe, LLC.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 1st day of November, 2016.

Brett Dreyfus, CMMC
Township Clerk

Section XX. Tax Valuation and Payment of Tax Increment Revenue Shortfall. Owner and ICBRA have entered into this Agreement in reliance on certain assumptions about the increase in tax value of the Property that will be created by the Development, as contained in the Brownfield Plan, attached as Exhibit XX. Owner agrees that if there is a tax appeal of the valuation of all or any part of the Property resulting in a reduction of the assessed value below the projected assessed value identified in the Brownfield Plan during the duration of Brownfield Plan Tax Capture for reimbursement of Eligible Activities and LSRRF deposits, whether by Owner, a future tenant or any other future owner, and if by reason of such appeal the ICBRA is required to refund a taxpayer for any funds which have been paid to Owner, Owner shall be responsible for repaying ICBRA the amount refunded to the taxpayer as a result of any reduction in the assessed value of all or part of the Property. The Owner's obligation to repay the ICBRA under this Section does not constitute a waiver of Owner's right to be reimbursed again from the Tax Capture for all Eligible Activities to the extent that sufficient funds are available to pay Owner subsequent to such repayment. This obligation and all rights and privileges contained herein may be assigned by written agreement between Owner and any future tenant or owner of the Property. A copy of such assignment shall be provided to the ICBRA.

MEMORANDUM

TO: Board Members

FROM: Frank L. Walsh
Frank L. Walsh, Township Manager

DATE: October 28, 2016

RE: **Supplemental Information on Okemos Pointe Brownfield**

During the October 18, 2016 Board meeting, Trustee Styka asked me to review whether the amount of pass-thru funding from the proposed Okemos Pointe Brownfield would adequately fund Meridian Township's police and fire services over the next 12 years. The second issue raised during the meeting was the amount of capture the Township Board is willing to authorize to be collected by Ingham County's Local Site Remediation Revolving Fund, (LSRRF) if the Okemos Pointe Brownfield is approved. The request from the LSRRF is found on line 6 of the attached handout (\$187,091). According to Ingham County, the figure is 5% of the Eligible Activity Costs.

To the first point, our current annual tax collection from the site is \$774 (fire) and \$735 (police). If the Brownfield is approved, our annual tax collection (pass-thru) from the development will be \$3,755 (fire) and (\$3,563) police. Hence, the incremental change in annual fire/police tax revenue from the base year is \$5,809. The total additional police and fire tax revenue over the 12 year period is estimated at \$69,708.

We believe, although it is difficult to corroborate, that the increase of nearly \$6,000 per year will more than cover the expanded liability on our public safety services.

To the latter, we suggest that the Township Board consider authorizing 2.5% of the total Eligible Activity Costs (\$93,546). It should be noted that if the Okemos Pointe Brownfield Plan is approved this will be the inaugural capture by the LSRRF. According to Ingham County, the fund was created to assist Ingham County communities in paying for the costs of environmental assessments leading to a greener county. I'm delighted to visualize that Meridian Township may be the first to lead in the regional effort to abate contamination throughout Ingham County.

There is no surety that the Ingham County Brownfield Redevelopment Authority and/or the Ingham County Board of Commissioners will acquiesce to modify the 5% capture to 2.5%. However, it is my recommendation that the Meridian Township Board amend line 6 of the Property Tax and Brownfield Plan Summary (Revised October 4, 2016) to 2.5% (\$93,546).

It is more than equitable to restrict our regional contribution to \$93,546, as the initial donor to the program.

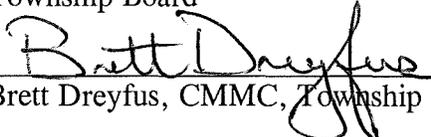
Property Tax and Brownfield Plan Summary (Revised October 4, 2016)

Elevation at Okemos Pointe, Meridian Township

Row		As Is "No Development"	Brownfield Plan "10-04-16" 25% Pass-Through
1	Capital Investment (Estimated)	\$0	\$67,300,000
2	Current "Base" Taxable Value (2016)*	\$1,208,329	\$1,208,329
3	Future Taxable Value (2021 - After Development)	\$1,208,329	\$18,982,023
4	Eligible Activity Costs, includes 15% Contingency (Developer)	\$0	\$3,792,822
5	2.5% Interest (Developer)	\$0	\$584,344
6	LSRRF Capture, 5% of Eligible Activity Costs (Authority)	\$0	\$187,091
7	GRAND TOTAL BROWNFIELD PLAN	\$0	\$4,564,257
8	Duration of Brownfield Plan Capture (Years)	0	12
9	Current "Base" Taxes Paid (2016)*	\$78,202	\$78,202
10	Future Annual Taxes Paid (2021 - After Development)	\$78,202	\$1,228,520
11	Eligible Activity Costs, includes 15% Contingency (Developer) Paid by Taxing Jurisdictions		
12	- Township	\$0	\$864,443
13	- County & Others	\$0	\$2,928,379
14	<i>Total</i>	\$0	\$3,792,822
15	During Brownfield Plan Capture Period (Annual - 1st Stabilized Year)		
16	- Taxes Paid to All Taxing Jurisdictions (Annual)	\$78,202	\$781,686
17	- Taxes Paid to Township (Annual)	\$9,473	\$46,975
18	During Brownfield Plan Capture Period (Life of Plan)		
19	- Taxes Paid to All Taxing Jurisdictions (Life of Plan)	\$1,094,828	\$13,520,098
20	- Taxes Paid to Township (Life of Plan)	\$132,622	\$1,637,741
21	During Brownfield Plan Capture Period (Life of Plan)		
22	- New / Incremental Taxes Paid Gain (Not Captured) by All Taxing Jurisdictions (Life of Plan)	\$0	\$7,861,019
23	- New / Incremental Taxes Paid Gain (Not Captured) by Township (Life of Plan)	\$0	\$464,852
24	After Brownfield Plan Capture Period Ends (2030)		
25	- Taxes Paid to All Taxing Jurisdictions (Annual)	\$78,202	\$1,397,165
26	- Taxes Paid to Township (Annual)	\$9,473	\$169,244

* Posted values from township website for 2016

MEMORANDUM

TO: Township Board
FROM: 
Brett Dreyfus, CMMC, Township Clerk
DATE: October 28, 2016
RE: 2017 Regular Board Meeting Schedule

The attached 2017 Proposed Regular Board Meeting Schedule is submitted to the Township Board in compliance with Board Policy 3.1.3.a. such that:

- i. The establishment of the meeting schedule is the Board's Responsibility.
- ii. The meeting schedule is subject to Board Policies (as discussed below) and through its Rules & Procedures (**Rule 2.1** - Township Board Meetings).

Please note the July 6th meeting scheduled for Thursday deviates from the regular Tuesday date based on the July 4th holiday.

The following motion is proposed:

Move to adopt the 2017 Township Board Meeting Schedule Resolution.

sko

Attachment

2017 TOWNSHIP BOARD MEETING SCHEDULE

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of November, 2016 at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board desires to announce the time, date, and place of all regular meetings of the Board, pursuant to MCL 42.7; and

WHEREAS, the Township Board deems the 2017 regular meeting schedule sufficient to uphold the Board's Policies and Procedures, and advance its Global Ends.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan that the Township Board adopts its regular 2017 meeting schedule as follows:

Tuesday, January 3, 2017	6:00 P.M. Regular Meeting
Tuesday, January 10, 2017	6:00 P.M. Joint Meeting (Township Boards and Commissions)
Tuesday, January 17, 2017	6:00 P.M. Regular Meeting
Tuesday, February 7, 2017	6:00 P.M. Regular Meeting
Tuesday, February 21, 2017	6:00 P.M. Regular Meeting
Tuesday, March 7, 2017	6:00 P.M. Regular Meeting
Tuesday, March 21, 2017	6:00 P.M. Regular Meeting
Thursday , March 30, 2017	6:00 P.M. Joint Meeting (School Districts and Local Governments)
Tuesday, April 4, 2017	6:00 P.M. Regular Meeting
Tuesday, April 18, 2017	6:00 P.M. Regular Meeting
Tuesday, May 2, 2017	6:00 P.M. Regular Meeting
Tuesday, May 16, 2017	6:00 P.M. Regular Meeting
Tuesday, June 6, 2017	6:00 P.M. Regular Meeting
Tuesday, June 20, 2017	6:00 P.M. Regular Meeting
Thursday , July 6, 2017	6:00 P.M. Regular Meeting
Tuesday, July 18, 2017	6:00 P.M. Regular Meeting
Tuesday, August 1, 2017	6:00 P.M. Regular Meeting
Tuesday, August 15, 2017	6:00 P.M. Regular Meeting
Tuesday, September 5, 2017	6:00 P.M. Regular Meeting (Proposed Budget Hearing & Deliberations)
Tuesday, September 19, 2017	6:00 P.M. Regular Meeting
Tuesday, October 3, 2017	6:00 P.M. Regular Meeting

MEMORANDUM

TO: Township Board

FROM:



Julie Brixie, Township Treasurer

DATE: October 25, 2016

RE: Discharge of Mortgage 5868 and 5870 Shaw Street

We were recently contacted by a title company preparing two properties for sale in Meridian Township at 5868 and 5870 Shaw Street in Haslett. The title search revealed recorded mortgages of \$5,000.00 on 5868 Shaw St. and \$3,750.00 on 5870 Shaw St. by Meridian Township on the property from 1987 and 1988.

The owners, Mr. and Mrs. Miser, participated in a program that used community block grant funds to improve rental property in Meridian Township. The Township loaned the Misers \$5,000 (which they matched) for 5868 Shaw St. and \$3,750 for 5870 Shaw St. to improve their property and provide quality rental housing for people in the housing market. The houses were then marketed for rental to those individuals who were not likely to apply for units without special outreach and by working with equal housing opportunity assistance.

Our research indicates that The Misers complied with the requirements of the program for the property on 5868 Shaw St. but failed to take the final steps to discharge the debt as indicated in #21 of the mortgage. Attached is a discharge of Mortgage of \$5,000.00 and the original Mortgage paperwork.

Our research also indicates that The Misers did **not** comply with the requirements of the program for the property on 5870 Shaw St. The initial rehabilitation was finished on April 4, 1989. The house was damaged in a fire on December 25, 1996 and subsequently demolished in April 1997 in direct violation of #3 in the mortgage.

According to #9,10 and 11 of the mortgage, because the home was demolished, and not rented out, the final three years of the program of forgiveness of debt did not apply to the property. The remaining balance due on the contract is 30% of

the original loan of \$3,750 – or \$1,125. In addition there are discharge fees of \$60 and a mileage charge of \$11.88. Thus, the Township is owed three years payment plus fees for the mortgage which totals \$1,196.88.

In order for the liens to be removed, we recommend approving the discharge of the mortgages, conditioned on the receipt of the \$1,196.88. The following motion has been prepared.

Move to approve discharging the Rental Property Rehabilitation Program Mortgage from 5868 Shaw St., Haslett MI 48840 parcel # 33-02-02-10-279-012 and 5870 Shaw St. Haslett, MI 48840, parcel # 33-02-02-10-279-011 conditioned on the receipt of \$1196.88 owed to the Township.

Attachments:

1. Discharge of Mortgage 5868 Shaw St.
2. Discharge of Mortgage 5870 Shaw St.
3. Original Rental Property Rehabilitation Program Mortgage or Assignment of Interest in Land Contract as Security and Mortgage for 5868 Shaw St.
4. Original Rental Property Rehabilitation Program Mortgage or Assignment of Interest in Land Contract as Security and Mortgage for 5870 Shaw St.
5. Building permit application for renovation of 5870 Shaw St.
6. Inspection card for 5870 Shaw St.
7. Demolition permit for 5870 Shaw St.

{Space Above This Line is for Recording Information}

DISCHARGE OF MORTGAGE

The instrument identified below made by **Lloyd and Dorothy Miser**, as mortgagor, to the **Charter Township of Meridian**, as mortgagee:

Rental Property Rehabilitation Program Mortgage dated October 27, 1987, and recorded on November 23, 1987, in Liber 1666, Pages 68-71, of Ingham County Records

is fully paid, satisfied, and discharged.

Dated November 1, 2016

Julie Brixie, Treasurer
Charter Township of Meridian

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, DO HEREBY CERTIFY that on the ___ day of November 2016, appeared before me Julie Brixie, Treasurer of the Charter Township of Meridian, who being first duly sworn, said that the above instrument was signed and sealed by her, and acknowledged the instrument to be her free act and deed, as authorized by the Charter Township of Meridian Board.

Mary Ann Groop, Notary Public
County of Ingham, Michigan
My commission expires: _____

Drafted by:
Julie Brixie _____
5151 Marsh Rd _____
Okemos, MI 48864 _____

{Space Above This Line is for Recording Information}

DISCHARGE OF MORTGAGE

The instrument identified below made by **Lloyd and Dorothy Miser**, as mortgagor, to the **Charter Township of Meridian**, as mortgagee:

Rental Property Rehabilitation Program Mortgage dated December 15, 1988, and recorded on December 21, 1988, in Liber 1732, Pages 674-677, of Ingham County Records

is fully paid, satisfied, and discharged.

Dated _____

Julie Brixie, Treasurer
Charter Township of Meridian

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, DO HEREBY CERTIFY that on the ___ day of _____, appeared before me Julie Brixie, Treasurer of the Charter Township of Meridian, who being first duly sworn, said that the above instrument was signed and sealed by her, and acknowledged the instrument to be her free act and deed, as authorized by the Charter Township of Meridian Board.

Mary Ann Groop, Notary Public
County of Ingham, Michigan
My commission expires: _____

Drafted by:

Julie Brixie

5151 Marsh Rd

Okemos, MI 48864

5868
Shaw

Robin

RENTAL PROPERTY REHABILITATION PROGRAM MORTGAGE
OR ASSIGNMENT OF INTEREST IN LAND CONTRACT AS
SECURITY AND MORTGAGE

WITNESSETH THAT the undersigned property owner(s) (hereafter the "MORTGAGOR"), in consideration of the receipt of five thousand dollars (\$ 5,000) which indebtedness is evidenced by Mortgagor's Note dated 10-27-87 for a deferred payment loan from the CHARTER TOWNSHIP OF MERIDIAN, a Michigan municipal corporation, of 5151 Marsh Road, Okemos, MI 48864, (hereinafter the "MORTGAGEE") for the rehabilitation, preservation and enhancement of primarily rental residential real property containing 1 dwelling units for rent or lease to tenants, which is commonly known as 5868 Shaw, Haslett, and legally described as:

S 27 1/2 ft. of Lot 5, Block 8
Village of NenoKa
Charter Township of Meridian,
Ingham County, Michigan

(hereafter, the "PROJECT")

MORTGAGOR hereby covenants and consents to the creation and imposition of a mortgage upon the PROJECT to secure to MORTGAGEE the repayment of the indebtedness evidenced by the Note for the benefit of the MORTGAGEE, and does hereby mortgage, grant and convey, with power of sale, the PROJECT, together with all improvements now or hereafter erected on the property, subject to the following terms and conditions:

- Such mortgage shall be in the full amount of the deferred payment loan given by the MORTGAGEE to the MORTGAGOR.
- To secure the performance of the covenants and conditions herein contained, MORTGAGOR does hereby assign and transfer to MORTGAGEE all of MORTGAGOR'S interest as purchaser, in and to a NA as Seller and NA as Purchaser. (Applicable only if transaction involves an assignment of interest in a Land Contract.)
- The MORTGAGOR covenants to keep the dwelling units in the Project in good condition and repair, fully tenantable and not to remove or demolish any dwelling unit thereon; to complete or restore promptly and in good and workmanlike manner any dwelling unit which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished to the PROJECT; to comply with all laws affecting said PROJECT or requiring any alterations or improvements to be made thereon; not to commit or permit waste, deterioration or impairment thereof; not to commit, suffer or permit any act thereon in violation of law.
- The MORTGAGOR covenants to provide, maintain and deliver to the MORTGAGEE evidence of fire and extended coverage insurance satisfactory to the MORTGAGEE in order and amount sufficient to permit repair or replacement pursuant to Paragraph 3, above, of the balance outstanding of this mortgage.
- The MORTGAGOR covenants to pay all taxes, assessments, utilities and other expenses of the PROJECT when due and without delinquency and shall not permit any mortgages or liens to be imposed on the PROJECT by reason of any delinquency.
- The MORTGAGOR covenants not to convert the dwelling units in the PROJECT to condominium ownership or to any form of cooperative ownership wherein rents are not affordable to lower income households (as these terms "affordable" and "lower income households" may be defined by the MORTGAGEE).

RECORDED

Nov 23 2 19 PM '87

REGISTER OF DEEDS

Robin

INGHAM COUNTY, MICH

brixie@meridian.mi.us

7. The MORTGAGOR covenants not to discriminate against or deny occupancy to any tenant or prospective tenant by reason of their receipt of, or eligibility for, housing assistance, under any Federal, State, or local housing assistance program and not to discriminate against or deny occupancy to any tenant or prospective tenant by reason that the tenant has a minor child or children who will be residing with them, unless the PROJECT be one reserved for elderly tenants.

8. The MORTGAGOR covenants to affirmatively market any rental units vacant after initial rental has occurred by providing notification to persons in the housing market area who are not likely to apply for units without special outreach through contacts with a list of churches and community organizations as provided by the MORTGAGEE, by advertising vacant rental units in a newspaper of general circulation, with Equal Housing Opportunity logo-type and/or slogan contained in the text of the advertisement, and by retaining records, documenting affirmative marketing as described in this covenant.

9. The term of this mortgage shall be until the balance due is paid in full or no later than the period ending on the first day of the month, first occurring ten (10) years after the completion of the PROJECT rehabilitation, preservation, or enhancement activities financed in whole or in part by the deferred payment loan evidenced by this Mortgage.

10. Unless accelerated pursuant to Paragraph 11, at each anniversary date the balance due hereunder shall be reduced by ten percent (10%) of the original amount of the deferred payment loan.

11. During the term of this mortgage, the MORTGAGOR shall make no payments of principal or interest; PROVIDED, HOWEVER, that if the MORTGAGOR shall be in default of any of the terms or conditions of this mortgage or promissory note of even date hereof, then the unpaid and remaining balance shall become immediately due and payable upon demand by the MORTGAGEE.

12. The deferred payment loan evidenced by this mortgage may be assigned and/or assumed provided that there are no defaults under this mortgage and that any and all terms and conditions shall remain in full force and effect for any assignee or successor to the MORTGAGOR and such assignee or successor shall assume all duties and obligations of the MORTGAGOR as described herein.

13. Any subordination of this mortgage to additional mortgages or encumbrances of the assignee or successors to the MORTGAGOR shall be only upon the written consent of the MORTGAGEE. Such additional mortgages and encumbrances shall extend to and include any contract for deed, land contract, or other agreement between the MORTGAGOR and his successor or assignee. Such consent to subordinate shall not be unreasonably withheld so long as MORTGAGOR has the assurance, reasonable to the MORTGAGEE, that the provisions of this mortgage remain enforceable and are adequately secured by the PROJECT.

14. To assure and protect its rights in this mortgage and the PROJECT, the MORTGAGEE shall have right of access and inspection of the PROJECT at reasonable times and with reasonable notice to the MORTGAGOR.

15. Any forbearance by the MORTGAGEE with respect to any of the terms and conditions of this mortgage in no way constitutes a waiver of any of this MORTGAGEE'S rights or privileges granted hereunder.

16. Any notice of one party to the other shall be in writing and mailed by certified mail to the parties as follows:

The MORTGAGOR - Lloyd I. and Dorothy E. Miser
16964 Marsh Road
Haslett, MI 48840

The MORTGAGEE - Charter Township of Meridian
 5151 Marsh Road
 Okemos, MI 48864

17. The MORTGAGOR, or his personal representative in the event of the death of the MORTGAGOR, shall notify the MORTGAGEE of any change in the MORTGAGOR'S name and address or of any successor or assignee of the MORTGAGOR.

18. The interpretation and application of this mortgage shall be in accordance with the laws and procedures of the State of Michigan.

19. If proceedings to foreclose this mortgage by advertisement are taken, MORTGAGOR shall pay MORTGAGEE, in addition to all other costs, a sum equal to the maximum attorney fee permitted by law. If proceedings to foreclose this mortgage are taken by Court action, MORTGAGOR shall pay to MORTGAGEE such costs and attorney fees as shall be allowed by the Court. Upon default in the terms and conditions of this mortgage, or the note secured by this mortgage, or in the terms and conditions of any other indebtedness secured by this mortgage, the MORTGAGOR does hereby authorize to the MORTGAGEE to grant, bargain, or sell the premises at public vendue and makes delivery to the purchaser, his or her heirs or assigns, good, ample and sufficient deed or deeds at law pursuant to the statute in such case made and provided, rendering the surplus moneys, if any, the MORTGAGOR, its heirs, personal representatives or successors, after deducting all sums due under the terms of this mortgage to MORTGAGEE, including expenses of foreclosure as set forth above.

20. MORTGAGOR hereby assigns to the MORTGAGEE as additional mortgage security, all the rents under any oral or written leases upon the PROJECT, such assignment to be binding on the MORTGAGOR only in the event of default in the terms and conditions of this Mortgage.

21. Upon satisfactory completion of all terms and conditions of this mortgage by the MORTGAGOR or upon payment of any and all balance due, the MORTGAGOR shall be entitled to a release and satisfaction of this mortgage by the MORTGAGEE at the MORTGAGOR'S own cost.

This mortgage is expressly created and imposed upon the above described PROJECT for the purpose of assuring the compliance of the MORTGAGOR with the terms and conditions incident to the deferred payment loan evidenced by this mortgage, such loan being exclusively for the purpose of rehabilitating, preserving and enhancing rental dwelling units in the PROJECT in accordance with the rules and procedures of the Rental Rehabilitation Program of the Charter Township of Meridian.

The MORTGAGOR covenants to affirmatively market any rental unit vacant after initial rental has occurred by providing notifications to persons in the housing market area who are not likely to apply for units without special outreach through contacts with the local MSHDA Section 8 Existing Housing Office and one or more locally designated social agencies as provided by the MORTGAGEE, by advertising vacant rental units in a newspaper of general circulation, with Equal Housing Opportunity logo and/or slogan contained in the text of the advertisement, and by retaining records, documenting affirmative marketing as described in this covenant.

This Mortgage is made this 27th day of October, 1987.

Aage C. Jensen
Aage C. Jensen (Witness)

Leesha W. Rowe
Leesha W. Rowe (Witness)

Lloyd I. Miser (married)
Lloyd I. Miser Mortgagee

Dorothy E. Miser
Dorothy E. Miser Mortgagee

Dorothy E. Miser

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

On October 31, 1987, before me, a Notary Public duly sworn in and for said County, personally appeared Lloyd I. and Dorothy E. Miser, described in and who executed the within instrument and acknowledged the same to be his/her/their free act and deed.

Lesha W. Howe
Notary Public, County of Ingham
State of Michigan
My Commission Expires: 1-3-91

DOCUMENT PREPARED BY:
CHARTER TOWNSHIP OF MERIDIAN
5151 Marsh Road
Okemos, MI 48864-1198

LESCHA HOWE, NOTARY PUBLIC
INGHAM COUNTY, STATE OF MICHIGAN
MY COMMISSION EXPIRES ON 01-03-91

5870
Shaw

201

RECORDED

Robin

Dec 21 2 35 PM '88

RENTAL PROPERTY REHABILITATION PROGRAM MORTGAGE
OR ASSIGNMENT OF INTEREST IN LAND CONTRACT AS
SECURITY AND MORTGAGE

REGISTER OF DEEDS
Paula Johnson
INGHAM COUNTY, MICH.

WITNESSETH THAT the undersigned property owner(s) (hereafter the "MORTGAGOR"), in consideration of the receipt of three thousand seven hundred fifty dollars (\$ 3,750) which indebtedness is evidenced by Mortgagor's Note dated 12-15-88 for a deferred payment loan from the CHARTER TOWNSHIP OF MERIDIAN, a Michigan municipal corporation, of 5151 Marsh Road, Okemos, MI 48864, (hereinafter the "MORTGAGEE") for the rehabilitation, preservation and enhancement of primarily rental residential real property containing 1 dwelling units for rent or lease to tenants, which is commonly known as 5870 Shaw St., Haslett, and legally described as:

N 27 1/2 ft. of S 55 ft. of
Lot 5, Blk. 8
Village of Nemoka
Meridian Township, Michigan

(hereafter, the "PROJECT")

MORTGAGOR hereby covenants and consents to the creation and imposition of a mortgage upon the PROJECT to secure to MORTGAGEE the repayment of the indebtedness evidenced by the Note for the benefit of the MORTGAGEE, and does hereby mortgage, grant and convey, with power of sale, the PROJECT, together with all improvements now or hereafter erected on the property, subject to the following terms and conditions:

1. Such mortgage shall be in the full amount of the deferred payment loan given by the MORTGAGEE to the MORTGAGOR.
2. To secure the performance of the covenants and conditions herein contained, MORTGAGOR does hereby assign and transfer to MORTGAGEE all of MORTGAGOR'S interest as purchaser, in and to a NA Seller and NA as Purchaser. (Applicable only if transaction involves an assignment of interest in a Land Contract.)
3. The MORTGAGOR covenants to keep the dwelling units in the Project in good condition and repair, fully tenable and not to remove or demolish any dwelling unit thereon; to complete or restore promptly and in good and workmanlike manner any dwelling unit which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished to the PROJECT; to comply with all laws affecting said PROJECT or requiring any alterations or improvements to be made thereon; not to commit or permit waste, deterioration or impairment thereof; not to commit, suffer or permit any act thereon in violation of law.
4. The MORTGAGOR covenants to provide, maintain and deliver to the MORTGAGEE evidence of fire and extended coverage insurance satisfactory to the MORTGAGEE in order and amount sufficient to permit repair or replacement pursuant to Paragraph 3, above, of the balance outstanding of this mortgage.
5. The MORTGAGOR covenants to pay all taxes, assessments, utilities and other expenses of the PROJECT when due and without delinquency and shall not permit any mortgages or liens to be imposed on the PROJECT by reason of any delinquency.
6. The MORTGAGOR covenants not to convert the dwelling units in the PROJECT to condominium ownership or to any form of cooperative ownership wherein rents are not affordable to lower income households (as these terms "affordable" and "lower income households" may be defined by the MORTGAGEE).

7. The MORTGAGOR covenants not to discriminate against or deny occupancy to any tenant or prospective tenant by reason of their receipt of, or eligibility for, housing assistance, under any Federal, State, or local housing assistance program and not to discriminate against or deny occupancy to any tenant or prospective tenant by reason that the tenant has a minor child or children who will be residing with them, unless the PROJECT be one reserved for elderly tenants.

8. The MORTGAGOR covenants to affirmatively market any rental units vacant after initial rental has occurred by providing notification to persons in the housing market area who are not likely to apply for units without special outreach through contacts with a list of churches and community organizations as provided by the MORTGAGEE, by advertising vacant rental units in a newspaper of general circulation, with Equal Housing Opportunity logo-type and/or slogan contained in the text of the advertisement, and by retaining records, documenting affirmative marketing as described in this covenant.

9. The term of this mortgage shall be until the balance due is paid in full or no later than the period ending on the first day of the month, first occurring ten (10) years after the completion of the PROJECT rehabilitation, preservation, or enhancement activities financed in whole or in part by the deferred payment loan evidenced by this Mortgage.

10. Unless accelerated pursuant to Paragraph 11, at each anniversary date the balance due hereunder shall be reduced by ten percent (10%) of the original amount of the deferred payment loan.

11. During the term of this mortgage, the MORTGAGOR shall make no payments of principal or interest; PROVIDED, HOWEVER, that if the MORTGAGOR shall be in default of any of the terms or conditions of this mortgage or promissory note of even date hereof, then the unpaid and remaining balance shall become immediately due and payable upon demand by the MORTGAGEE.

12. The deferred payment loan evidenced by this mortgage may be assigned and/or assumed provided that there are no defaults under this mortgage and that any and all terms and conditions shall remain in full force and effect for any assignee or successor to the MORTGAGOR and such assignee or successor shall assume all duties and obligations of the MORTGAGOR as described herein.

13. Any subordination of this mortgage to additional mortgages or encumbrances of the assignee or successors to the MORTGAGOR shall be only upon the written consent of the MORTGAGEE. Such additional mortgages and encumbrances shall extend to and include any contract for deed, land contract, or other agreement between the MORTGAGOR and his successor or assignee. Such consent to subordinate shall not be unreasonably withheld so long as MORTGAGOR has the assurance, reasonable to the MORTGAGEE, that the provisions of this mortgage remain enforceable and are adequately secured by the PROJECT.

14. To assure and protect its rights in this mortgage and the PROJECT, the MORTGAGEE shall have right of access and inspection of the PROJECT at reasonable times and with reasonable notice to the MORTGAGOR.

15. Any forbearance by the MORTGAGEE with respect to any of the terms and conditions of this mortgage in no way constitutes a waiver of any of this MORTGAGEE'S rights or privileges granted hereunder.

16. Any notice of one party to the other shall be in writing and mailed by certified mail to the parties as follows:

The MORTGAGOR - Lloyd L. and Dorothy E. Miser
16964 Marsh Road
HASLET, MI 48840

The MORTGAGEE - Charter Township of Meridian
 5151 Marsh Road
 Okemos, MI 48864

17. The MORTGAGOR, or his personal representative in the event of the death of the MORTGAGOR, shall notify the MORTGAGEE of any change in the MORTGAGOR'S name and address or of any successor or assignee of the MORTGAGOR.

18. The interpretation and application of this mortgage shall be in accordance with the laws and procedures of the State of Michigan.

19. If proceedings to foreclose this mortgage by advertisement are taken, MORTGAGOR shall pay MORTGAGEE, in addition to all other costs, a sum equal to the maximum attorney fee permitted by law. If proceedings to foreclose this mortgage are taken by Court action, MORTGAGOR shall pay to MORTGAGEE such costs and attorney fees as shall be allowed by the Court. Upon default in the terms and conditions of this mortgage, or the note secured by this mortgage, or in the terms and conditions of any other indebtedness secured by this mortgage, the MORTGAGOR does hereby authorize to the MORTGAGEE to grant, bargain, or sell the premises at public vendue and makes delivery to the purchaser, his or her heirs or assigns, good, ample and sufficient deed or deeds at law pursuant to the statute in such case made and provided, rendering the surplus moneys, if any, the MORTGAGOR, its heirs, personal representatives or successors, after deducting all sums due under the terms of this mortgage to MORTGAGEE, including expenses of foreclosure as set forth above.

20. MORTGAGOR hereby assigns to the MORTGAGEE as additional mortgage security, all the rents under any oral or written leases upon the PROJECT, such assignment to be binding on the MORTGAGOR only in the event of default in the terms and conditions of this Mortgage.

21. Upon satisfactory completion of all terms and conditions of this mortgage by the MORTGAGOR or upon payment of any and all balance due, the MORTGAGOR shall be entitled to a release and satisfaction of this mortgage by the MORTGAGEE at the MORTGAGOR'S own cost.

This mortgage is expressly created and imposed upon the above described PROJECT for the purpose of assuring the compliance of the MORTGAGOR with the terms and conditions incident to the deferred payment loan evidenced by this mortgage, such loan being exclusively for the purpose of rehabilitating, preserving and enhancing rental dwelling units in the PROJECT in accordance with the rules and procedures of the Rental Rehabilitation Program of the Charter Township of Meridian.

The MORTGAGOR covenants to affirmatively market any rental unit vacant after initial rental has occurred by providing notifications to persons in the housing market area who are not likely to apply for units without special outreach through contacts with the local MSHDA Section 8 Existing Housing Office and one or more locally designated social agencies as provided by the MORTGAGEE, by advertising vacant rental units in a newspaper of general circulation, with Equal Housing Opportunity logo and/or slogan contained in the text of the advertisement, and by retaining records, documenting affirmative marketing as described in this covenant.

This Mortgage is made this 15th day of December, 19 88.

Sherry E. Wilson

Sherry E. Wilson

Leeha W. Howe

Leeha W. Howe

Lloyd T. Miser

Lloyd T. Miser ** Mortgagee

Dorothy E. Miser

Dorothy E. Miser ** Mortgagee

** Husband and Wife

Describe Work: Remodel Reroof new steel side door

Job Address: Street 5870 Shaw HASLETT Post Office: HASLETT

Legal Descr.: Lot No. Bk. Subdivision Assessing Code, If Unplatted: _____

Owner: Lloyd J. Dot Miser Mail Address: 1864 MARSH HASLETT ZIP: 48840 Phone: 517-3398876

Contractor: _____ Mail Address: _____ ZIP: _____ Phone: _____ License No.: _____

Architect or Designer: _____ Mail Address: _____ ZIP: _____ Phone: _____ Registration No.: _____

Engineer: _____ Mail Address: _____ ZIP: _____ Phone: _____ Registration No.: _____

Size of Building: _____ Valuation of Work \$: 5000.00 Permit Fee: 35.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION IS NOT COMMENCED WITHIN 6 MONTHS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

A TRUE COPY OF THE PLANS OF SAID BUILDING ARE ATTACHED. IT IS UNDERSTOOD THAT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

X Lloyd J. Dot Miser 12-19-88
Signature of Applicant (Date)

Permit to be sent to: Owner Contractor Other _____

Water: Private Public
Permit No. _____

Sewage: Private Public
Permit No. _____

Storm Drain Approved Denied
Twp. Engineer _____

Zoning District: RN Occupancy Group: R3 Sidwell No.: 10-279-011

Existing Structure or Use: Conforming Nonconforming

If Nonconforming Assessed Value of Structure _____

Proposed Construction or Use: Conforming Nonconforming

If Nonconforming Variance: Approved Denied Date: _____

Fire Sprinklers Required: Yes No

School District: East Lansing Haslett Okemos Williamston

Application Accepted By: J. Howe Date: 12-19-88

Approved Denied Building Official: David Howe Date: 12-21-88

Fee Received: \$ 35.00 Date: 12-19-88

By: MB Receipt No.: 22

Building Permit Number: 18636

Date of Issue: 12-21-88

SPECIAL CONDITIONS:
All construction shall comply with the CBCs one & two Family Dwelling Code 1987 Edition and the Charter Township of Meridian Code of Ordinances.

CALL For Rough Framing Inspection Side Door

NOTE: Permit is void unless signed by authorized official

MERIDIAN CHARTER TOWNSHIP
BUILDING INSPECTION CARD

CD

BUILDER - Lloyd & Dot Miser
16964 Marsh
Haslett, MI 48840

Building Permit No. 18636 Date Issued 12-21-88
Variance Approval Date _____ Zoning RN (R3)
Job Address 5870 Shaw, Haslett Parcel Description _____
Lot Number _____ Subdivision _____
Nature of Work (Circle one or More)

Dwelling	Commercial Building
Carpport	Office Building
Garage - attached - unattached	Multiple Family Building
Move Dwelling	Duplex
Addition	Remodeling <u>Permit</u>
Deck	Demolition of Building
Swimming Pool	Sign
	Other _____

Inspections

Footing Forms	Date _____
Foundation and Tile	Date _____
Framing Structure and Roof	Date _____
Connection to Storm Drain System	Date _____
Chimney and Flue	Date _____
Fireplace	Date _____
Sidewalk or Bikepath	Date _____
Final	Date <u>4-3-89</u> <i>af</i>
Occupancy Permit Issued	Date _____

Building Official

Page Jensen

CHARTER TOWNSHIP OF MERIDIAN
Building Department
 Phone: (517) 349-1200 Ext. 393/395

BUILDING PERMIT NO. PB97-0235
 5151 Marsh Road, Okemos, MI 48864-1198
 Hours: Monday-Friday 8:00-5:00

5870 SHAW **Location**
 10-279-011

MISER, LLOYD D **Owner**
 16964 MARSH RD
 HASLETT MI 48840

Issued: 05/12/97 Expiration Date: 11/08/97
 CALL (517) 349-1200 EXT. 393/395
 FOR AN INSPECTION CALL 24 HOURS IN ADVANCE

HOMEOWNER **Contractor**

Work Description: DEMOLITION

Paid	Permit Item	Work Type	Item Total
At Issue	Demolish -Dwelling/Garage/Shed	Miscellaneous	\$25.00

Ally C Jensen
 Building Official

 Director of Community Planning

Fee Total: \$25.00
 Amount Paid: \$25.00
 Balance Due: **\$0.00**

I agree this permit is only for the work described and does not grant permission for additional or related work which requires separate permits. I understand that this permit may become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 at any time after work has commenced; and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to comply to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.

POST THIS PERMIT SO IT IS VISIBLE FROM THE STREET

Inspection Record

- | | |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |

pd

Payment Validation