



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
July 22, 2025 6:00 PM

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Manager’s Semi-Annual Report
  
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-July 8, 2025 Regular Township Board Meeting
  - C. Bills
  - D. Treasurer’s Quarterly Report
  - E. Schultz Pathway and Boardwalk Contract
  - F. Downtown Development Authority Appointment
  - G. Govstack Digital Services Agreement
  
10. ACTION ITEMS
  - A. Amendment to the Haslett Village Square Brownfield Plan
  - B. 2nd Quarter Budget Amendments
  - C. Acceptance of Audit Findings
  - D. 2026 Board Goals
  
11. BOARD DISCUSSION ITEMS
  - A. Central Park Project
  - B. Meridian Mall/Marketplace on the Green Paving Project
  
12. COMMENTS FROM THE PUBLIC
13. OTHER MATTERS AND BOARD MEMBER COMMENTS
14. CLOSED SESSION – Motion to enter closed session under MCL 15.268(1)(h) to consult with the Township attorney regarding a confidential written legal opinion.
15. ADJOURNMENT

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All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Tim Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.

A PRIME COMMUNITY  
meridian.mi.us



4.A

**To: Township Board**  
**From: Tim Dempsey, Township Manager**  
**Date: July 18, 2025**  
**Re: Semi-Annual Report**

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At the June 3 Special Board meeting, I presented a status update on progress towards the Board's 2025 Goals. That presentation can be found in the [packet for that meeting](#).

My presentation at the July 22 meeting will touch on all departments and provide highlights from the first half of 2025. This information will also be included in a subsequent written report.

# 2025 Semi-Annual Report



**Tim Dempsey**  
Township Manager

July 22, 2025



# ACCOUNTING & BUDGETING

- Hired a new Finance Director
- Completed a successful 2024 FY Audit with auditors Yeo & Yeo
- Received the Certificate of Achievement for excellence in Financial reporting for the 2023 Audit from GFOA
- Caught up on account reconciliation and working to develop a more organized and streamlined process
- Set up credit card payment options for special assessments

## NOTABLE STATS YTD

2,807 Accounts  
Payable (AP) Invoices

\$14M in AP  
Transactions

33,382 Utility  
Billing Payments  
(59% Online)



# ASSESSING

- Completed the 2025 Meridian Township Assessment Roll including all county and state deadlines for reporting of 2025 Assessment Roll Data
- Conducted an optional Assessor's Review in February for purposes of educating property owners and answering questions in an informal setting
- Coordinated with Greater Lansing Association of REALTORS to teach a continuing education class for real estate professionals on assessing principals and laws

## NOTABLE STATS YTD

59 March BOR Appeals  
(74 in 2024)

10 Michigan Tax  
Tribunal Appeals  
Pending for 2025 and 4  
for 2024  
(0.7% of Twp. Tax Base)

2 Seasonal Interns



## CLERK'S OFFICE

- Extensive preparations for the August 5, 2025 Special Election
- Successful post-election audit for the November 2024 General Election
- Conducted successful preventative maintenance on our election equipment in April 2025
- Extensive staff training, including:
  - Clerk Angela Demas three-year certification process commenced with the Michigan Association of Municipal Clerks (MAMC).
  - Deputy Clerk Emily Gordon received MiPMC certification this year.

### NOTABLE STATS YTD

~33,000 Registered Voters

~13,730 Absentee Ballots Issued\*

~4,850 Absentee Ballots Received\*  
(36% Return Rate)

\*As of 7/21/24



# COMMUNICATIONS

- Released the 2025 edition of the Prime Meridian Magazine, which showcased our community through storytelling and imagery
- Issued an RFP for a website redesign and selected a vendor
- Promoted resident engagement with the Township by partnering with CADL to host the Meridian Photo Contest
- Updated the HOMTV Operating Policies
- Deployed successful postcard notice for the June Listening Session

## NOTABLE STATS YTD

33% Increase in Sponsorship Funds

13,000 Celebrate Meridian Pageviews (51% Increase)

10,000 Facebook Followers

80+ Attendees for Listening Session



# COMMUNITY PLANNING & DEVELOPMENT

- Grand Reserve (Central Park Drive) construction is moving rapidly with projected completion in early in 2026
  - 60 duplex and 55 single-family rental units
- Extensive work with Okemos and Haslett Public Schools on reconstruction and remodeling projects
- Approved updated parking requirements
- Ongoing work for multiple zoning code updates to streamline the ordinance and make it more user friendly

## NOTABLE STATS YTD

\$46.5M Value of New Construction

59 Single-Family Housing Permits

0 Requests for New Sign Variances



# ECONOMIC DEVELOPMENT

- Navigating the Haslett Village Square project through an amended Brownfield Redevelopment Plan
- Supporting the Downtown Development Authority's newly created taskforce to focus attention on the Village of Okemos site
- Held a successful Juneteenth in Meridian on Friday June 20 with support from the Economic Development Corporation and other sponsors
- Continue to work on enhancing the walkability of Grand River Avenue with the Corridor Improvement Authority

## NOTABLE STATS YTD

19 New Small  
Businesses Opened

7 Ribbon Cuttings



- Placed two new fire engines into service at Central and South Fire Stations
  - Department held a public push-in and wet-down ceremony to introduce the new engines and retire the old engine.
- Three department promotions took effect in June:
  - Lieutenant Bob Caretti promoted to Captain
  - Firefighters Dustin Farhat and Corey Pant promoted to Lieutenants
- Continued extensive daily training including forcible entry, extrication, HAZMAT, EMS, management, and leadership
  - Several department members also attended external classes focused on confined space, incident command, advanced vehicle stabilization, and AVI.

## NOTABLE STATS YTD

9% Increase  
in Call Volume

2,781 Medical Calls

632 Fire Calls



# HUMAN RESOURCES

- Board approved Health Savings Account (HSA) distributions were provided to employees July 1
- Personnel Policy approved by Township Board after extensive review process
- Implementing Earned Sick Time Act (ESTA) that went into effect in February
- Awarded MERS Impact Award for retirement account transition
- Distributed \$1,800 in donations to 15 families displaced in the Arrow Tree Apartments fire (Meridian Cares)

## NOTABLE STATS YTD

37 New Hires

7 Promotions

4 Retirements

10 Departures



# INFORMATION TECHNOLOGY

- Filled an open Network Technician position, received over 70 applications
- Converted six applications to single-sign-on to promote both security and ease of use for end-users
- Worked with our reseller, CDW-G, and our Vendor, Microsoft, to integrate updated licensing plans with workstation replacements in 2025
- Collaborated with third-party vendors to design “Guest Internet Zones” for all Township connected facilities

## NOTABLE STATS YTD

4,000 Daily Email Messages (75% Spam)

100 Spam and Phishing Attempts

22 New Employee Accounts

10% Increase in Software Services Use



# PARKS AND RECREATION

- Conditional \$500K award for the Red Cedar Water Trail program with Williamstown Township and the City of Williamston to create a continuous paddling route from Williamston to Lake Michigan
- Developing a Farmers' Market Vendor Spotlight campaign to highlight the different vendors and their stories
- Held a successful Celebrate Meridian event with 20 food trucks, live music, cultural performances, first-ever drone show, and children's play area including Fire and Police Department activities

## NOTABLE STATS YTD

1,633 Recreation  
Program Participants

348 Community  
Volunteers for  
34 Land Preserve  
Stewardship Events

699 Pounds of Donated  
Fruits and Vegetables  
for Gleaning Program



# POLICE

- All open vacancies for sworn officers are now filled.
  - Township currently employs 42 sworn officers and is one of the few agencies in the area who are fully staffed.
- Traffic enforcement continues to increase, leading to a reduction in traffic crashes compared to 2024 YTD.
- Completed updates to the Public Safety building including painting and new office furniture on the first floor and in our records department.
  - The updates have led to a more welcoming environment for our visitors and more efficient workspaces for our staff.

## NOTABLE STATS YTD

281 Traffic Crashes  
(372 in 2024)

1,653 Traffic Citations  
(1,075 in 2024)



# PROJECT MANAGEMENT & OPERATIONS

- Completed initial inspections for MSHDA's CDBG Housing Improving Local Livability (CHILL) Grant applications
  - Six Tier II environmental reviews underway, construction to follow after approval
- Supported Public Safety Building improvements
- Two current and one pending AED placements for the HEARTSafe Community program; community outreach and promotion continues
- Providing assistance to Utility Billing to assist with water meter replacement scheduling

## NOTABLE STATS YTD

11 CHILL Applicants

235 Meter  
Replacement  
Appointments Since  
April 15



# PUBLIC WORKS & ENGINEERING

- Completed the County North Lift Station replacement ahead of schedule
- 2025 Local Road Program (resurfacing, reconstruction, and asphalt rejuvenator projects) scheduled to be complete in September
- Bennett Road Pathway/Boardwalk project design, land acquisition, permitting, and bidding underway; construction is anticipated to be completed this year
- Completing the design and bidding for the 2025 Gate Valve project; construction is anticipated to be completed by Nov. 1
- Completing the investigation, design and draft assessment roll for the 2025 Order-to-Maintain Sidewalk Program; construction is anticipated to be completed this year

## NOTABLE STATS

1,570 Utility Billing  
Work Orders

887 Water Meter  
Repairs/Replacements

1,000 Miss Dig Requests

309 Permits (water,  
sewer, soil erosion)  
sidewalks)

21 Cemetery Burials



# TREASURER'S OFFICE

- Produced a new Tax Information Sheet that went out to all Meridian taxpayers with Summer Tax Bills
- Increased online tax payments by 4.3% from the same period (Jan to March) of 2023
  - Special Assessments and other payments can now be paid online.
- Completed the transition from Horizon Bank to Fifth Third Bank Township for checking and savings accounts
- Significant reduction in number of delinquent Personal Property Taxes (PPT) owed in 2024 due to active collections and small claims court filings against delinquent payers
- Deputy Treasurer Deanne Muliatt completed her three-year certification as Michigan Certified Public Treasurer.
  - Bookkeeper Korissa Freier completed her first year of the certification.

## NOTABLE STATS YTD

4.3% Increase in Q1  
Online Tax Payments

7% Increase in 2024  
Taxes Distributed  
Compared to 2023

# Questions?





9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATIONS**

**From:** [REDACTED]  
**To:** [Board](#)  
**Cc:** [REDACTED]  
**Subject:** RE: Extreme Heat in the Weather Forecast  
**Date:** Friday, June 20, 2025 5:08:12 PM

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Board Members,

The Meridian Mall confirmed that they are OK with us listing them as a venue for people to use to seek refuge from the heat. Our comms should be going out shortly.

Please let us know if you have any questions.

Thanks,

**Dan Opsommer**  
Deputy Township Manager  
Director of Public Works & Engineering  
[REDACTED]  
[REDACTED]  
5151 Marsh Road | Okemos, MI 48864

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**From:** Dan Opsommer  
**Sent:** Friday, June 20, 2025 4:10 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Cc:** Tim Dempsey <[REDACTED]>  
**Subject:** Extreme Heat in the Weather Forecast

Board Members,

With the extreme heat that is currently forecasted to start tomorrow and continue into next week, we are preparing communications that will out late today and/or tomorrow morning. Our communications will promote and direct our residents to utilize the city [East Lansing's](#) two cooling centers if they need a place to seek refuge from the heat. I spoke to Manager Bellman to confirm that the city of East Lansing is OK with us promoting their cooling centers to our residents.

I have spoken to the Meridian Mall management to see if they would be OK with us listing them as a place that people could go as well to get some relief from the heat and am waiting to hear back right now.

According to the current forecast, temperatures should only be in the 71-88 degree range tomorrow during our Farmers' Market and we have no Township events scheduled for Sunday. It appears that the heat wave will break before our next scheduled outdoor events on Wednesday, June 25.

We will also list help tips and reminders in the communications.

Please let me know if you have any questions and stay cool during this extreme heat.

Thanks,

**Dan Opsommer**

Deputy Township Manager

Director of Public Works & Engineering

[REDACTED]

[REDACTED]

5151 Marsh Road | Okemos, MI 48864

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED] [Board](#)  
**Subject:** RE: Water Meter and Water/Sewer Bill for 1473 Haslett Rd.  
**Date:** Saturday, July 5, 2025 1:56:20 PM

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Mrs. Morrow,

I'll allow Deputy Manager Opsommer to respond to the bulk of your email, but I wanted to respond to the \$24 issue. As a commercial account, the property should have been on monthly billing, rather than quarterly, which is when our residential accounts are read. We are in the process of correcting this throughout our system, but I have reversed the change to your account for the time being, while we work through the reconciliation issues you are raising. So the charge is correct, but has been removed from the bill and we will revisit the transfer of this account to the correct billing cycle in the future.

Sincerely,

**Timothy R. Schmitt, AICP**

Director of Community Planning and Development

[REDACTED]

[REDACTED]

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)

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**From:** Tiffany Morrow [REDACTED] >  
**Sent:** Monday, June 30, 2025 11:46 AM  
**To:** Dan Opsommer <[REDACTED]>  
**Cc:** Scott Hendrickson [REDACTED] >; PW <[REDACTED]> Tim Schmitt <[REDACTED]>; Tim Dempsey <[REDACTED]>; Board <Board@meridian.mi.us>  
**Subject:** Re: Water Meter and Water/Sewer Bill for 1473 Haslett Rd.

Dear Mr. Opsommer,

We were able to investigate the legality of this retroactive bill and we found the following pertinent to this situation:

Michigan Admin Code R 460.113

*A utility shall provide all customers with an actual meter reading each billing month*

*A utility shall outline in its tariff a process that addresses missing or invalid usage data affecting the amount billed to a customer and that ensures the amount billed during the billing period is appropriate.*

*A utility may estimate a meter reading under specified circumstances (a-e listed)*

*If a utility estimates a meter reading the utility shall notify the customer of all the following information (i-iv listed).*

*If a meter reading equipment failure occurs, the utility shall make all reasonable efforts to replace or repair equipment so that not more than 2 estimated bills are*

*issued.*

Michigan Admin Code R 460.126a

*If a utility undercharges a customer, in cases that do not involve unauthorized use of utility service, the utility may back bill the customer for the amount of the undercharge during the 12-month period immediately preceding discovery of the error.*

The Defense of Laches

*An affirmative defense that depends principally on the requisite of intervening circumstances that would render inequitable the retroactive bill being issued by Meridian Township to the current occupants of 1473 Haslett Rd. The doctrine is concerned with unreasonable delay, and must prove a lack of due diligence on the part of Meridian Township resulting in some prejudice to The Well Education Center.*

Meridian Ordinance Section 78-97

*Charges for all water services rendered by the system shall be billed and collected at least quarterly.*

What has occurred in this situation between Meridian Township and The Well Education Center is the following:

- Meridian Township failed to convey to the customer that they were unable to obtain an actual meter reading and were estimating our bills.
- Meridian Township failed to communicate to us that their meter was not transmitting data accurately.
- Meridian Township did not replace or repair the malfunctioning equipment within 2 billing cycles.
- Meridian Township estimated more than 2 bills.
- In billing the current occupant at 1473 Haslett Rd. and in the absence of the former occupant, Meridian Township is inequitably requiring an irresponsible party to make payments for water usage they did not use.
- Meridian Township was delayed in the assertion of their legal right to collect payment, which it is practicable to assert according to Michigan Law.
- 1473 Haslett Road was not billed for all water services in the quarterly time frame noted in Meridian Township ordinance.

Due to Michigan Law, **we again extend the opportunity for Meridian Township to refund the unlawful retroactive bill** applied to The Well Education Center at 1473 Haslett Rd before further action is taken.

On another note, we received notification that there is a balance of 24.00 on our account, invoice # 20250616-UB-41842-00353. However, this was paid on 6/9/25 with Check #1180. A picture is being attached to this email.

**Please let us know when this \$24.00 balance has been cleared from our account.** Thank you.

Best regards,

Tiffany Morrow

The Well Education Center

[thewell-educationcenter.com](http://thewell-educationcenter.com)

1473 Haslett Rd. Haslett, MI

**517-927-1501**

On Fri, May 9, 2025 at 4:43 PM Tiffany Morrow <[thewelleducation@gmail.com](mailto:thewelleducation@gmail.com)> wrote:

Hi Mr. Opsommer,

Thank you for clarity on the first indication that the meter may be malfunctioning.

You are correct in that installing a second water service line would allow each unit to be billed separately, and in the future this may be the route we choose to take. However, we cannot go back and change the circumstances that existed from 2021 to present. In this case, there was only one water service line for a shared space. The occupants shared the bill that was given by Meridian Township quarterly, being under the impression that Meridian Township was correctly/accurately billing the water usage and that the meter and transmitting devices were working appropriately.

While every customer has the ability to monitor their water usage at any time, there was no indication given by the township to the occupant/owner of 1473 Haslett Rd. that anything was wrong or malfunctioning. They were operating in good faith that the Township was accurate in their billing, and had no reason to think otherwise. Yet, as you have indicated the Township was first aware of possible malfunctioning on 5/1/23.

Had the occupants/owners been notified about this possible malfunction, they could have been proactive about looking into the matter themselves and potentially even collecting meter readings of their own, given this was a shared

water service line between two units. This sort of open communication between the Township and residents helps everyone stay informed and able to act.

Indicating that, *“The Township can legally charge for underpayment within six years of the incorrect water bill being issued,”* **is a matter of public law.** We requested to be provided with the reference to the precise law/ordinance. The reply received was irrelevant: *“The Township does not share attorney-client privileged information.”* There is a statute of limitations for a utility overcharge or undercharge. **Please provide us with a reference to the law you were referring to?**

The Well Education Center will pay the remaining \$211.16 to avoid water shut off and will be pursuing the matter further.

Best regards,

Tiffany Morrow  
The Well Education Center  
[thewell-educationcenter.com](http://thewell-educationcenter.com)  
1473 Haslett Rd. Haslett, MI  
**517-927-1501**

On Thu, May 8, 2025 at 4:18 PM Dan Opsommer [REDACTED] > wrote:

Hi Tiffany,

The bill that is attached to this email was not mailed to you. It was generated and emailed to you yesterday. You paid \$24 dollars toward this bill on 3/20/25. You currently owe the remaining \$211.16.

**May you offer some clarity on how long it was known that the meter at 1473 Haslett Rd. was malfunctioning?**

We know based on our records that Public Works Department personnel identified your meter for replacement and scheduled an appointment to replace the meter on 1/10/25.

Putting this information together, it appears that the Township was not able to get readings on our meter as early as **2/1/23**. As early as **4/25/24 – 7/30/24** (the bill that was due 9/20/24) the Township was using the estimating method to calculate the utility bill, commonly used when a meter is malfunctioning. Therefore, was the Township's knowledge of the malfunctioning meter date **2/1/23** or **4/25/24**?

We collected a read on 2/1/23, so we were able to read your meter at this time. The first indication that something might be wrong, but it wasn't conclusive evidence that the meter was malfunctioning, was on 5/1/23 when we couldn't collect a read. Sometimes it is as simple as we drove by a little too fast that

From: [REDACTED]  
To: [Board](#)  
Subject: Meridian Township Goals, 2025-2026-Tree ordinance?  
Date: Tuesday, July 15, 2025 9:13:38 PM

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Dear Township Board:

I am writing to express concern regarding the loss of tree canopy in the township. There are still many mature trees along certain stretches of our roads, however, many of these trees are in poor shape, and are nearing the end of their natural lifespan. The new developments that have gone in, in recent years, (with unbelievable speed), such as Grand Reserve, Copper Creek, Silverstone Estates, Silverleaf, Newton Place, and Woodward Way, have all resulted in a tremendous loss of mature and irreplaceable trees. In almost every one of these developments, there is a sad, perfunctory attempt to replace the lost trees, but most are neglected, provide minimal shade, and soon die off. The residents of the rental units will not plant trees, and the profit minded landlords will not either. The new subdivisions houses are packed close together, with no room for trees. In most of these developments: driveway cement, sidewalk cement, and paved street surface. Biodiversity, shade trees, bird life, have no chance in these lifeless places.

Here are a few facts regarding urban trees, from [Strongtowns.org](#):

- \* Urban yard trees in good condition add 10%-20% to the resale value of a home
- \* Trees capture carbon, help clean the air, and if native trees are planted; support biodiversity
- \* Street trees prolong the life of road surfaces, by keeping them cooler, and reducing temperature fluctuations, (as much as 27 degrees between shaded and unshaded)
- \* More shade = more time between need for repaving. 20% shade can result in a 60% cost savings for resurfacing over a 30 year period
- \* Mature trees intercept up to 30%-40% of rainfall before it hits the ground. Less runoff, less sewer backups, sewage overflows.
- \* Shade IS ESSENTIAL to good walking and biking conditions. **No trees shading Grand River avenue = no walkers or bicyclists.**

According to the US Forest Service, the net cooling effect of a young, healthy tree is equivalent to 10 room sized AC units operating 20 hours/day. Imagine how much more pleasant Grand River Avenue would be if there was a cooling canopy of shade trees. The stretch from Okemos Road to Dobie Road is a barren hellscape during the Summer months. **Planting trees along this stretch is an investment Meridian Township needs to make.** It would pay for itself over and over again. Relatively speaking, such a project would cost very little, but make a vast improvement in the image of Meridian Township, and enhance the quality of life

for its citizens.

**Meridian Township has long needed a Tree Ordinance**, to promote a healthy forest community in our township. We have let developers decimate the mature forest that once existed in their now sterile projects. Check out the *massive dead oak* at the corner of Powell and Grand River, killed when the developer widened Powell Road, and cut the trees root system. Numerous hundred year old oak trees were cut down for **Grand Reserve**, along Powell Road. These cannot be replaced, and the landlord of this rental development has no incentive to replant quality trees.

Please put as an agenda item on your next meeting, “**create tree ordinance**”. I have provided the **Board** with copies of other municipalities ordinances, in the past. No action. As we all observe the effects of climate change, and the hotter and hotter summer temperatures, it is past time for Meridian Township to take some meaningful action.

Sincerely,

Charles Kotz

To Meridian Township Board:

We believe most residents are opposed to building a new senior center and adding a community center. There are numerous schools that offer basketball and tennis courts and there are parks in the area that offer pickleball courts. The money can be better spent fixing up the "downtown" area of Okemos. It was a travesty that the Douglas J project couldn't go forward. In addition the veto of Horrocks coming to Haslett was a mistake. It would have benefited many local farmers. Decisions being made are not in keeping with what residents want. Money and effort should be placed in filling vacant buildings and land and attracting quality stores and restaurants to the Meridian Mall and surrounding area. Researching successful malls such as Twelve Oaks for the stores & restaurants people will support is key. (A Cheesecake Factory perhaps) Building cheap looking housing units and allowing trashy businesses into town is not the answer. Inexpensive housing does not need to be unattractive. Plans should be approved in advance to project a beautiful development, not units with a cookie cutter design all on top of each other. To reinvent Okemos, you need a plan to upgrade what currently exists not to build expensive new buildings. Okemos can be a showcase to be proud of for people from all walks of life and of all income levels to match the reputation of the schools. We are still waiting for a make-over after residing here for 30 plus years!



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Wetland Use Permit #25016  
Meridian Township Public Works**

**Schultz Pathway**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE**

**Wetland Use Permit #25016 – Meridian Township Public Works  
Public Comment**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, July 14, 2025, at 6:30 p.m. in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos to hear all persons interested in a wetland use permit request. The Meridian Township Public Works Department has requested a wetland use permit for the construction of a paved pedestrian-bicycle trail project. The trail is proposed to run through the property at 2770 Bennett Road, located on the north side of Bennett Road, east of Hagadorn Road.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Comments may be sent prior to the public hearing by writing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, by phone at phone 517-853-4576, or by email at [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us). Comments may also be given in person at the public hearing.

**Publish:** City Pulse  
June 25, 2025

Angela Demas  
Township Clerk

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Zoning Amendment #25104  
Rooster Regulations**

**MONDAY, June 10, 2024**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE  
Zoning Amendment #25014 - Rooster Regulations  
Public Hearing**

**Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, June 10, 2024 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 to hear all persons interested in a proposed zoning amendment. The Meridian Township Planning Commission has proposed to amend Sec. 86-368 of the zoning ordinance to update the regulations for roosters in the Township.**

**A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us).**

**Publish: City Pulse  
June 25, 2025**

**Angela Demas  
Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Zoning Amendment #25013  
Parking Lot Landscaping**

**MONDAY, July 14, 2025**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE  
Zoning Amendment #25013 - Parking Lot Landscaping  
Public Hearing**

**Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, July 14, 2025 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 to hear all persons interested in a proposed zoning amendment. The Meridian Township Planning Commission has proposed to amend Sec. 86-758 of the Zoning Ordinance to update the requirements for landscaping in off-street parking lots.**

**A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [shorkey@meridian.mi.us](mailto:shorkey@meridian.mi.us).**

**Publish: City Pulse  
June 25, 2025**

**Angela Demas  
Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Variance Request 25-06  
3760 Hulett**

**WEDNESDAY, July 16, 2025**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE  
Variance Request #25-06  
3760 Hulett Road  
Public Hearing**

**Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, July 16, 2025 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request from Norman & Carmen Gear. The applicant is proposing to construct a building addition that will encroach into the wetland setback at 3760 Hulett Road. The subject site is zoned RR, Rural Residential.**

**Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us), or at the public hearing.**

**Publish: City Pulse  
June 25, 2025**

**Angela Demas  
Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Variance Request #25-07**

**Meridian Township**

**WEDNESDAY, July 16, 2025**

---

**CHARTER TOWNSHIP OF MERIDIAN**

**LEGAL NOTICE**

**Variance Request #25-07**

**2770 Bennett Road**

**Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, July 16, 2025 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request from Meridian Township. The applicant is proposing to construct a pathway that will cross the Hoskins Drain located near 2770 Bennett Road. The subject site is zoned RR, Rural Residential.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us), or at the public hearing.

**Publish:**

**City Pulse**

**June 25, 2025**

**Angela Demas**

**Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Variance Request #25-08**

**Meridian Township**

**WEDNESDAY, July 16, 2025**

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**CHARTER TOWNSHIP OF MERIDIAN**

**LEGAL NOTICE**

**Variance Request #25-08**

**1982 Grand River**

**Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, July 16, 2025 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request from Dagher Signs & Graphics. The applicant is proposing to install two wall signs on the north and south facades that are not permitted located at 1982 Grand River. The subject site is zoned C-3, Commercial.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us), or at the public hearing.

**Publish:**

**City Pulse**

**June 25, 2025**

**Angela Demas**

**Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN- INGHAM COUNTY, MICHIGAN  
LEGAL AD NOTICE: Public Hearing  
Brownfield Redevelopment Plan Haslett Village Square  
1655 and 1621 Haslett Road TUESDAY July 8, 2025**

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**CHARTER TOWNSHIP OF MERIDIAN LEGAL NOTICE:  
Brownfield Redevelopment Plan Haslett Village Square 1655 and 1621 Haslett  
Road Public Hearing  
July 8, 2025**

Notice is hereby given that the Township Board of the Charter Township of Meridian will hold a public hearing on Tuesday, July 8, 2025, at 6:00 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI 48864 to hear all persons interested in the discussion to authorize by resolution the approval of an amendment to the Brownfield Redevelopment Plan for 1655 and 1621 Haslett Road, as a part of the approved plan to redevelop 19.5 acres of land at Haslett Village Square.

SP HOLDINGC COMPANY, LLC of Holland, MI has proposed a Brownfield Redevelopment Plan for 1655 and 1621 Haslett Road in support of demolition, asbestos abatement, and removal of contaminated soils due to previous business operations at the project site. The developer has proposed a 23-year Brownfield plan with the inclusion housing as an eligible cost through Public Act 90 of 2023, to cover the estimated cost of contamination removal, site infrastructure, and the construction of housing units to support workforce incomes at or below 120% of the area median income. Total investment is estimated at \$62M with a reimbursement of \$14.4M to the developer for eligible costs. The following parcels are included in the proposed project:

1655 Haslett Road; 33-02-02-10-401-008 and 1621 Haslett Road 33-02-02-10-401-009.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, (phone 517-853-4568) between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Written comments may be sent prior to the public hearing to Amber Clark Neighborhoods & Economic Development Director, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [clark@meridian.mi.us](mailto:clark@meridian.mi.us).

**Publish:**

**Lansing State Journal  
Monday June 16, 2025**

**Angela Demas  
Township Clerk**

**1 Affidavit, please**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY  
LEGAL AD NOTICE: NOTICE OF REGISTRATION  
FOR THE AUGUST 5, 2025, SPECIAL ELECITON**

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To the qualified electors of the Meridian Township:

Please take notice that the Meridian Township will hold the Special Election on August 5, 2025

**For the purpose of voting on the following proposals:**

- Community and Senior Center Operating Millage
- Community and Senior Center Project Bond

The full text of Ballot Proposals and sample ballots can be found at [www.mi.gov/vote](http://www.mi.gov/vote) or can be viewed at the Meridian Township Clerk's Office, 5151 Marsh Road, Okemos, MI 48864.

Any qualified elector who is not already registered, may register to vote at the office of the Meridian Township Clerk; the office of their County Clerk; a Secretary of State Branch Office, or other designated state agency. Qualified electors who have a valid Michigan driver's license or state ID, may register online at <https://mVIC.sos.state.mi.us/>. Registration forms may be obtained at [mi.gov/vote](http://mi.gov/vote) and mailed or dropped off at the office of the Meridian Township Clerk. Voters who are already registered may update their registration at [www.expressSOS.com](http://www.expressSOS.com).

**The last day to register in any manner other than in-person with the Meridian Township Clerk's Office is July 21, 2025. After this date, anyone who qualifies as an elector must register to vote in person with proof of residency (MCL 168.492) at the following locations and times:**

Meridian Township Clerk's Office - 5151 Marsh Road, Okemos, MI 48864

Additional Hours: August 2<sup>nd</sup> and 3<sup>rd</sup> from 9am-4pm

Regular Business Hours: Monday-Friday from 8 am-5 pm

**ABSENT VOTER BALLOTS:**

Any registered voter may request an Absent Voter Ballot. The Meridian Township Clerk's Office must have a signed application to issue an Absent Voter Ballot. You may apply online at [www.mi.gov/vote](http://www.mi.gov/vote) or at the Meridian Township Clerk's Office.

Monday, August 4, 2025, at 4 pm is the deadline to request an absentee ballot in person, except for those who register to vote on Election Day. Ballots issued on August 4, 2025, must be requested and voted in person at the Meridian Township Clerk's Office. Those registering to vote on Election Day, August 5, 2025, are eligible to receive an Absent Voter Ballot at the Meridian Township Clerk's Office.

**EARLY VOTING CENTER**

All qualified electors in the Meridian Township Clerk's Office have the option to vote early in person, beginning Friday, August 1<sup>st</sup> through Sunday, August 3<sup>rd</sup>, 2025. The Early Voting Center will be held at the Meridian Township Municipal Building - 5151 Marsh Road, Okemos, MI 48864, and is open 9:00am - 4:00pm.

**Publish: Lansing City Pulse**

**Angela Demas  
Meridian Township Clerk**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Text Amendment #2025-04**

**Off Street Parking Requirements**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE**

**Zoning Amendment #2025-04 (Off Street Parking Requirements)**

The Township Board at its regular meeting on June 3, 2025 approved for introduction and subsequent adoption Ordinance 2025-04, an Ordinance amending the Zoning Ordinance of the charter Township of Meridian, Ingham County at Section 86-755 to update the amount of off street parking for specific uses.

A complete copy of the amendment may be viewed at the Community Planning and Development office, 5151 Marsh Road, Okemos, Michigan 48864-1198 (phone 517-853-4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**Publish:**

**City Pulse  
Wednesday, July 2, 2025**

**Angela Demas  
Township Clerk**

**1 Affidavit, please**



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Wetland Use Permit #25-02  
Meridian Township Public Works

Bennett Road Pathway

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CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE

Wetland Use Permit #25-02 – Meridian Township Public Works  
Public Comment

Notice is hereby given that the Director of Community Planning and Development for the Charter Township of Meridian will hold a public hearing on Monday, July 28, 2025, at 2:00PM p.m. in the Meridian Township Municipal Building, Administrative Conference Room, 5151 Marsh Road, Okemos to hear all persons interested in a wetland use permit request. The Meridian Township Public Works Department has requested a wetland use permit to fill in 28.36 square feet of regulated wetland to construct a paved pedestrian-bicycle trail project. The trail will fill in a gap in the existing non motorized system along Bennett Road.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to Director of Community Planning and Development Timothy Schmitt, AICP, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to [schmitt@meridian.mi.us](mailto:schmitt@meridian.mi.us).

Publish: City Pulse  
July 16, 2025

Angela Demas  
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: NOTICE OF PUBLIC ACCURACY

TEST OF VOTING EQUIPMENT

DATE: Friday, July 18, 2025

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**Meridian Charter Township  
Notice of Public Accuracy Test of Voting Equipment  
Friday, July 18, 2025**

To the qualified electors of Meridian township, Ingham County, State of Michigan; Notice is hereby given that a Public Accuracy Test for the electronic equipment that will be used for the August 5, 2025, Special Election for registered voters in the Charter Township of Meridian, has been scheduled **for Friday, July 18, 2025 at 11:00 am, in the Municipal Building Townhall Room, at 5151 Marsh Road, Okemos, MI 48864.** The Public Accuracy Test is conducted to demonstrate that the computer programming used to tabulate the votes cast at the election meets the requirements of Michigan election law.

**Angela Demas  
Township Clerk**



**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**

**LEGAL AD NOTICE: Ordinance 2025-04**

**Sec. 86-755 – Schedule of Requirements for Parking Spaces**

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**CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE**

**Zoning Amendment #2025-04 (Sec. 86-755 – Schedule of Requirements for Parking Spaces)**

**The Township Board at its regular meeting on July 8, 2025 approved for final adoption Ordinance 2025-04 to amend the Zoning Ordinance at Section 86-755, Schedule of Requirements for Parking Spaces to update the standards therein**

**A complete copy of the amendment may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.**

**Publish: City Pulse  
July 16, 2025**

**Angela Demas  
Township Clerk**

**1 Affidavit, please**

# East Lansing – Meridian Water and Sewer Authority



**Annual Water Usage Report**  
**Fiscal Year 2024 – 2025**

WATER USAGE SUMMARY FOR FISCAL YEAR 2024/2025

TO: Board of Trustees,  
East Lansing-Meridian Water and Sewer Authority

July 15, 2025

The East Lansing Meridian Water and Sewer Authority operates its own Water Conditioning Plant and produced 1921.890 million gallons of water during fiscal year (FY) 2024/25. The plant recycled 59.800 million gallons from filter backwashes and plant process water. Unaccounted losses prior to metering were 93.573 million gallons totaling 5.03%.

The East Lansing-Meridian Water and Sewer Authority metered 1768.517 million gallons of water during FY 2024/25, with the City of East Lansing using 782.996 million gallons and Meridian Township using 985.521 million gallons. The City of East Lansing's usage was 44.27% and Meridian Township's usage was 55.73% of the total water metered during the year, (pg. 4). The monthly metered water usage for the year is shown graphically on Figure 1 (pg. 5).

The percent of metered water distributed by the Authority to each community determines the distribution of the Authority's operation cost, subject to certain restrictions contained in an agreement between the parties dated January 18, 2000. Since both communities purchased less water from the Authority than the minimum amounts stated in the agreement, the division of operation costs for FY 2024/25 shall remain as 56.16% for Meridian Township and 43.84% for the City of East Lansing.

In addition to the metered water from the Authority, Meridian Township also receives water directly from the Lansing Board of Water and Light (BWL) in the southern portion of Meridian Township. During FY 2024/25, the township received 214.696 million gallons of water directly from the BWL (pg. 3). Water volumes purchased from the BWL in FY 2024/25, and historically, are shown on pages 9 and 10. A portion of this years BWL metering was estimated.

The Authority may also purchase water from BWL through interconnections in the northern and western portions of East Lansing. However, the Authority received no water from the interconnections this year.

Total usage for both communities including all BWL water was 1983.212 million gallons, with Meridian Township using 1200.216 million gallons and East Lansing using 782.996 million gallons. Usage percentages were 60.52% for Meridian Township and 39.48% for East Lansing (pg. 7). As shown on Figure 3, this rate of usage is slightly lower than recent historical values. Lower usage can be attributed in part to high precipitation in the peak demand months of June, July, and August. For long range trends, efforts in water conservation by both communities, and societal shifts towards water conservation have promoted lower usage. Continued improvements in irrigation technologies and the use of low flow home fixtures are also driving the trend towards lower water usage.

On behalf of the employees of the Water Authority, I would like to extend our gratitude to the public service departments of the City of East Lansing and Meridian Township for their assistance during this past year. Our teams have developed a great partnership that makes our department stronger. I would also like to thank the staff of the City of East Lansing's Finance Department for their administrative support. Lastly, I would like to thank the Board of Trustees for their water treatment expertise. This incredible board plays a large role in making this one of the best water systems in the State of Michigan.

The entire ELMWSA team looks forward to working with, and serving both communities, in the upcoming year.

Sincerely,



Joel Martinez

Manager, East Lansing - Meridian Water and Sewer Authority

**BOARD OF TRUSTEES**  
Fiscal 2024/2025

**DAN OPSOMMER**  
Chair

**RON LACASSE**  
Vice Chair

**BRADLEY BROGREN**  
Trustee Secretary

**JAMES CLELAND**  
Trustee

**JAMES ECKLUND**  
Trustee

**BROCK HOWARD**  
Trustee

**JUSTIN GUIGAR**  
Treasurer

**JOEL MARTINEZ**  
Operator Manager

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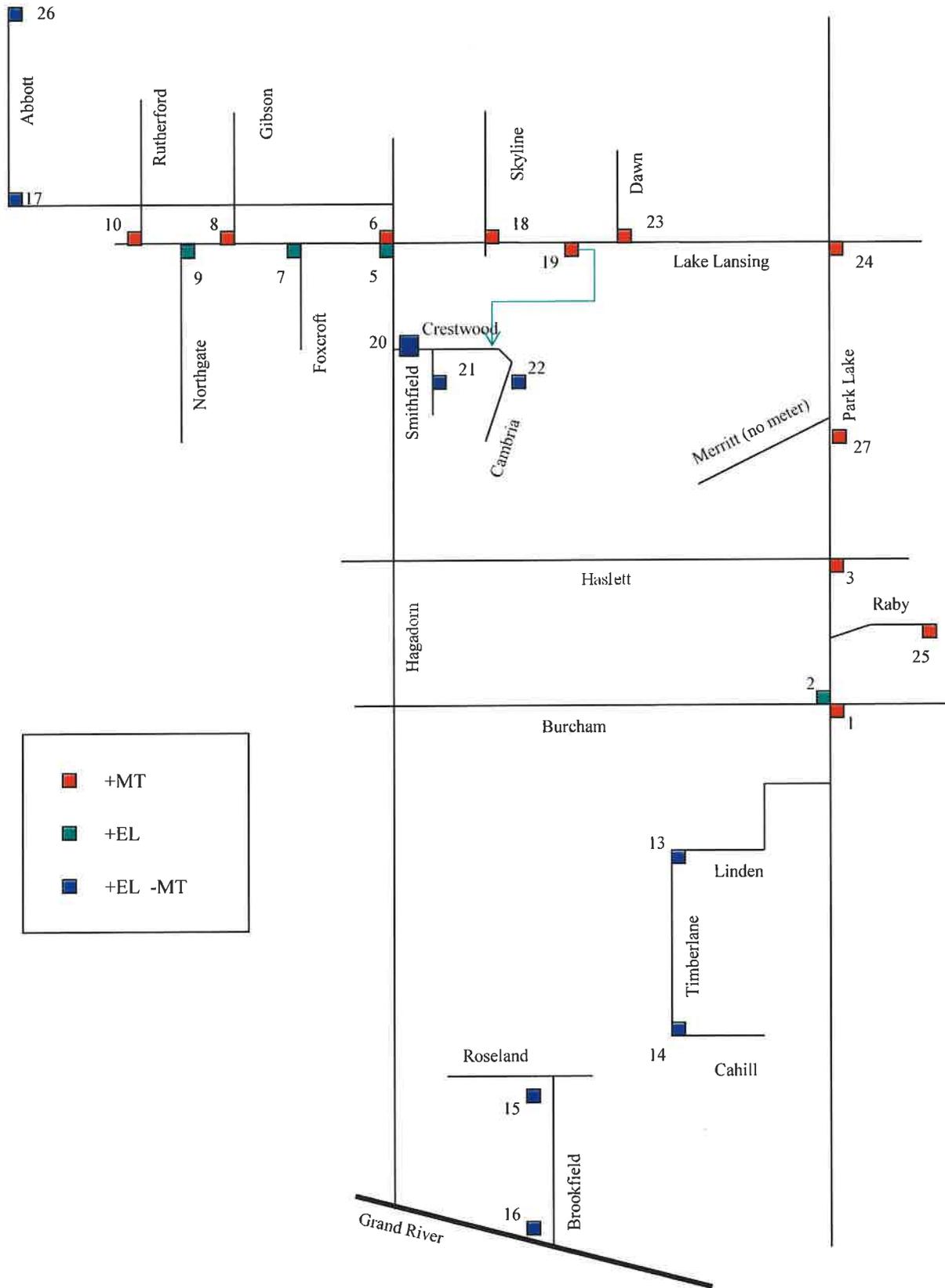
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## EAST LANSING-MERIDIAN MASTER WATER METERS - FY 2024/2025

METER #	LOCATION	FLOW	STATUS
1	S.E. CORNER PARK LAKE & BURCHAM	MT	OPEN
2	N.W. CORNER PARK LAKE & BURCHAM	EL	OPEN
3	S.E. CORNER PARK LAKE & HASLETT	MT	CLOSED
4	S.W. CORNER PARK LAKE & MERRITT (METER REMOVED)	EL	CLOSED
5	S.W CORNER LAKE LANSING & HAGADORN	EL	OPEN
6	N.W. CORNER LAKE LANSING & HAGADORN	MT	OPEN
7	S.W CORNER LAKE LANSING & FOXCROFT	EL	OPEN
8	N.W. CORNER GIBSON & LAKE LANSING	MT	OPEN
9	S.E. CORNER LAKE LANSING & NORTHGATE	EL	OPEN
10	N.W. CORNER LAKE LANSING & RUTHERFORD	MT	OPEN
13	TIMBERLANE & LINDEN	+EL -MT	CLOSED
14	TIMBERLANE & CAHILL	+EL -MT	CLOSED
15	1739 ROSELAND DR. WEST OF BROOKFIELD	+EL -MT	CLOSED
16	GRAND RIVER, WEST OF BROOKFIELD	+EL -MT	CLOSED
17	N.E. CORNER ABBOTT & LAKE LANSING	+EL -MT	OPEN
18	N.E. CORNER SKYLINE & LAKE LANSING	MT	OPEN
19	LAKE LANSING, ACROSS WALNUT HILLS C.C.	MT	OPEN
20	N.E. CORNER CRESTWOOD & HAGADORN	+EL -MT	OPEN
21	1438 SMITHFIELD, EAST SIDE	+EL -MT	CLOSED
22	1732 CAMBRIA, EAST SIDE	+EL -MT	CLOSED
23	N.E. CORNER DAWN & LAKE LANSING	MT	CLOSED
24	S.E. CORNER PARK LAKE & LAKE LANSING	MT	OPEN
25	RABY RD. NEAR WELL #7	MT	OPEN
26	EAST LANSING SOFTBALL COMPLEX	+EL -MT	OPEN
27	S.E. CORNER PARK LAKE & MERRITT	MT	OPEN
Int. 1	EAST LANSING STATE RD. FROM BWL	EL	CLOSED
Int. 2	EAST LANSING STATE RD./BROWN RD. FROM BWL	EL	not constructed
*Int. 3	MERIDIAN JOLLY AND HULETT FROM BWL	MT	OPEN
<i>Int. = Interconnections from Lansing Board of Water and Light.</i>			
<i>* not calculated into operation percentages.</i>			
<b>**COMMUNITY METERS</b>			
	1760 E. GRAND RIVER	+EL -MT	OPEN
	1770 E. GRAND RIVER	+EL -MT	OPEN
	1780 E. GRAND RIVER	+EL -MT	OPEN
	HAGADORN RD.	+MT -EL	OPEN
	ABBOTT RD.	+MT -EL	OPEN
	LAKE LANSING RD.	MT	OPEN
	PARK LAKE RD.	MT	OPEN
	BURCHAM HILLS	EL	OPEN
	5539 PARK LAKE RD.	EL	OPEN
	5545 PARK LAKE RD.	EL	OPEN
<i>**readings obtained from East Lansing &amp; Meridian Township every six months.</i>			

# East Lansing – Meridian Master Meters

FY 2024 - 2025



**EAST LANSING-MERIDIAN MASTER WATER METERS - FY 2024/2025**

Million Gallons (MG)

**MERIDIAN TOWNSHIP**

Meter No.	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL
1	44.470	43.839	43.321	36.720	31.988	32.282	34.400	31.425	33.230	33.035	35.412	41.193	441.315
3	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
6	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.040	0.135	0.103	0.127	0.405
8	13.793	14.547	13.662	13.330	12.385	11.538	11.179	9.943	12.335	11.094	10.736	10.853	145.395
10	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.025	2.105	2.113	1.647	6.890
18	8.120	8.618	8.047	7.790	7.240	6.730	6.535	5.815	8.300	9.080	8.805	8.880	93.960
19	3.267	3.523	3.275	3.196	3.016	2.871	2.724	2.436	3.221	3.205	3.145	3.355	37.235
23	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
24	8.769	8.339	7.962	4.931	4.214	5.376	5.947	5.589	4.452	4.521	5.758	8.576	74.434
25	32.583	31.781	30.725	25.230	21.101	23.258	20.782	19.661	21.151	21.501	24.311	30.833	302.917
27	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hagadorn Rd.						0.000						0.000	0.000
Abbott Rd.						0.000						0.000	0.000
Lake Lansing Rd.						0.000						0.000	0.000
Park Lake Rd.						0.000						0.000	0.000
<b>TOTAL</b>	111.002	110.647	106.992	91.197	79.944	82.055	81.567	74.869	83.754	84.676	90.383	105.464	1102.551
<b>Less Meters</b>													
16	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
17	11.080	11.510	11.405	10.745	9.928	8.914	8.168	6.900	9.640	9.920	9.486	9.334	117.030
20	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
21	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
22	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
26	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1760 E. Grand River						0.000						0.000	0.000
1770 E. Grand River						0.000						0.000	0.000
1780 E. Grand River						0.000						0.000	0.000
<b>LESS TOTAL</b>	11.080	11.510	11.405	10.745	9.928	8.914	8.168	6.900	9.640	9.920	9.486	9.334	117.030
<b>TOTAL-LESS</b>	99.922	99.137	95.587	80.452	70.016	73.141	73.399	67.969	74.114	74.756	80.897	96.130	985.521

**TOTAL AUTHORITY WATER TO MERIDIAN TOWNSHIP 985.521**

HULETT ROAD INTERCONNECT	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL
	32.186	25.843	20.189	12.924	12.431	8.903	13.674	13.441	17.108	14.709	17.711	25.578	214.696
<b>Meridian Total</b>	<b>132.108</b>	<b>124.980</b>	<b>115.776</b>	<b>93.376</b>	<b>82.447</b>	<b>82.044</b>	<b>87.074</b>	<b>81.410</b>	<b>91.221</b>	<b>89.464</b>	<b>98.608</b>	<b>121.708</b>	<b>1200.216</b>

**TOTAL AUTHORITY + BWL WATER TO MERIDIAN 1200.216**

**EAST LANSING-MERIDIAN MASTER WATER METERS - FY 2024/2025**

**Million Gallons (MG)**

**EAST LANSING**

<u>Meter No.</u>	<u>JULY</u>	<u>AUG</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTAL</u>
2	28,066	33,334	46,337	38,291	28,207	25,208	36,253	43,213	32,281	34,240	25,315	28,146	398,891
4	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
5	8,790	10,100	9,050	8,815	8,395	7,550	7,000	6,530	9,200	8,915	8,034	8,591	100,970
7	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
9	14,367	16,701	14,522	14,550	14,020	12,580	11,250	10,540	15,210	15,115	13,722	13,528	166,105
16	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
17	11,080	11,510	11,405	10,745	9,928	8,914	8,168	6,900	9,640	9,920	9,486	9,334	117,030
20	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
21	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
22	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
26	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
State Rd.	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
1760 E. Grand River						0,000						0,000	0,000
1770 E. Grand River						0,000						0,000	0,000
1780 E. Grand River						0,000						0,000	0,000
Burcham Hills						0,000						0,000	0,000
5539 Park Lake						0,000						0,000	0,000
5545 Park Lake						0,000						0,000	0,000
<b>TOTAL</b>	<b>62,303</b>	<b>71,645</b>	<b>81,314</b>	<b>72,401</b>	<b>60,550</b>	<b>54,252</b>	<b>62,671</b>	<b>67,183</b>	<b>66,331</b>	<b>68,190</b>	<b>56,557</b>	<b>59,599</b>	<b>782,996</b>
<b>Less Meters</b>													
Hagadorn Rd						0,000						0,000	0,000
Abbott Rd.						0,000						0,000	0,000
<b>LESS TOTAL</b>						<b>0,000</b>						<b>0,000</b>	<b>0,000</b>
<b>TOTAL-LESS</b>	<b>62,303</b>	<b>71,645</b>	<b>81,314</b>	<b>72,401</b>	<b>60,550</b>	<b>54,252</b>	<b>62,671</b>	<b>67,183</b>	<b>66,331</b>	<b>68,190</b>	<b>56,557</b>	<b>59,599</b>	<b>782,996</b>

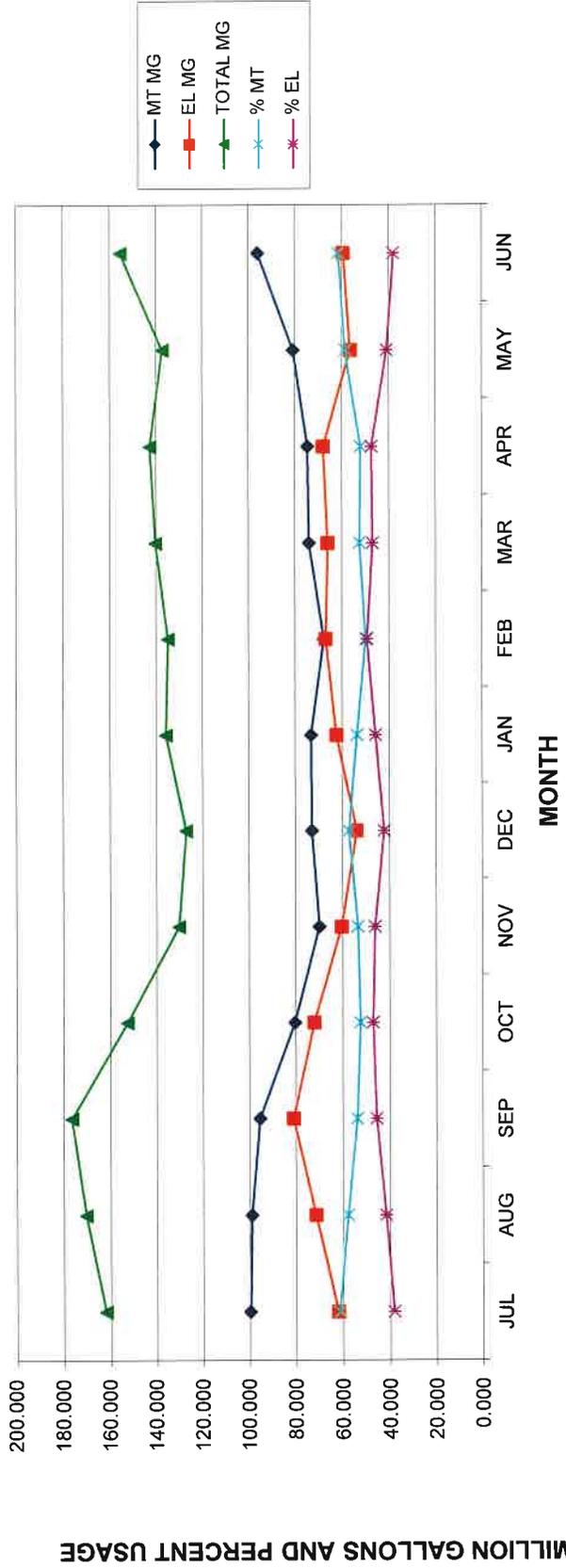
**TOTAL MG WATER TO CITY OF EAST LANSING**

**782.996**

**AUTHORITY TOTALS (Including BWL EL Interconnects)**

TOTAL MG WATER TO CITY OF EAST LANSING	782.996
TOTAL MG WATER TO MERIDIAN TOWNSHIP	985.521
TOTAL AUTHORITY WATER TO SYSTEM	1768.517
System Percent East Lansing	44.27%
System Percent Meridian Township	55.73%

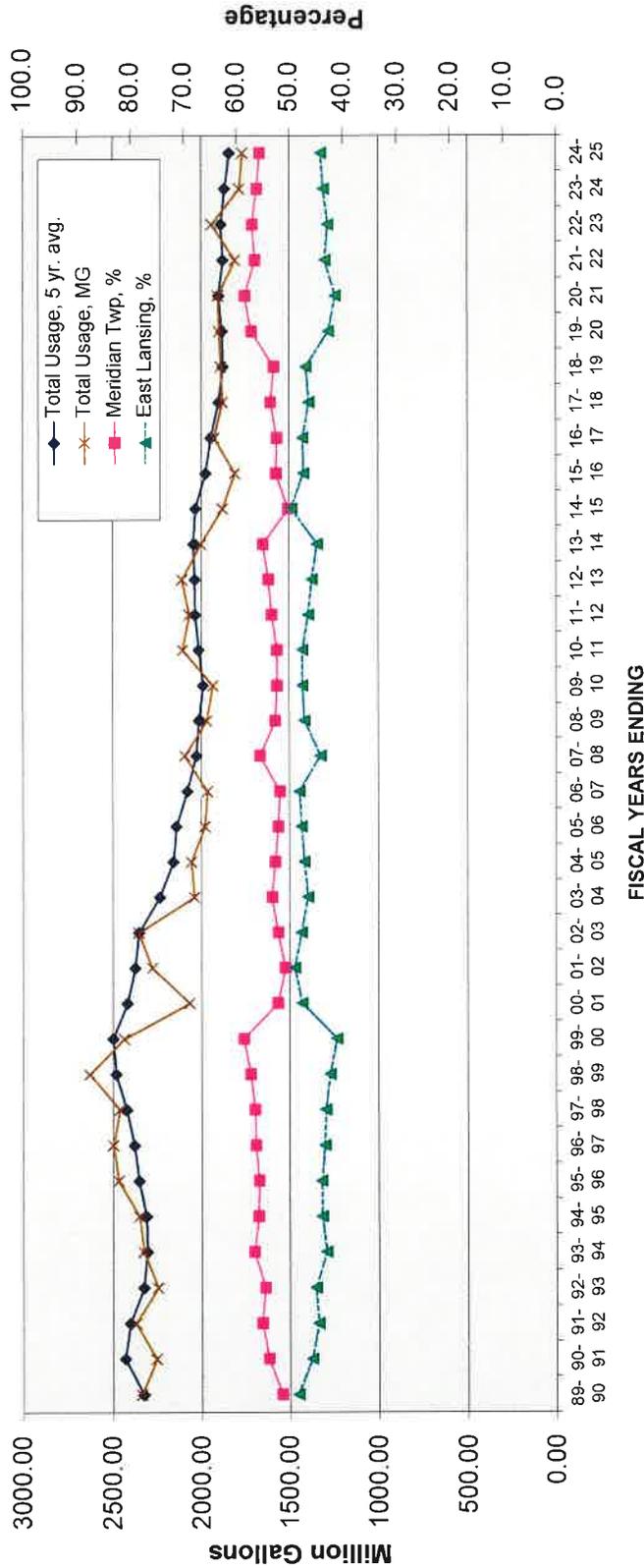
**FIGURE 1: Metered Water, FY 2024/2025**  
 Water metered from the Authority to East Lansing and Meridian Township  
 (Water sources include the Authority Water Conditioning Plant and the BWL State Rd. Interconnect only)



**Source Data: Monthly Metered Water and Percentages, FY 2024/2025**  
 (Including BWL State Rd. Interconnect, and not including BWL Hulett Road interconnect)

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTALS
24/25 MT MG	99,922	99,137	95,587	80,452	70,016	73,141	73,399	67,969	74,114	74,756	80,897	96,130	985,521
24/25 EL MG	62,303	71,645	81,314	72,401	60,550	54,252	62,671	67,183	66,331	68,190	56,557	59,599	782,996
24/25 TOT MG	162,225	170,782	176,901	152,853	130,566	127,393	136,070	135,152	140,445	142,946	137,454	155,729	1768,517
% MERIDIAN	61.59	58.05	54.03	52.63	53.62	57.41	53.94	50.29	52.77	52.30	58.85	61.73	55.73
% E. LANSING	38.41	41.95	45.97	47.37	46.38	42.59	46.06	49.71	47.23	47.70	41.15	38.27	44.27

**FIGURE 2: Authority Water Usage and Percentages**  
 (Water sources include the Authority Water Plant and the BWL State Rd. & Emergency Interconnects only)

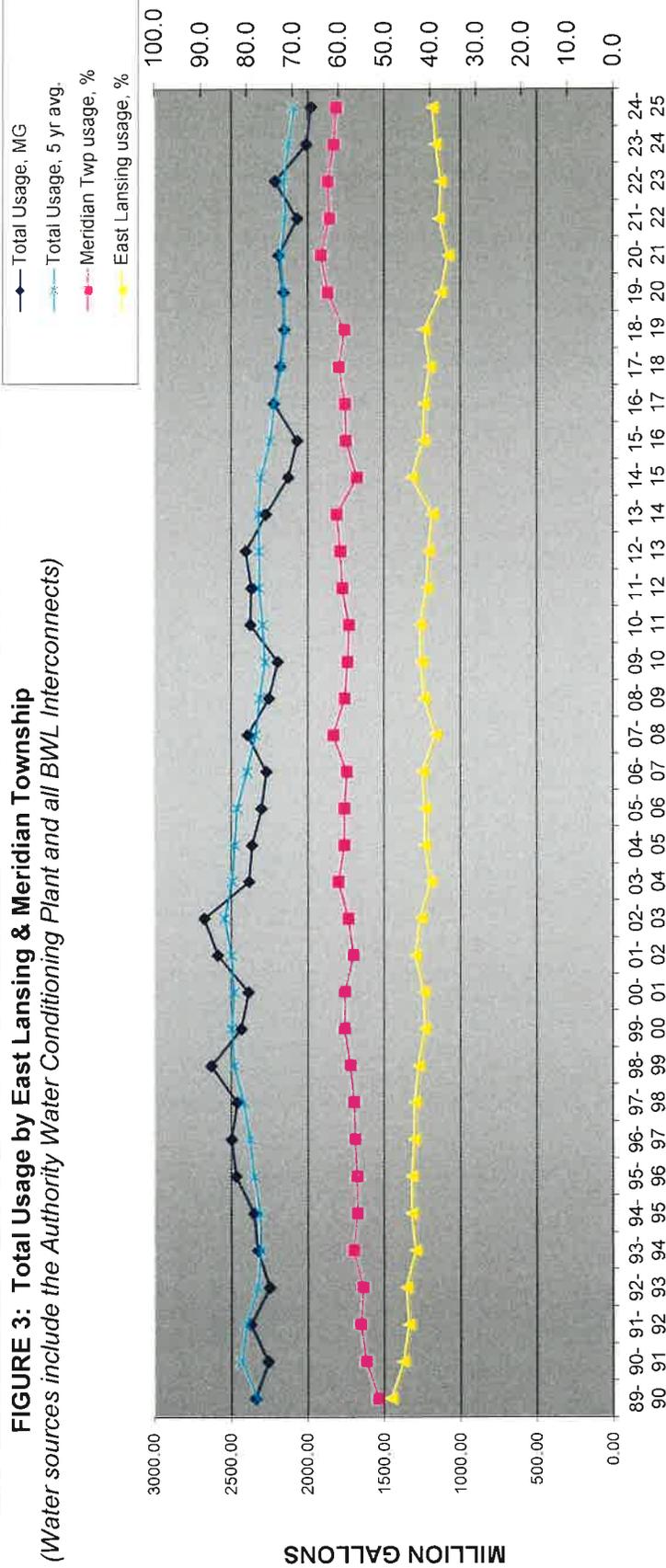


**Source Data: Authority Annual Water Usage Data & Five Year Running Average**

(Water sources include the Authority Water Plant and the BWL EL Emergency Interconnects only)

FISCAL YEAR ENDING	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07
<b>MILLION GALLONS</b>	2342.45	2280.85	2374.00	2251.21	2328.42	2353.49	2471.07	2500.00	2463.06	2630.79	2438.25	2070.17	2280.78	2356.50	2043.08	2059.97	1982.60	1968.65
<b>% E. LANSING</b>	48.5	45.9	44.7	45.2	43.2	44.0	44.1	43.5	43.3	42.5	41.2	47.7	49.1	47.8	46.6	47.3	47.8	48.2
<b>% MERIDIAN</b>	51.5	54.1	55.3	54.8	56.8	56.0	55.9	56.5	56.7	57.5	58.8	52.3	50.9	52.2	53.4	52.7	52.2	51.9
<b>FISCAL YEAR</b>	<b>07-08</b>	<b>08-09</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>	<b>17-18</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>
<b>MILLION GALLONS</b>	2096.87	1971.89	1936.14	2107.58	2070.89	2113.11	2004.11	1882.19	1810.90	1930.01	1882.12	1890.01	1900.85	1906.77	1811.83	1943.55	1787.16	1768.52
<b>% E. LANSING</b>	44.3	47.3	47.6	46.6	45.9	44.9	49.7	47.5	47.6	46.4	47.0	42.7	41.5	43.4	42.9	43.7	44.3	44.3
<b>% MERIDIAN</b>	55.7	52.8	52.4	53.4	54.1	55.1	50.3	52.5	52.4	53.6	53.0	57.3	58.5	56.6	57.1	56.3	55.7	55.7

**FIGURE 3: Total Usage by East Lansing & Meridian Township**  
 (Water sources include the Authority Water Conditioning Plant and all BWL Interconnects)

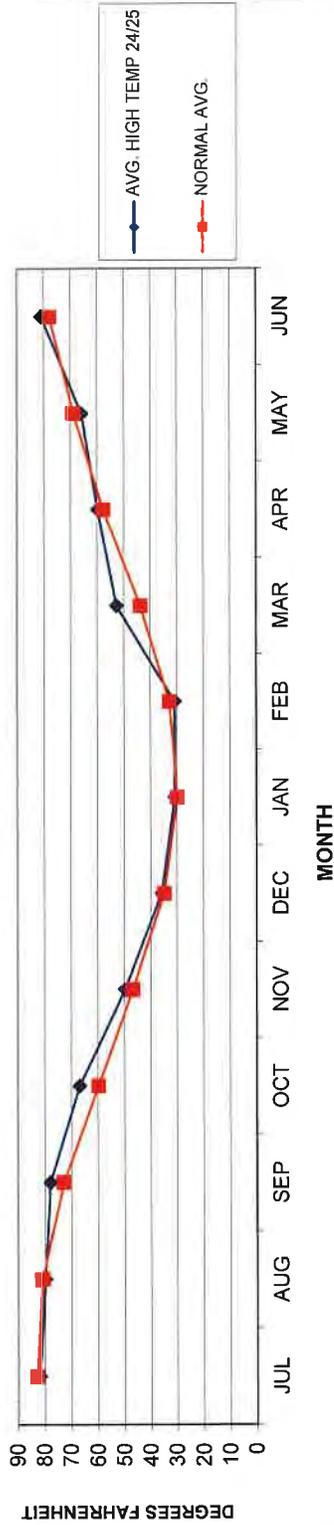


FISCAL YEAR

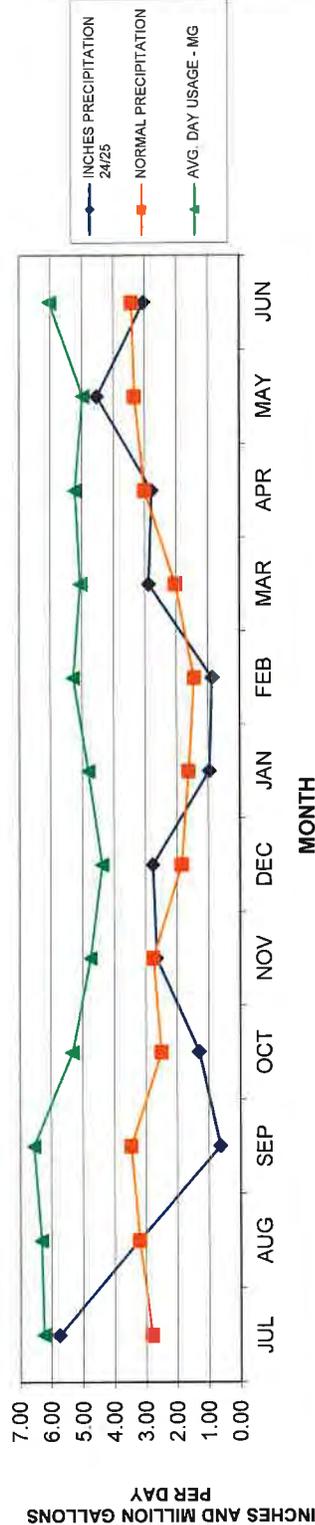
**Source Data: Total Annual Water Usage Data (all meters and interconnects) & Five Year Running Average**  
 (Water sources include the Authority Water Conditioning Plant and all BWL Interconnects)

FISCAL YEAR	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07
<b>MILLION GALLONS</b>	2342.45	2260.85	2375.00	2251.21	2328.42	2353.49	2471.07	2500.00	2463.06	2630.79	2438.25	2388.55	2590.15	2676.87	2385.59	2364.63	2303.64	2272.12
<b>% E. LANSING</b>	48.5	45.9	44.7	45.2	43.2	44.0	44.0	43.5	43.3	42.5	41.2	41.4	43.2	42.1	39.9	41.2	41.1	41.7
<b>% MERIDIAN</b>	51.5	54.1	55.3	54.8	56.8	56.0	56.0	56.5	56.7	57.5	58.8	58.6	56.8	57.9	60.1	58.8	58.9	58.3
<b>FISCAL YEAR</b>	<b>07-08</b>	<b>08-09</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>	<b>15-16</b>	<b>16-17</b>	<b>17-18</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>
<b>MILLION GALLONS</b>	2394.58	2266.20	2198.39	2377.31	2369.61	2406.10	2276.17	2128.51	2071.52	2223.15	2180.60	2154.30	2161.55	2193.74	2071.45	2214.54	2012.23	1983.21
<b>% E. LANSING</b>	38.8	41.3	41.9	42.2	40.7	40.3	39.5	43.9	41.5	41.3	40.0	41.2	37.6	36.0	38.0	37.6	38.8	39.5
<b>% MERIDIAN</b>	61.2	58.7	58.1	57.8	59.3	59.7	60.5	56.1	58.5	58.7	60.0	58.8	62.4	64.0	62.0	62.4	61.2	60.5

**FIGURE 4: Average Temperature 2024/2025 vs. Normal Average Temperature**



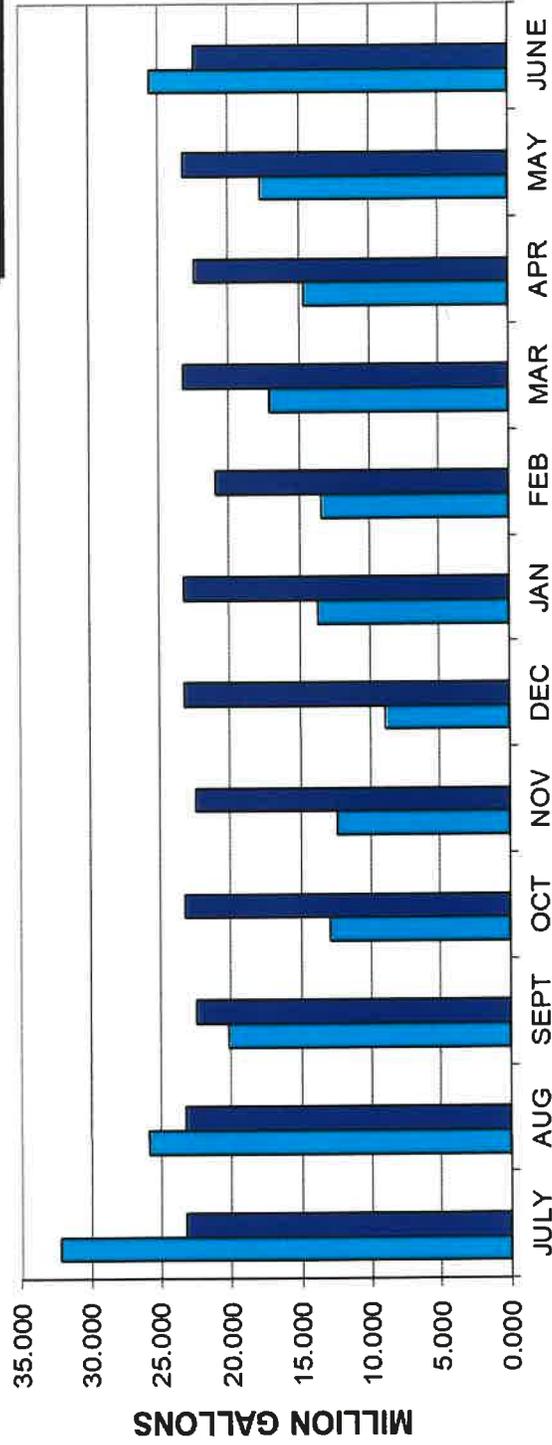
**FIGURE 5: Monthly Precipitation vs. Average Day Usage for FY 2024/2025**



**Source Data: Monthly Weather Data and Average Day Usage, Fiscal Year 2024/2025**

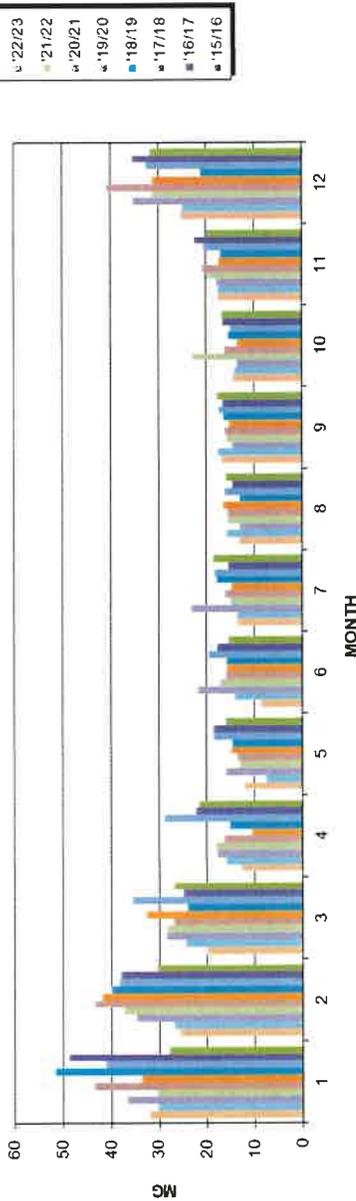
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	MAR	APR	MAY	JUN
AVG. HIGH TEMP 24/25	82	80	78	67	50	36	31	53	60	66	81
AVG. HIGH TEMP	83	81	73	60	47	35	30	44	58	69	78
INCHES PRECIPITATION 24/25	5.77	3.25	0.65	1.32	2.66	2.78	0.98	2.90	2.80	4.54	3.06
NORMAL PRECIPITATION	2.84	3.23	3.50	2.53	2.78	1.87	1.65	2.06	3.03	3.36	3.45
AVG. DAY USAGE - MG	6.27	6.34	6.57	5.35	4.77	4.40	4.83	5.08	5.26	5.01	6.04

# MONTHLY (MG) METERED FROM BWL



MONTH (Fiscal Year 2024 - 2025)

Total Metered Water From BWL - million gallons



Source Data: Cumulative Water Received from BWL and Annual Costs

	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL	BWL FEES	Cost per MG
FY 2001/2002	61,486	66,198	38,672	35,007	29,546	26,554	33,435	24,085	30,369	27,451	34,782	43,683	451,268	\$383,538	\$850
FY 2002/2003	55,950	55,577	48,096	32,987	31,491	28,499	34,557	24,310	31,865	29,994	37,624	43,384	454,334	\$384,830	\$847
FY 2003/2004	49,817	64,029	59,989	27,451	22,141	18,551	23,581	17,802	23,861	21,019	33,361	29,771	391,373	\$404,381	\$1,033
FY 2004/2005	43,833	24,011	34,184	25,058	18,401	19,850	21,692	18,850	18,850	20,000	26,152	44,357	314,238	\$370,083	\$1,178
FY 2005/2006	45,329	71,209	51,014	35,156	32,014	32,762	37,774	31,042	35,081	31,266	25,956	49,442	478,045	\$366,665	\$809
FY 2006/2007	82,953	48,470	30,967	26,715	26,215	30,442	28,574	34,557	25,656	27,751	37,475	48,096	447,871	\$392,478	\$876
FY 2007/2008	89,535	60,738	46,002	39,196	30,593	20,121	29,471	22,814	29,396	26,704	36,802	37,700	469,072	\$426,631	\$910
FY 2008/2009	42,636	60,438	48,994	40,691	38,447	31,042	38,597	34,109	35,007	40,692	37,400	49,817	487,870	\$601,422	\$1,208
FY 2009/2010	48,171	48,172	38,522	20,795	25,881	23,562	24,834	25,582	25,806	26,928	39,944	40,093	388,290	\$906,299	\$2,334
FY 2010/2011	58,868	53,931	41,140	33,660	19,074	20,420	23,412	19,074	20,944	22,440	25,806	40,691	379,460	\$807,996	\$2,129
FY 2011/2012	57,072	42,636	37,325	25,133	25,357	25,282	21,842	23,263	24,460	22,564	32,164	57,297	394,395	\$875,692	\$2,220
FY 2012/2013	56,773	51,388	40,093	26,964	23,412	21,916	25,058	22,066	23,786	23,113	29,995	36,652	381,217	\$913,696	\$2,397
FY 2013/2014	40,317	38,447	37,924	27,786	24,514	22,641	25,024	25,985	27,053	24,235	31,940	33,121	358,987	\$833,463	\$2,322
FY 2014/2015	36,896	40,215	31,015	26,754	21,692	23,647	16,599	15,389	19,119	13,390	20,874	22,834	288,424	\$753,371	\$2,612
FY 2015/2016	27,980	30,392	26,923	21,742	16,117	15,499	18,799	16,237	16,022	17,000	20,009	31,902	260,622	\$683,106	\$2,621
FY 2016/2017	48,822	38,051	24,992	22,355	18,755	18,051	15,659	14,761	16,697	16,822	22,626	35,549	293,140	\$841,077	\$2,869
FY 2017/2018	41,364	38,522	35,605	29,022	30,605	19,822	18,550	16,381	17,578	15,110	20,720	32,713	304,087	\$962,413	\$2,836
FY 2018/2019	51,759	40,155	24,226	15,406	14,761	16,015	17,977	13,222	16,507	15,573	17,209	21,479	264,289	\$853,017	\$3,228
FY 2019/2020	33,948	42,048	32,844	10,719	15,085	16,004	15,035	16,748	15,477	13,819	17,515	31,463	260,702	\$949,032	\$3,640
FY 2020/2021	43,645	43,433	26,945	16,594	13,719	16,137	18,319	15,717	16,312	16,427	20,948	40,827	286,964	\$1,045,439	\$3,915
FY 2021/2022	30,620	37,370	28,366	18,298	13,234	17,406	15,214	15,754	16,058	23,258	20,061	31,369	267,027	\$987,713	\$3,735
FY 2022/2023	36,920	34,835	28,652	18,047	16,198	21,966	23,419	13,179	14,684	13,721	17,966	35,375	274,962	\$1,046,718	\$3,807
FY 2023/2024	30,470	27,007	24,527	16,183	7,766	14,427	13,694	16,027	17,835	14,262	17,711	25,165	225,072	\$1,052,142	\$4,675
FY 2024/2025	32,186	25,843	20,189	12,924	12,431	8,903	13,674	13,441	17,108	14,709	17,711	25,578	214,696	\$1,248,294	\$5,814

Note: Water receipt adjusted to ELMWSA meter read dates. BWL Fees reflect amounts paid based on BWL read dates, adjusted for the maintenance credit.





9.B

**CONSENT AGENDA  
PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 8, 2025 as submitted. (1)**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 8, 2025 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
TUESDAY, July 8, 2025, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

ABSENT: None

STAFF: Township Manager Dempsey, Assistant Chief Crane, Finance Director Blonde, IT Director Gebes, Neighborhoods & Economic Development Director Clark, Community Development and Planning Director Schmitt

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the July 8, 2025, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll of the Board. All board members present at 6:01 pm.

4. Presentation

A. Introduction of New Police Officers-Brandon Nevills & Tom Coddington

Assistant Chief Crane introduces Officer Nevills and Officer Coddington, noting that the Police Department is now fully staffed.

B. 2024 Township Audit-Ali Barnes, Yeo & Yeo

Presentation by Ali Barnes, lead principal auditor.

Board members asked questions regarding road funds.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:27 pm.

Jane Southwell spoke about Riverside Cemetery.

Jeff Kessner spoke about Community and Senior Center.

Supervisor Hendrickson closed public comment at 6:33 pm.

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- Local Road Program is ongoing, noted that there is additional information online for affected residents.
- Ingham County Road projects are ongoing, noted that they can contact the Road Department with questions about those projects.
- Recognized staff and volunteers for hosting and staffing recent community events, noted upcoming community events.
- Thanked finance staff and auditors for their work.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Clerk Demas gave election information about upcoming August 5, 2025 Special Election.

Supervisor Hendrickson spoke about community events including Juneteenth.

Trustee Lentz, Treasurer Deschaine, Trustee Wilson, and Supervisor Hendrickson spoke about Celebrate Meridian and thanked volunteers.

Treasurer Deschaine gave updates about summer property taxes.

8. APPROVAL OF AGENDA

**Trustee Wilson moved to approve the Agenda. Supported by Trustee Lentz.**

**VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson**

**NAYS: NONE**

**Motion carried: 7-0**

9. CONSENT AGENDA

**Trustee Wilson moved to approve the Consent Agenda. Supported by Treasurer Deschaine.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson**

**NAYS: NONE**

**Motion carried: 7-0**

10. HEARINGS

A. Amendment to the Haslett Village Square Brownfield Plan

Public Hearing opened at 6:46 pm.

Director Clark introduced Dave Van Harren from TriTerra and Chad Koster from SP Holding Company LLC who presented the Brownfield Plan.

Public comment opened at 7:00 pm.

Public comment closed at 7:01 pm.

Public hearing closed at 7:01 pm.

#### 11. ACTION ITEMS

##### A. Ordinance 2025-04-Parking Ordinance Updates – Final Adoption

Director Schmitt gave a short overview of the discussion to date.

Board members asked for clarification regarding changes to the original ordinance.

**Trustee Trezise moved to adopt the resolution approving Text Amendment #2025-04 to amend the Code of Ordinances of the Charter Township of Meridian at Section 86-755 to update the requirements for off-street parking in the Township. Supported by Trustee Lentz.**

**ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson**

**NAYS: NONE**

**Motion carried: 7-0**

#### 12. BOARD DISCUSSION ITEMS

##### A. Amendment to the Haslett Village Square Brownfield Plan

Director Clark gave an overview of the discussion that has occurred to date and made note of an adjustment made to the packet item.

Board members asked about costs and market rates of housing units, incentivizing commercial space, and subsidies.

Board members discussed development and affordability efforts.

Board members expressed concern about affordability, cost of rent, and presented rates.

The Board requested tax increment increase and action to be taken at the next Board meeting.

#### 13. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comments at 7:43 pm.

Dan Blakey spoke about a construction project at Songbird Point.

Supervisor Hendrickson closed public comments at 7:46 pm.

14. OTHER MATTERS AND BOARD MEMBER COMMENTS

None

15. ADJOURNMENT

**Treasurer Deschaine moved to adjourn. Seconded by Trustee Wilson.**

**VOICE VOTE**

**YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Sundland, Trustee Lentz, Trustee Trezise, and Trustee Wilson**

**NAYS: NONE**

**Motion carried: 7-0**

**The meeting adjourned at 7:46 pm**

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Scott Hendrickson  
Township Supervisor

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Angela Demas  
Township Clerk



9.C

To: Board Members  
From: Bernadette Blonde, Finance Director  
Date: July 22, 2025

Charter Township of Meridian  
Board Meeting  
7/22/2025

MOVED THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP  
INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	237,120.58
PUBLIC WORKS	\$	70,784.33
TRUST & AGENCY	\$	9,539.60
	TOTAL CHECKS:	\$ 317,444.51
CREDIT CARD TRANSACTIONS 07/02/2025 to 07/16/2025	\$	8,150.17
	TOTAL PURCHASES:	\$ <u>325,594.68</u>
ACH PAYMENTS	\$	<u>764,980.23</u>

Vendor Name	Description	Amount	Check #
1. 65-A DISTRICT COURT	CIVIL INFRACTION BOND	250.00	115057
2. A T & T	JUN 28 - JUL 27 2025 - INTERNET M1	205.24	115058
	JUL 5 - AUG 4 2025 - INTERNET F3	149.00	115078
	JUL 7 - AUG 6 2025 - INTERNET F2	149.00	115078
	JUL 7 - AUG 6 2025 - INTERNET P1	195.25	115078
	JUL 9 - AUG 8 2025 - INTERNET F1	195.25	115078
	TOTAL	893.74	
3. ABONMARCHE CONSULTANTS INC	SERV THRU 6/30/2025 - 2025 LOCAL ROAD PROG ENG & I	14,773.96	
4. ANGELA DEMAS	MAMC 2025 CONF REIMB FOR TRAVEL	124.54	
5. ANGELA SHOLTY	REFUND CANCELLED RESERVATION	100.00	
6. ASAP PRINTING	BUSINESS CARDS - CRANE	63.24	
	BUSINESS CARDS - SHORKEY & CHAPMAN	61.87	
	BUSINESS CARDS - HUNDT	40.86	
	TOTAL	165.97	
7. AT & T	JUN 11 - JUL 10 2025 - INTERNET ASE 8310008214218	3,763.02	
	JUL 7 - AUG 6 2025 - TELEPHONE + INTERNET M1 83100	1,248.85	
	TOTAL	5,011.87	
8. AT & T	JUN 2 - JUL 1 2025 - TELEPHONE P1 51734742859240	146.68	115059
	JUN 2 - JUL 1 2025 - TELEPHONE F1-3 51734760215648	419.18	115059
	JUN 2 - JUL 1 2025 - TELEPHONE P1 51734768261735	56.52	115059
	JUN 2 - JUL 1 2025 - TELEPHONE S1 51734797052196	57.66	115059
	TOTAL	680.04	
9. AT & T MOBILITY	JUL 5 - AUG 4 2025 - WIRELESS - 517.332.6526	76.48	115079
	JUN 7 - JUL 6 2025 - FIRSTNET 517.331.8841	124.27	115079
	TOTAL	200.75	
10. AUBREY ARNETT	COURSE FEE REIMB PARAMEDIC SCHOOL	100.00	
11. AXON ENTERPRISE, INC	TASER CERTIFICATIONS AND TRAINING	31,151.12	
12. BARYAMES CLEANERS	6/16/2025 TO 7/16/2025 - POLICE UNIFORM CLEANING	587.40	
13. BENSON HILLS APARTMENTS	EMERGENCY RENT ASSISTANCE	500.00	115060
14. BLUE CROSS BLUE SHIELD OF MICHIGAN	8/1/2025 - 8/31/2025 - PPO RETIREE HEALTH INSURANC	2,590.56	
15. BOUNDTREE MEDICAL	ORDER #106208804 - MEDICAL SUPPLIES/AMBULANCE SUPP	178.02	
16. BRD PRINTING, INC	JUNE 2025 POSTCARD TWP BOARD LISTENING SESSION	1,223.31	
	MAILING JUNE 2025 TWP BOARD LISTENING SESSION	727.58	
	#10 WINDOW ENVELOPES	235.60	
	#9 RETURN ENVELOPES FOR ASSESSING	115.04	
	#10 WINDOW ENVELOPES	235.60	
	TOTAL	2,537.13	
17. BRIGHTLINE TECHNOLOGIES	BRIGHTLINE BUILDING WIRING 2025 - PART 2 OUT OF 2	1,492.00	
18. BULL ENTERPRISES	JUNE 2025 - JANITORIAL SERVICES	8,867.00	
19. CARLISLE WORTMAN ASSOC	PERIOD END 6/30/2025 CHIPPEWA MIDDLE SCHOOL PLAN R	202.50	
20. CATHEY INDUSTRIAL SUPPLIES, CO	REPAIR PARTS FLOWER WATERING SYSTEM	110.80	

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Vendor Name	Description	Amount	Check #
21. CHERE PEPPER	4:00 - 6:00 PM PERFORMANCE - SUMMER CONCERT SERIES	150.00	
22. CHRIS LASKOS	4:00 - 6:00 PM PERFORMANCE - SUMMER CONCERT SERIES	150.00	
23. CITY PULSE	6/11/2025 - TWP NOTICES	518.00	115061
	6/25/25 TWP NOTICES	709.66	115061
	7/2/2025 - TWP NOTICES	390.72	115061
	7/9/2025 - TWP NOTICES	111.00	
	TOTAL	1,729.38	
24. CMP DISTRIBUTORS INC.	DEER MGT PROGRAM GUN ACCESSORIES	151.90	
25. COMCAST	JUL 29 - AUG 28 2025 - TELEPHONE + INTERNET S2	285.74	
	JUL 29 2025 - AUG 28 2025 - TV P1	38.43	
	JUL 16 - AUG 15 2025 - INTERNET + TV F1	171.85	115062
	JUL 20 2025 - AUG 19 2025 - TV F1	12.81	115081
	JUL 19 - AUG 18 2025 - INTERNET SCADA	309.90	
	TOTAL	818.73	
26. COMCAST	JUL 14 2025 - AUG 13 2025 - INTERNET + TV HOMTV	483.61	115080
27. CORNELL WOODS ASSOCIATION INC	2025 GREEN GRANT 50% - CORNELL WOODS HOA	3,500.00	
28. CORRIDOR IMPROVEMENT AUTHORITY OF	2024 SETTLEMENT FUNDS DUE TO CIA	2,763.45	115063
29. COURTNEY WISINSKI	REIMB FOR PRIDE FEST SUPPLIES	278.46	
30. DAVID CHAPMAN AGENCY	ADD 2024 SUTPHEN #3238 & 2025 FORF F150 #6260 TO I	825.00	
31. DAVID GREYDANUS	MAY 1 & MAY 13 2025 - LEGAL UPDATE INSTRUCTOR TRAI	1,860.00	115082
32. DAVID TERRES	6:30 - 8:30 PM PERFORMANCE - SUMMER CONCERT SERIES	500.00	
33. DEPARTMENT OF TREASURY	PATIENT-CENTERED OUTCOMES RESEARCH INSTITUTE FEE	985.48	
34. DINGES FIRE COMPANY	FIREFIGHTING BOOTS - ZALESKI	350.00	
35. DONALD L BROWN	6:30 - 8:30 PM PERFORMANCE - SUMMER CONCERT SERIES	500.00	
36. ELECTION SOURCE	6/19/2025 TEST DECKS/CHART AND MARK	1,591.84	
37. EMMA CAMPBELL	REIMB CONSERVATION CARNIVAL REGISTRATION	25.00	

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Vendor Name	Description	Amount	Check #
38. FAHEY SCHULTZ BURZYCH RHODES PLC	NAKOMA DR - LEGAL FEES	206.50	
	DEFECTIVE FIRE TRUCK - LEGAL FEES	1,932.00	
	FIRE DEPT - LEGAL FEES	230.00	
	POLICE DEPT - LEGAL FEES	92.00	
	BROWNFIELD MATTERS - LEGAL FEES	390.00	
	PUBLIC WORKS - LEGAL FEES	69.00	
	BWL FRANCHISE - LEGAL FEES	1,653.50	
	CLERK - LEGAL FEES	726.45	
	COMMUNITY PLANNING & DEVELOPMENT - LEGAL FEES	200.77	
	FIRE DEPT - LEGAL FEES	1,707.49	
	HR/LABOR - LEGAL FEES	914.61	
	MANAGER - LEGAL FEES	245.38	
	POLICE DEPT - LEGAL FEES	312.30	
	SUPERVISOR - LEGAL FEES	44.61	
	TOWNSHIP BOARD - LEGAL FEES	423.85	
	CONTRACT REVIEWS - LEGAL FEES	1,174.54	
	MTT 25-000817 - LEGAL FEES	780.00	
	MTT 25-001310 - LEGAL FEES	241.00	
	MTT 25-001332 - LEGAL FEES	241.00	
	MTT 25-000716 - LEGAL FEES	594.00	
	COMMUNITY/SENIOR CENTER TASK FORCE - LEGAL FEES	460.00	
	MTT 24-002436 - LEGAL FEES	2,229.00	
	MTT 24-001412 - LEGAL FEES	180.00	
	LCC 24-002200 - LEGAL FEES	476.00	
	MTT 25-001887 - LEGAL FEES	1,099.00	
	MTT 25-002640 - LEGAL FEES	373.00	
	POLICE DEPT - LEGAL FEES	111.00	
	24-CV-750 - LEGAL FEES	92.00	
	GRIEVANCES - LEGAL FEES	345.00	
	EMPLOYMENT INVESTIGATION - LEGAL FEES	115.00	
	TOTAL	17,659.00	
39. FIRE SERVICE MANAGEMENT	TURNOUT GEAR CLEANING & REPAIR - W/O 28538	1,253.00	
40. FIRST ADVANTAGE OCCUPATIONAL HEALTH	RANDOM DRUG TESTING - CDL LICENSES	189.41	
41. FORESIGHT GROUP	WATER MONITORING MAILING ENVELOPE/FLYER & POSTAGE	4,774.75	
	WATER BILLS 7/15/2025 AND POSTAGE	563.89	
	TOTAL	5,338.64	
42. FRED KAYNE	REIMB DAMAGED TIRE DUE TO ROAD CONSTRUCTION	461.51	
43. GANNETT MEDIA CORP	ACCT 1186779 - 6/20/2025 & 6/29/2025 LEGAL ADS	516.10	
44. GENERAL CODE	ECODE360 2025 ANNUAL MAINTENANCE	995.00	
45. GIRL SCOUTS HEART OF MI TROOP 30037	2025 GREEN GRANT 50% - GIRL SCOUT TROOP 30037	500.00	
46. GRAINGER	REPAIR PARTS WATER SYSTEM FOR FLOWERS	610.77	
47. GRANGER WASTE SERVICES	HNC - ACCT 10159300 - RUBBISH & RECYCLING DISPOSAL	74.76	
	N FIRE - ACCT 15896205 - RUBBISH & RECYCLING DISPO	33.63	
	TOWN HALL - ACCT 17334070 - RECYCLING DISPOSAL SER	89.91	
	GAYLORD C SMITH - ACCT 17349880 - RECYCLING SERVIC	33.97	
	TOWN HALL - ACCT 1106100 & PSB ACCT 2706910 - RUBB	143.38	
	GAYLORD C SMITH - ACCT 1106200 - RUBBISH REMOVAL S	358.83	
	S. FIRE - ACCT 1106300 - RUBBISH REMOVAL SERVICES	104.15	
	C. FIRE - ACCT 2509750 - RUBBISH REMOVAL SERVICES	136.33	
	TOTAL	974.96	
48. GREENFIELD OUTDOOR FITNESS	OUTDOOR FITNESS EQUIPMENT IN WONCHPARK REPAIRS	2,179.80	
49. GUY LOUIS SFERLAZZA	6:30 - 7:30 PM PERFORMANCE - SUMMER CONCERT SERIES	400.00	

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Vendor Name	Description	Amount	Check #
50. HANNAH PACHUCKI	MILEAGE REIMBURSEMENT	20.02	
	MILEAGE REIMBURSEMENT	24.78	
	MILEAGE REIMBURSEMENT	21.84	
	MILEAGE REIMBURSEMENT	20.02	
	TOTAL	86.66	
51. HASLETT-OKEMOS ROTARY	2025 2ND AND 3RD QTR DUES	320.00	
52. HEIDI LAFARGUE	REFUND CANCELLED RESERVATION	100.00	
53. HOLLY HIGGINS	REFUND SECURITY DEPOSIT	100.00	
54. IGNITE DONUTS LLC	FARMERS MARKET	40.00	115064
	FARMERS MARKET VENDOR	25.00	115066
	FARMERS MARKET VENDOR	9.00	115065
	FARMERS MARKET	22.00	115064
	TOTAL	96.00	
55. INGHAM COUNTY REGISTER OF DEEDS	RECORDING FEE DOCUMENT 2025-009993 AND 2025-009994	60.00	115067
56. JEFFORY BROUGHTON	RADIO WORK (ENGINE 93)	125.00	
57. KARLENE B. BELYEA	6:30 - 8:30 PM PERFORMANCE - SUMMER CONCERT SERIES	500.00	
58. KCI	6/30/2025 - 7/4/2025 - BALLOT MAILING	6.41	
	7/2/2025 - 7/11/2025 - BALLOT MAILING	13.69	
	JOB 181742 - POSTCARD - POLLING LOCATION CHANGE	3,439.82	
	2025 SUMMER TAX BILLS AND POSTAGE	12,746.80	115068
	TOTAL	16,206.72	
59. KIMBALL MIDWEST	ORDER 534162MW - ACCT 215540 - MISC PARTS FOR MOTO	563.93	
	ORDER 534372MW - ACCT 215540 - MISC PARTS FOR MOTO	412.86	
	TOTAL	976.79	
60. LAFONTAINE FORD OF LANSING	MOTOR POOL REPAIR PARTS - UNIT #716	65.18	
	MOTOR POOL REPAIR PARTS - UNIT #695	175.78	
	TOTAL	240.96	
61. LANGUAGE LINE SERVICES	JUNE 2025 - LANGUAGE INTERPRETATION SERVICES	4.20	
62. LANSING UNIFORM COMPANY	UNIFORM BOOTS - SLAVICK	199.95	
	FIRE UNIFORMS - CARETTI & STOCK ITEMS	219.90	
	TOTAL	419.85	
63. LAUREN PELON	JUNE 2025 MILEAGE REIMBURSEMENT	5.39	
64. LEXISNEXIS RISK DATA MGT LLC	JUNE 2025 DETECTIVE SEARCHES	200.00	
65. LINDSAY LUOMA	6:30 - 8:30 PM PERFORMANCE - SUMMER CONCERT SERIES	700.00	
66. MACQUEEN EMERGENCY GROUP	MOTOR POOL REPAIR - FIRE - UNIT 701	699.36	
	MOTOR POOL REPAIRS - FIRE - UNIT 135	841.71	
	TOTAL	1,541.07	
67. MANNIK AND SMITH GROUP INC	SEV THRU MAY 9 2025 - 2023 LOCAL ROAD PROG ENGINEE	549.00	
68. MARK GEOVJIAN	SUMMER CONCERT SERIES - 6/25/2025 PERFORMANCE	800.00	
69. MARK WEAKS	4:00 - 6:00 PM PERFORMANCE - SUMMER CONCERT SERIES	150.00	

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Vendor Name	Description	Amount	Check #
70. MATTHEW FOREMAN	4:00 - 6:00 PM PERFORMANCE - SUMMER CONCERT SERIES	200.00	
71. MERIDIAN TOWNSHIP DDA	2024 SETTLEMENT FUNDS DUE TO DDA	5,525.21	115069
72. METTER CONSTRUCTION LLC	REPAIR STORM DAMAGE TO FENCE AT LARGE DOG PARK	1,700.00	
73. MIKE & SON ASPHALT	MSU TO LAKE LANSING TRAIL PHASE II CONSTRUCTION	2,040.16	
74. MONTESSORI RADMOOR SCHOOL	2025 GREEN GRANT 50% - MONTESSORI RADMOOR SCHOOL	1,975.00	
75. MUSCULAR DYSTROPHY ASSOCIATION	PROCEEDS MERIDIAN TWP FIRE/BOY SCOUTS PANCAKE BREA	250.00	115070
76. OKEMOS MARATHON	TOWING SERVICES - 9/21/23 TO 5/13/25	3,067.00	
77. ON DEMAND MOSQUITO MAN INC	2025 - ANNUAL WEED CONTROL AND FERTILIZER AROUND B	5,510.00	
78. OVERHEAD DOOR OF LANSING	BUILDINGS - CENTRAL FIRE - REPAIRS TO ALL OVERHEAD	3,224.31	
79. PAWSOME PETS OKEMOS LLC	K9 DOG FOOD - 4292	66.98	
	K9 DOG FOOD - 4292	77.98	
	TOTAL	144.96	
80. PEOPLEFACTS LLC	JUNE 2025 CREDIT CHECKS	32.17	115071
81. PITNEY BOWES	4 BOXES SEALING SOLUTION FOR MAIL METER	82.99	115072
82. PLANET X INC	BALANCE DUE - CELEBRATE MERIDIAN TEEN NIGHT ACTIVI	695.00	
83. PRINTING SYSTEMS INC	SECRECY ENVELOPES	271.41	
84. PRO-COMM INC	RADIO BATTERIES	579.80	
85. PROGRESSIVE AE	SERV THRU JUNE 28 2025 - 2025 LAKE LANSING SAD	2,511.47	
	SERV THRU JUNE 27 2025 - SENIOR CENTER - CONCEPTUA	12,718.75	
	TOTAL	15,230.22	
86. PRO-TECH MECHANICAL SERVICES	C FIRE - HVAC REPAIRS	142.50	
	PUBLIC SERVICE BLDG HVAC REPAIRS - W/O 56552	330.00	
	TOTAL	472.50	
87. QUALITY TIRE INC	MOTOR POOL - TIRE DISPOSAL	50.00	
	POLICE VEHICLES - TIRES - STOCK	885.20	
	MOTOR POOL TIRES UNIT 745	114.24	
	TOTAL	1,049.44	
88. ROBERT C. ROACH	2025 PRIDE FESTIVAL PERFORMANCE	100.00	
89. ROBINSON CAPITAL MANAGEMENT LLC	05/01 - 05/31/25 - INVESTMENT ADVISORY ACCOUNT MGT	2,083.33	115073
90. SHELLEY MCCORMICK	REFUND CANCELLED RESERVATION	100.00	
91. SPALDING DEDECKER ASSOCIATES	SERV MAY 26 TO JUNE 29 2025 - 2025 LOCAL ROAD PROG	350.00	
92. STACY OPPER	REFUND WILLIAMSTON 3RD/4TH GRADE BASEBALL	85.00	
93. STAPLES	OFFICE SUPPLIES - DET 27066262	1,244.61	
94. STATE OF MICHIGAN	2025 WATER TESTING N MERIDIAN RD PARK/HNC	16.00	
95. STRYKER MEDICIAL SALES LLC	LUCAS SUCTION CUPS, ELECTRODES (QUIK-COMBO & SINGL	1,567.50	

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96. SUE MCMASTER	FARM MARKET VENDOR	292.00	115083
	FARMERS MARKET	38.00	115083
	FARMERS MARKET VENDOR	158.00	115083
	FARM MARKET VENDOR	318.00	115083
	TOTAL	806.00	
97. SUPREME SANITATION	JUNE 2025 - EASTGATE PARK - PORTABLE TOILETS RENTA	180.00	115074
	JUNE 2025 - N. MOORE PARK - PORTABLE TOILETS RENTA	90.00	115074
	JUNE 2025 - HILLBROOK PARK - PORTABLE TOILETS RENT	90.00	115074
	JUNE 2025 - TOWNER RD PARK - PORTABLE TOILETS RENT	90.00	115074
	JUNE 2025 - NEWTON ST - PORTABLE TOILETS RENTAL	90.00	115074
	JUNE 2025 - MARKETPLACE - PORTABLE TOILETS RENTAL	180.00	115074
	TOTAL	720.00	
98. T MOBILE	5/21/25 - 6/20/25 CELLULAR 517.980.0920	30.73	115077
99. TEAM FINANCIAL GROUP	JUNE 2025 COPIER CONTRACT	2,552.82	
100 UM HEALTH - SPARROW OCCUPATIONAL	JUNE 2025 EMPLOYEE PHYSICALS	3,085.00	
101 UNIVERSE BAND	6:30 - 8:30 PM PERFORMANCE - SUMMER CONCERT SERIES	700.00	
102 VARIPRO BENEFIT ADMINISTRATORS	AUG 2025 RETIREE MEDICARE SUPPLEMENT	14,667.52	115075
103 VERIZON WIRELESS	MAY 24-JUNE 23 2025 WIRELESS MOBILE SERVICES 68630	2,461.34	115076
104 VRC COMPANIES LLC	SHREDDING SERVICES	80.00	
105 WASTE MANAGEMENT	7/1/25 - 7/31/25 - ANIMAL CARCASS REMOVAL DUMPSTER	359.20	
106 WENDY CROWLEY	REFUND CANCELLED RESERVATION	200.00	
107 WEST MICHIGAN INTERNATIONAL	REPAIRS TO VACTOR UNIT #30	420.53	
108 WILLIAM ANDREWS JR	REFUND CANCELLED RESERVATION	100.00	
109 YEO & YEO	SERVICES THRU APRIL 30 2025 FOR AUDIT ENDING 12/31	5,000.00	
	AUDITING SERVICES THRU JUNE 30 2025	16,746.00	
	TOTAL	21,746.00	
110 ZACHARY FENNER	2025 WORK BOOT REIMBURSEMENT	154.75	
TOTAL - ALL VENDORS		237,120.58	

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Vendor Name	Description	Amount	Check #
1. ANDREW POMERVILLE	UB REFUND FOR WATER/SEWER	6.93	
2. ATA NATIONAL TITLE GROUP	UB REFUND OVERPMT - ALGONQUIN WAY	63.55	30149
3. CLAYTON DUEL	UB REFUND FINAL BILL - WOODFIELD RD	9.00	30150
4. CSM MECHANICAL LLC	2024 COUNTY PARK LIFT STATION REPLACEMENT	10,215.40	
5. DERRICK BOBB	S1 TRNG & CERT FEE	70.00	30157
6. FERGUSON WATERWORKS #3386	REGISTERS	3,206.16	
	CUSTOMER INSTALLATION PARTS	1,541.76	
	BRASS PLUGS FOR CURB STOPS	600.00	
	BRASS ANGLE VALVES	250.00	
	WATER MAIN REPAIR CLAMPS	1,113.54	
	2025-2026 AMI GATEWAY COLLECTOR INSTALLATION PROJE	20,657.94	
	TOTAL	27,369.40	
7. GEORGE F EYDE FAMILY LLC	UB REFUND - MERIDIAN CROSSING CONDOS	60.00	30151
8. GRAND TRUNK WESTERN RAILROAD CO	8/1/25 - 7/31/26 SWR MN CROSSING AT MP227.49	100.00	
9. GREATER LANSING TITLE & ESCROW LLC	UB REFUND FINAL BILL - CAVALIER DR, OKEMOS	87.25	30152
10. GREGORY WEINERT TREE SERVICE LLC	TREE REMOVAL - BUCKINGHAM RD	150.00	
11. HE XIAN	UB REFUND FOR ACCOUNT WATER	1,829.86	30158
12. HYDROCORP	JUNE 2025 - CROSS CONNECTION PROGRAM SERVICES CONT	2,735.00	
13. JACK DOHENY COMPANIES INC	SEWER - CAMERA REPAIR VALVE	148.48	
14. LOUIS J. EYDE FAMILY, LLC	UB REFUND FOR ACCOUNT	821.03	30153
15. MERIDIAN MALL	UB REFUND FOR ACCOUNT	131.10	30154
16. MERIDIAN TOWNSHIP RETAINAGE	MICHIGAN PAVING - 2025 CRUSH & SHAPE LOCAL ROAD PR	2,497.25	
17. MSU INFRASTRUCTURE PLANNING & FACIL	2024 - UB REFUND WATER/SEWER	5,897.30	30159
18. OLGIER BROTHERS SAND & GRAVEL	C-2 - GC SMITH 6/28/2025	1,123.10	
19. PRITI PATHAK	UB REFUND - BIRCH BLUFF DR	73.28	30155
20. RUTH BAER	UB REFUND OVERPMT WATER/SEWER	28.70	
21. VERIZON WIRELESS	MAY 24 - JUNE 23 2025 WIRELESS MOBILE SERVICES 686	438.70	30156
22. YEO & YEO	AUDITING SERVICES THRU JUNE 30 2025	16,929.00	
TOTAL - ALL VENDORS		70,784.33	

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Vendor Name	Description	Amount	Check #
1. STATE OF MICHIGAN	2024 PILT PMT - WOODWARD WAY	9,523.12	14127
2. WILLIAM R CARLSON	2025 SUM TAX REFUND	16.48	14128
TOTAL - ALL VENDORS		9,539.60	

**Credit Card Report 07/02/2025 - 07/15/2025**

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
7/2/2025	LAWRENCE BOBB	\$58.18	THE HOME DEPOT #2723
7/2/2025	LAWRENCE BOBB	\$34.98	THE HOME DEPOT #2723
7/8/2025	TYLER KENNELL	\$189.00	THE HOME DEPOT #2723
7/8/2025	TYLER KENNELL	\$49.97	THE HOME DEPOT #2723
7/8/2025	TYLER KENNELL	\$25.47	THE HOME DEPOT #2723
7/10/2025	TYLER KENNELL	\$146.90	SHERWIN-WILLIAMS701339
7/9/2025	TYLER KENNELL	\$256.67	HOMEDEPOT.COM
7/2/2025	MICHAEL HAMEL	\$157.00	NFPA NATL FIRE PROTECT
7/15/2025	MICHAEL HAMEL	\$153.47	AMAZON MKTPL*GD1X77EL3
7/10/2025	RYAN CAMPBELL	\$18.66	THE UPS STORE 811
7/10/2025	RYAN CAMPBELL	\$187.76	THE HOME DEPOT #2723
7/3/2025	RUDY GONZALES	\$107.17	WAL-MART #2866
7/7/2025	RUDY GONZALES	\$68.81	JONES & BARTLETT LEARNING
7/9/2025	JACOB FLANNERY	\$14.34	THE HOME DEPOT #2723
7/15/2025	ASHLEY WINSTEAD	\$179.99	AMAZON MKTPL*7K4UN6PP3
7/11/2025	CHRISTOPHER JOHNSON	\$100.08	COMPLETE BATTERY SOURCE
7/15/2025	CHRISTOPHER JOHNSON	\$99.43	WAL-MART #2866
7/15/2025	CHRISTOPHER JOHNSON	\$15.96	COSTCO WHSE#1277
7/9/2025	TIMOTHY SCHMITT	\$160.00	WASHTENAW COMMUNITY
7/10/2025	TIMOTHY SCHMITT	\$160.00	WASHTENAW COMMUNITY
7/15/2025	BRIAN PENNELL	\$655.21	JONES & BARTLETT LEARNING
7/2/2025	COURTNEY WISINSKI	\$75.25	MEIJER STORE #025
7/8/2025	COURTNEY WISINSKI	\$760.50	SQ *FERAL FLORA
7/11/2025	COURTNEY WISINSKI	\$15.02	FEDEX OFFIC40600004069
7/15/2025	COURTNEY WISINSKI	\$38.75	KROGER #793
7/15/2025	COURTNEY WISINSKI	\$390.94	FORESTRY SUPPLIERS INC
7/7/2025	TAVIS MILLEROV	\$45.00	THE CAMERA SHOP
7/8/2025	TIMOTHY H DEMPSEY	\$200.00	MICHIGAN MUNICIPAL LEAGU
7/8/2025	TIMOTHY H DEMPSEY	\$300.00	MICHIGAN MUNICIPAL LEAGU
7/3/2025	JUSTIN C CAROEN	\$38.95	CATHEY CO
7/9/2025	JUSTIN C CAROEN	\$10.47	THE HOME DEPOT #2723
7/3/2025	DERRICK BOBB	\$21.21	COMPLETE BATTERY SOURCE
7/7/2025	DERRICK BOBB	\$102.14	THE HOME DEPOT #2723
7/10/2025	STEPHEN GEBES	\$255.97	DMI* DELL K-12/GOVT
7/14/2025	STEPHEN GEBES	\$236.98	AMAZON MKTPL*LG37L9CL3
7/2/2025	RICHARD GRILLO	\$410.00	AMAZON MKTPL*N394E1EA1
7/8/2025	RICHARD GRILLO	\$44.95	AMAZON MKTPL*NL2IX23T0
7/9/2025	RICHARD GRILLO	\$365.68	BLADE TECH INDUSTRIES
7/13/2025	RICHARD GRILLO	\$69.93	AMAZON RETA* NR28B8PD0
7/14/2025	RICHARD GRILLO	\$30.95	AMAZON MKTPL*HO5TO87P3
7/15/2025	RICHARD GRILLO	\$19.99	GANNETT MEDIA CO
7/14/2025	YOUNES ISHRAIDI	\$20.00	MTU-CASHIERS OFFICE WEB
7/2/2025	MICHELLE PRINZ	\$45.24	AMAZON MKTPL*N31664JV1
7/2/2025	MICHELLE PRINZ	\$87.62	AMAZON MKTPL*N33142TQ0
7/7/2025	MICHELLE PRINZ	\$5.98	AMAZON.COM*NL96T6FN0
7/7/2025	MICHELLE PRINZ	\$80.84	AMAZON MKTPL*NL6Z51FO0
7/8/2025	MICHELLE PRINZ	\$10.59	AMAZON.COM*NL99O3ELO
7/15/2025	MICHELLE PRINZ	\$19.99	GANNETT MEDIA CO
7/10/2025	CATHERINE ADAMS	\$487.47	VAN ATTA'S GREENHOUSE
7/3/2025	BART CRANE	\$84.31	THE HOME DEPOT 2723
7/2/2025	DANIEL OPSOMMER	\$376.25	TITANHQ
7/2/2025	ALLISON GOODMAN	\$14.26	TOM'S FOOD
7/3/2025	ALLISON GOODMAN	\$36.99	AMAZON MKTPL*N35PK8WI2

7/4/2025	ALLISON GOODMAN	\$27.78	AMAZON MKTPL*N30NV0HMO
7/7/2025	ALLISON GOODMAN	\$32.81	WAL-MART #2866
7/7/2025	ALLISON GOODMAN	\$9.98	MEIJER STORE #253
7/10/2025	DAN PALACIOS	\$88.20	THE HOME DEPOT 2723
7/2/2025	ROBERT MACKENZIE	\$283.04	ELKAY SALES INC
7/9/2025	ROBERT MACKENZIE	\$45.22	GRAINGER
7/10/2025	CURT SQUIRES	(\$23.28)	OPTICSPLANET, INC.
7/3/2025	SAMANTHA DIEHL	\$113.80	AMAZON MKTPL*N32838X21
7/7/2025	SAMANTHA DIEHL	\$31.35	FACEBK *BWN95V4CJ2

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**TOTAL**

**\$8,150.17**

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ACH Transactions

Date	Payee	Amount	Purpose
7/3/2025	Consumer Energy	\$ 60,220.94	Utility Transaction Fees
7/8/2025	Various Financial Institutions	\$ 393,360.08	Payroll Deductions 7/11/2025
7/8/2025	IRS	\$ 138,900.65	Payroll Taxes 7/11/2025
7/8/2025	Invoice Cloud	\$ 2,164.00	Water/Sewer Utility Transactions
7/9/2025	Blue Care Network	\$ 42,544.86	Employee Health Insurance
7/9/2025	Health Equity	\$ 18.65	Employee Health Savings
7/11/2025	Nationwide	\$ 11,336.11	Payroll Deductions 7/11/2025
7/11/2025	Alerus	\$ 63,033.03	Payroll Deductions 7/11/2025
7/14/2025	MCT Utilities	\$ 2,698.97	Water/Sewer Utility Transactions
7/14/2025	Gallagher Benefit Services	\$ 3,250.00	Employee Vision Insurance
7/14/2025	Wageworks	\$ 93.00	Employee Health Savings
7/14/2025	Delta Dental	\$ 15,556.81	Employee Dental Insurance
7/16/2025	Blue Care Network	\$ 31,803.13	Employee Health Insurance
<b>Total ACH Payments</b>		<b>\$ 764,980.23</b>	



**To: Board Members**

**9-D**

**From: Phil Deschaine, Treasurer**

**Date: July 17, 2025**

**Re: Second Quarter 2025 Investment Report**

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Attached is the second quarter of 2025 Investment Report from the Treasurer's office. The report details our fixed and non-fixed Meridian Township investments, transfers, and the financial institutions that are holding Township investments.

Our liquid (cash) holdings are reported on page two of the report. Pages three to nine report on our fixed income portfolio which is managed by Robinson Capital. bu15151



**R** ROBINSON | CAPITAL

MERIDIAN TOWNSHIP

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# MERIDIAN TOWNSHIP SUMMARY

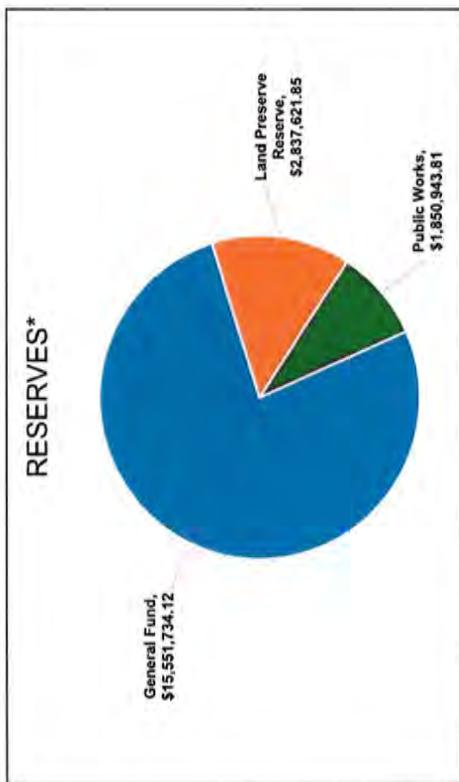
## QUARTERLY PORTFOLIO CHARACTERISTICS

PORTFOLIO MARKET VALUE	\$49,503,131
NUMBER OF HOLDINGS	28
PURCHASE YIELD	4.00%
YIELD TO MATURITY	4.00%
ESTIMATED ANNUAL INCOME	\$1,593,017
AVERAGE COUPON*	2.85%
AVERAGE MATURITY (Yrs)	1.22
AVERAGE CREDIT RATING	AA+
TOTAL CASH %	40%

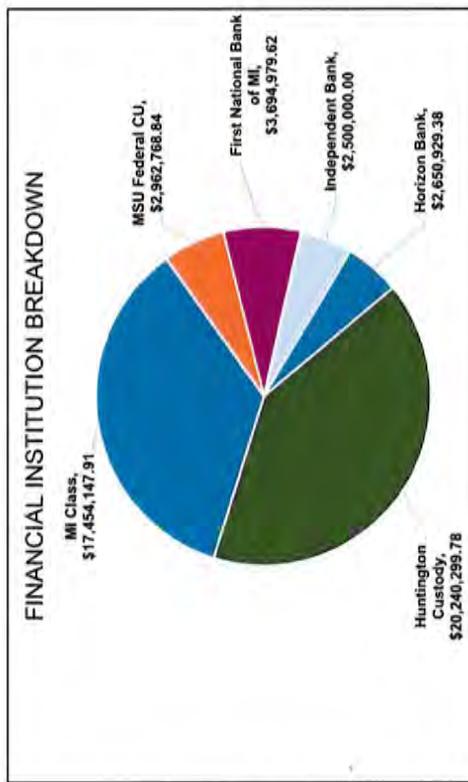
\*Coupon Bearing Investments

## CASH BALANCE

Q1 2025	Amount	Yield
Morgan Stanley Money Market Fund	\$1,440,258.39	4.02%
MI CLASS	\$17,364,461.04	4.40%
MSUFUCU	\$812,031.26	4.47%
Road Improvement Funds	\$13,418,311.92	3.72%
<b>Total</b>	<b>\$33,035,062.61</b>	<b>4.11%</b>
Q2 2025	Amount	Yield
Morgan Stanley Money Market Fund	\$1,520,559.16	3.99%
MI CLASS	\$17,454,147.91	4.41%
MSUFUCU	\$817,542.27	4.47%
Road Improvement Funds	\$10,991,135.57	3.61%
<b>Total</b>	<b>\$30,783,384.91</b>	<b>4.10%</b>



\*Only Includes Funds Invested with Robinson

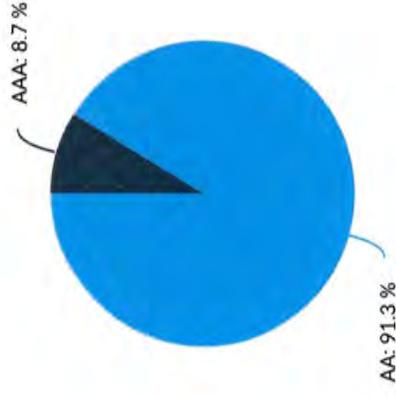


## Portfolio Characteristics

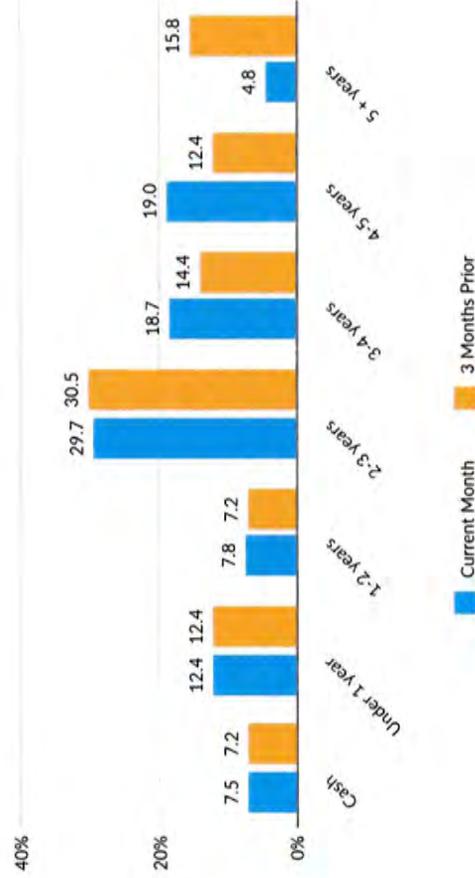
(06/30/2025)

Portfolio Market Value	\$20,240,299.79
Number of Holdings	20
Yield to Maturity	3.92%
Yield to Maturity at Cost	3.32%
Estimated Annual Income	\$404,128.21
Average Coupon	2.43%
Average Years to Maturity	2.60
Average Credit Rating	

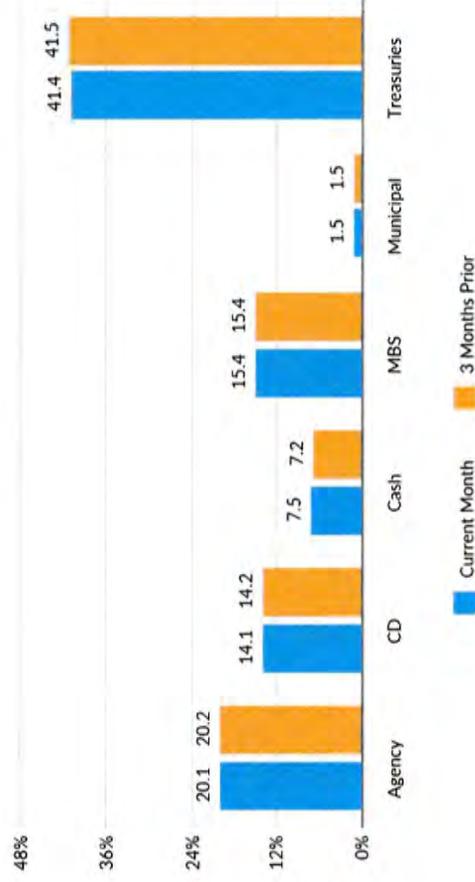
## Credit Quality Breakdown



## Maturity Distribution (%)



## Sector Allocation (%)



## TRANSACTIONS | FIXED INCOME

CUSIP	Description	Current Units	Trade Date	Settle Date	Price	Principal	Accrued Interest	Total Amount	Net Realized Gain/Loss
<b>Custody Fee</b>									
CCYUSD	US DOLLAR	(22.21)	06/09/2025	06/09/2025	--	\$22.21	--	\$22.21	--
CCYUSD	US DOLLAR	(127.89)	06/09/2025	06/09/2025	--	\$127.89	--	\$127.89	--
CCYUSD	US DOLLAR	(15.37)	06/09/2025	06/09/2025	--	\$15.37	--	\$15.37	--
CCYUSD	US DOLLAR	(1.22)	06/09/2025	06/09/2025	--	\$1.22	--	\$1.22	--
<b>Total Custody Fee</b>	--	--	--	--	--	<b>\$166.69</b>	--	<b>\$166.69</b>	--
<b>Interest</b>									
594654XU4	MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV	--	06/01/2025	06/01/2025	--	\$3,033.75	--	\$3,033.75	--
3140HVYK4	FN BL4313	--	06/01/2025	06/01/2025	--	\$1,984.86	--	\$1,984.86	--
3140HYAD0	FN BL6303	--	06/01/2025	06/01/2025	--	\$3,753.15	--	\$3,753.15	--
594654PK5	MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV	--	06/01/2025	06/01/2025	--	\$1,059.00	--	\$1,059.00	--
3140HYAD0	FN BL6303	--	06/01/2025	06/01/2025	--	\$261.09	--	\$261.09	--
3133ELL28	FEDERAL FARM CREDIT BANKS FUNDING CORP	--	06/18/2025	06/18/2025	--	\$2,875.00	--	\$2,875.00	--
3133EEWA4	FEDERAL FARM CREDIT BANKS FUNDING CORP	--	06/27/2025	06/27/2025	--	\$6,547.50	--	\$6,547.50	--
32110YUJ2	First National Bank of America	--	06/30/2025	06/30/2025	--	\$721.92	--	\$721.92	--
32110YUG8	First National Bank of America	--	06/30/2025	06/30/2025	--	\$1,868.49	--	\$1,868.49	--
<b>Total Interest</b>	--	--	--	--	--	<b>\$22,104.76</b>	--	<b>\$22,104.76</b>	--
<b>Money Market Funds</b>									
61747C608	MORG STAN I LQ:GV ADV	--	06/02/2025	06/02/2025	--	\$487.94	--	\$487.94	--
61747C608	MORG STAN I LQ:GV ADV	--	06/02/2025	06/02/2025	--	\$4,381.76	--	\$4,381.76	--
61747C608	MORG STAN I LQ:GV ADV	--	06/02/2025	06/02/2025	--	\$12.43	--	\$12.43	--
61747C608	MORG STAN I LQ:GV ADV	--	06/02/2025	06/02/2025	--	\$88.21	--	\$88.21	--
<b>Total Money Market Funds</b>	--	--	--	--	--	<b>\$4,970.34</b>	--	<b>\$4,970.34</b>	--
<b>Principal Paydown</b>									
3140HYAD0	FN BL6303	(3,758.94)	06/01/2025	06/01/2025	--	\$3,758.94	--	\$3,758.94	\$324.94
3140HYAD0	FN BL6303	(261.49)	06/01/2025	06/01/2025	--	\$261.49	--	\$261.49	(\$0.00)
<b>Total Principal Paydown</b>	--	--	--	--	--	<b>\$4,020.43</b>	--	<b>\$4,020.43</b>	--

## HOLDINGS | FIXED INCOME

CUSIP	Quantity	Description	Coupon Rate	Final Maturity	Blended Rating	Yield to Maturity at Cost	Yield to Worst	Price	Market Value	% of Market Value
<b>Cash</b>										
61747C608	1,309,230.68	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	AAA	--	3.99%	\$1.00	\$1,309,230.68	6.47%
61747C608	29,825.54	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	AAA	--	3.99%	\$1.00	\$29,825.54	0.15%
61747C608	4,437.42	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	AAA	--	3.99%	\$1.00	\$4,437.42	0.02%
61747C608	177,065.52	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	AAA	--	3.99%	\$1.00	\$177,065.52	0.87%
<b>Total Cash</b>	<b>1,520,559.16</b>	--	<b>3.99%</b>	--	<b>AAA</b>	--	<b>3.99%</b>	--	<b>\$1,520,559.16</b>	<b>7.51%</b>
<b>CD</b>										
32110YUJ2	1,000,000.00	First National Bank of America	0.85%	09/30/2026	NR	0.85%	4.12%	\$96.01	\$960,171.29	4.74%
32110YUG8	2,000,000.00	First National Bank of America	1.10%	09/29/2028	NR	1.10%	4.04%	\$91.05	\$1,821,118.27	9.00%
48128JHQ5	90,000.00	JPMorgan Chase Bank, N.A.	1.20%	07/31/2030	AA+	1.20%	4.10%	\$86.81	\$78,571.83	0.39%
<b>Total CD</b>	<b>3,090,000.00</b>	--	<b>1.02%</b>	--	<b>--</b>	<b>1.02%</b>	<b>4.07%</b>	--	<b>\$2,859,861.40</b>	<b>14.13%</b>
<b>Treasuries</b>										
9128285CO	2,500,000.00	UNITED STATES TREASURY	3.00%	09/30/2025	AA+	3.79%	4.32%	\$99.66	\$2,510,454.01	12.40%
9128282R0	6,000,000.00	UNITED STATES TREASURY	2.25%	08/15/2027	AA+	3.53%	3.73%	\$97.00	\$5,870,483.87	29.00%
<b>Total Treasuries</b>	<b>8,500,000.00</b>	--	<b>2.47%</b>	--	<b>AA+</b>	<b>3.61%</b>	<b>3.91%</b>	--	<b>\$8,380,937.88</b>	<b>41.41%</b>
<b>Agency</b>										
3130APGT6	500,000.00	FEDERAL HOME LOAN BANKS	1.15%	10/28/2026	AA+	1.15%	4.02%	\$96.32	\$482,623.75	2.38%
3133ENQ37	350,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.13%	09/29/2028	AA+	4.37%	3.75%	\$101.12	\$357,613.43	1.77%
3130B3W25	350,000.00	FEDERAL HOME LOAN BANKS	4.30%	11/27/2028	AA+	4.29%	3.77%	\$101.67	\$357,251.69	1.77%
3133ER2K6	350,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.25%	01/30/2029	AA+	4.29%	3.78%	\$101.55	\$361,668.44	1.79%
3133ELL28	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	1.15%	06/18/2029	AA+	4.04%	3.79%	\$90.36	\$452,012.14	2.23%
3133EEWA4	450,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	2.91%	06/27/2029	AA+	4.46%	3.79%	\$96.76	\$435,580.80	2.15%
3133ENV64	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.38%	10/24/2029	AA+	4.15%	3.81%	\$102.22	\$515,149.68	2.55%
3134A3ZU3	450,000.00	FEDERAL HOME LOAN MORTGAGE CORP	0.00%	12/14/2029	AA+	4.54%	3.96%	\$83.97	\$377,872.65	1.87%
3133ER4H1	325,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.50%	01/18/2030	AA+	4.30%	3.81%	\$102.85	\$339,655.55	1.68%
3130AV5P3	375,000.00	FEDERAL HOME LOAN BANKS	4.38%	03/08/2030	AA+	4.02%	3.83%	\$102.30	\$388,791.99	1.92%
<b>Total Agency</b>	<b>4,150,000.00</b>	--	<b>3.04%</b>	--	<b>AA+</b>	<b>3.90%</b>	<b>3.84%</b>	--	<b>\$4,068,220.12</b>	<b>20.10%</b>
<b>MBS</b>										
3140HYAD0	2,296,241.06	FN BL6303	1.90%	05/01/2030	AA+	4.04%	4.32%	\$90.22	\$2,075,303.10	10.25%
3140HYAD0	159,738.51	FN BL6303	1.90%	05/01/2030	AA+	1.88%	4.32%	\$90.22	\$144,368.91	0.71%
3140HYK4	1,000,000.00	FN BL4313	2.31%	09/01/2031	AA+	3.70%	4.45%	\$89.50	\$896,961.09	4.43%

## HOLDINGS | FIXED INCOME

CUSIP	Quantity	Description	Coupon Rate	Final Maturity	Blended Rating	Yield to Maturity at Cost	Yield to Worst	Price	Market Value	% of Market Value
<b>Total MBS</b>	<b>3,455,979.57</b>	--	<b>2.01%</b>	--	<b>AA+</b>	<b>3.84%</b>	<b>4.36%</b>	--	<b>\$3,116,633.11</b>	<b>15.40%</b>
<b>Municipal</b>										
594654PK5	150,000.00	MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV	1.41%	06/01/2027	AA	4.15%	3.95%	\$95.35	\$143,203.00	0.71%
594654XU4	150,000.00	MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV	4.05%	12/01/2027	AA	4.05%	3.93%	\$100.25	\$150,885.13	0.75%
<b>Total Municipal</b>	<b>300,000.00</b>	--	<b>2.76%</b>	--	<b>AA</b>	<b>4.10%</b>	<b>3.94%</b>	--	<b>\$294,088.13</b>	<b>1.45%</b>
<b>Grand Total</b>	<b>21,016,538.73</b>	--	<b>2.43%</b>	--	--	<b>3.32%</b>	<b>3.99%</b>	--	<b>\$20,240,299.79</b>	<b>100.00%</b>

## HOLDINGS | FIXED INCOME DETAILS

CUSIP	Quantity	Description	Coupon Rate	Final Maturity	Purchase Date	Settle Date	Total Adjusted Cost	Market Value	Market Value + Accrued	Unrealized Gain/Loss
<b>Cash</b>										
61747C608	29,825.54	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	--	--	\$29,825.54	\$29,825.54	\$29,825.54	\$0.00
61747C608	4,437.42	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	--	--	\$4,437.42	\$4,437.42	\$4,437.42	\$0.00
61747C608	1,309,230.68	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	--	--	\$1,309,230.68	\$1,309,230.68	\$1,309,230.68	\$0.00
61747C608	177,065.52	MORG STAN I LQ:GV ADV	3.99%	06/30/2025	--	--	\$177,065.52	\$177,065.52	\$177,065.52	\$0.00
<b>Total Cash</b>	<b>1,520,559.16</b>	--	<b>3.99%</b>	--	--	--	<b>\$1,520,559.16</b>	<b>\$1,520,559.16</b>	<b>\$1,520,559.16</b>	<b>\$0.00</b>
<b>CD</b>										
32110YJ2	1,000,000.00	First National Bank of America	0.85%	09/30/2026	09/30/2021	09/30/2021	\$1,000,000.00	\$960,148.00	\$960,171.29	(\$39,852.00)
32110YU8	2,000,000.00	First National Bank of America	1.10%	09/29/2028	04/12/2024	04/12/2024	\$2,000,000.00	\$1,821,058.00	\$1,821,118.27	(\$178,942.00)
48128JHQ5	90,000.00	JPMorgan Chase Bank, N.A.	1.20%	07/31/2030	07/31/2020	07/31/2020	\$90,000.00	\$78,125.04	\$78,571.83	(\$11,874.96)
<b>Total CD</b>	<b>3,090,000.00</b>	--	<b>1.02%</b>	--	--	--	<b>\$3,090,000.00</b>	<b>\$2,859,331.04</b>	<b>\$2,859,861.40</b>	<b>(\$230,668.96)</b>
<b>Treasuries</b>										
9128285C0	2,500,000.00	UNITED STATES TREASURY	3.00%	09/30/2025	09/13/2022	09/14/2022	\$2,495,172.31	\$2,491,601.55	\$2,510,454.01	(\$3,570.76)
9128282R0	6,000,000.00	UNITED STATES TREASURY	2.25%	08/15/2027	09/14/2022	09/15/2022	\$5,843,771.62	\$5,819,765.64	\$5,870,483.87	(\$24,005.98)
<b>Total Treasuries</b>	<b>8,500,000.00</b>	--	<b>2.47%</b>	--	--	--	<b>\$8,338,943.93</b>	<b>\$8,311,367.19</b>	<b>\$8,380,937.88</b>	<b>(\$27,576.74)</b>
<b>Agency</b>										
3130APG6	500,000.00	FEDERAL HOME LOAN BANKS	1.15%	10/28/2026	12/01/2021	12/01/2021	\$500,000.00	\$481,617.50	\$482,623.75	(\$18,382.50)
3133ENQ37	350,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.13%	09/29/2028	01/16/2025	01/17/2025	\$347,431.52	\$353,923.85	\$357,613.43	\$6,492.33
3130B3W25	350,000.00	FEDERAL HOME LOAN BANKS	4.30%	11/27/2028	01/30/2025	01/31/2025	\$350,055.19	\$355,830.30	\$357,251.69	\$5,775.11
3133ER2K6	350,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.25%	01/30/2029	01/30/2025	01/31/2025	\$349,500.83	\$355,429.20	\$361,668.44	\$5,928.37
3133ELL28	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	1.15%	06/18/2029	03/07/2025	03/10/2025	\$447,541.14	\$451,804.50	\$452,012.14	\$4,263.36
3133EEWA4	450,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	2.91%	06/27/2029	01/23/2025	01/24/2025	\$424,842.28	\$435,435.30	\$435,580.80	\$10,593.02
3133ENV64	500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.38%	10/24/2029	02/25/2025	02/26/2025	\$504,457.99	\$511,078.50	\$515,149.68	\$6,620.51
3134A3ZU3	450,000.00	FEDERAL HOME LOAN MORTGAGE CORP	0.00%	12/14/2029	01/23/2025	01/24/2025	\$368,500.19	\$377,872.65	\$377,872.65	\$9,372.46
3133ER4H1	325,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP	4.50%	01/18/2030	02/24/2025	02/25/2025	\$327,698.65	\$334,252.43	\$339,655.55	\$6,553.77
3130AV5P3	375,000.00	FEDERAL HOME LOAN BANKS	4.38%	03/08/2030	03/21/2025	03/24/2025	\$380,631.99	\$383,642.25	\$388,791.99	\$3,010.26
<b>Total Agency</b>	<b>4,150,000.00</b>	--	<b>3.04%</b>	--	--	--	<b>\$4,000,659.78</b>	<b>\$4,040,886.48</b>	<b>\$4,068,220.12</b>	<b>\$40,226.69</b>

## HOLDINGS | FIXED INCOME DETAILS

CUSIP	Quantity	Description	Coupon Rate	Final Maturity	Purchase Date	Settle Date	Total Adjusted Cost	Market Value	Market Value + Accrued	Unrealized Gain/Loss
<b>MBS</b>										
3140HYAD0	2,296,241.06	FN BL6303	1.90%	05/01/2030	04/27/2022	04/28/2022	\$2,100,474.36	\$2,071,676.95	\$2,075,303.10	(\$28,797.40)
3140HYAD0	159,738.51	FN BL6303	1.90%	05/01/2030	04/17/2024	04/17/2024	\$159,738.51	\$144,116.66	\$144,368.91	(\$15,621.85)
3140HVK4	1,000,000.00	FN BL4313	2.31%	09/01/2031	10/28/2019	10/28/2019	\$926,044.09	\$895,040.26	\$896,961.09	(\$31,003.83)
<b>Total MBS</b>	<b>3,455,979.57</b>	--	<b>2.01%</b>	--	--	--	<b>\$3,186,256.95</b>	<b>\$3,110,833.87</b>	<b>\$3,116,633.11</b>	<b>(\$75,423.08)</b>
<b>Municipal</b>										
594654PK5	150,000.00	MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV	1.41%	06/01/2027	03/28/2025	03/31/2025	\$142,499.16	\$143,026.50	\$143,203.00	\$527.34
594654XU4	150,000.00	MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV	4.05%	12/01/2027	10/03/2024	10/17/2024	\$150,000.00	\$150,379.50	\$150,885.13	\$379.50
<b>Total Municipal</b>	<b>300,000.00</b>	--	<b>2.76%</b>	--	--	--	<b>\$292,499.16</b>	<b>\$293,406.00</b>	<b>\$294,088.13</b>	<b>\$906.84</b>
<b>Grand Total</b>	<b>21,016,538.73</b>	--	<b>2.43%</b>	--	--	--	<b>\$20,428,918.99</b>	<b>\$20,136,383.74</b>	<b>\$20,240,299.79</b>	<b>(\$292,535.25)</b>

### Current Month

<b>Beginning Total Market Value</b>	<b>\$20,093,586.15</b>
Contributions	\$0.00
Withdrawals	(\$166.69)
Realized Gains	\$324.94
Unrealized Gains	\$104,887.89
Interest	\$27,075.10
Change In Accrued Income	\$14,592.40
<b>Ending Total Market Value</b>	<b>\$20,240,299.79</b>

### 3 Month Summary

<b>Beginning Total Market Value</b>	<b>\$19,968,464.25</b>
Contributions	\$0.00
Withdrawals	(\$499.98)
Realized Gains	\$324.94
Unrealized Gains	\$144,954.98
Interest	\$76,780.32
Change In Accrued Income	\$50,275.28
<b>Ending Total Market Value</b>	<b>\$20,240,299.79</b>



**To: Board Members**

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

**Date: July 17, 2025**

**Re: Schultz Pathway and Boardwalk Contract**

---

Township staff recently requested proposals for the construction of a boardwalk and concrete pathway along Bennett Road between the driveway entrances to the Schultz Veterinary Clinic and Okemos Public Schools Bus Garage.

The low bid was \$514,938.40 from Laux Construction, LLC. Township staff value engineered the project to reduce some of the cost. Township staff have checked references and recommend awarding this contract in the amount of \$393,730.45 to Laux Construction, LLC.

The Board will approved funding for this project under the second quarter budget amendments this evening. This project shall be paid out of 216-000.000-974.000.

We are happy to answer any questions the Board may have.

**The following motion has been prepared for the Board's consideration:**

**MOVE TO APPROVE THE CONTRACT WITH LAUX CONSTRUCTION, LLC IN THE AMOUNT OF \$393,730.45 AND DIRECT THE TOWNSHIP SUPERVISOR TO EXECUTE THE AGREEMENT.**

**Attachment:**

1. Schultz Pathway and Boardwalk Contract Bid Tab
2. Schultz Pathway and Boardwalk Contract

## Schultz Pathway and Boardwalk

			Laux Construction LLC (Original Bid)		Laux Construction LLC (Modified Bid)		LJ Construction Inc.		Anlaan Corporation	
			1018 Hogsback Road Mason, MI, 48854		1018 Hogsback Road Mason, MI, 48854		5863 S. Kingston Rd. Clifford, MI 48727		P.O. Box 599 Grand Haven, MI 49417	
ITEM	DESCRIPTION	QTY	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Traffic Control	1 LSUM	\$5,910.00	\$5,910.00	\$5,910.00	\$5,910.00	\$3,500.00	\$3,500.00	\$15,000.00	\$15,000.00
8a	Concrete Abutment	2 EA	\$7,377.00	\$14,754.00	\$7,377.00	\$14,754.00	\$15,000.00	\$30,000.00	\$15,000.00	\$30,000.00
8b	Treated Timber Boardwalk	335 FT	\$496.73	\$166,404.55	\$318.38	\$106,657.30	\$912.00	\$305,520.00	\$1,060.00	\$355,100.00
8c	Boardwalk Structural Piles (56 piles)	1 LS	\$225,100.00	\$225,100.00	\$161,016.80	\$161,016.80	\$180,000.00	\$180,000.00	\$280,000.00	\$280,000.00
10a	Mobilization, Max \$10,000	1 LSUM	\$66,900.00	\$66,900.00	\$64,122.50	\$64,122.50	\$50,000.00	\$50,000.00	\$10,000.00	\$10,000.00
10d	Sidewalk, Removal	85 SYD	\$36.11	\$3,069.35	\$36.11	\$3,069.35	\$24.00	\$2,040.00	\$20.00	\$1,700.00
10e	Tree Removal	1 EA	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$750.00	\$750.00	\$ 4,000.00	\$4,000.00
40	Shared Use Path, Concrete	115 SYD	\$99.12	\$11,398.80	\$99.12	\$11,398.80	\$127.00	\$14,605.00	\$ 110.00	\$12,650.00
43	Embankment, LM	35 CY	\$40.00	\$1,400.00	\$40.00	\$1,400.00	\$172.00	\$6,020.00	\$ 50.00	\$1,750.00
44	Shared Use Path, Aggregate	40 TON	\$63.33	\$2,533.20	\$63.33	\$2,533.20	\$275.00	\$11,000.00	\$ 100.00	\$4,000.00
46a	Shared Use Path, Grading	140 FT	\$10.00	\$1,400.00	\$10.00	\$1,400.00	\$22.00	\$3,080.00	\$ 100.00	\$14,000.00
51	Fence, Aluminum	50 FT	\$104.00	\$5,200.00	\$104.00	\$5,200.00	\$240.00	\$12,000.00	\$ 250.00	\$12,500.00
53a	Erosion Control, Gravel Access Approach	1 EA	\$2,780.00	\$2,780.00	\$2,780.00	\$2,780.00	\$6,000.00	\$6,000.00	\$ 1,000.00	\$1,000.00
53c	Erosion Control, Silt Fence	165 FT	\$4.50	\$742.50	\$4.50	\$742.50	\$9.00	\$1,485.00	\$ 5.00	\$825.00
53b	Erosion Control, Filter Bag	2 EA	\$223.00	\$446.00	\$223.00	\$446.00	\$400.00	\$800.00	\$ 250.00	\$500.00
53d.	Turbidity Curtain	2 EA			\$2,700.00	\$5,400.00				
54a	Site Restoration	1 LS	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$8,000.00	\$8,000.00	\$ 5,000.00	\$5,000.00
<b>Total:</b>				\$514,938.40	<b>Total:</b>	\$393,730.45	<b>Total:</b>	\$634,800.00	<b>Total:</b>	\$748,025.00



## **SCHULTZ PATHWAY AND BOARDWALK**

**MERIDIAN TOWNSHIP**

**DEPARTMENT OF PUBLIC WORKS**

**INGHAM COUNTY, MICHIGAN**

# **SCHULTZ PATHWAY AND BOARDWALK**

## **FOR CHARTER TOWNSHIP OF MERIDIAN**

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CHARTER TOWNSHIP OF MERIDIAN

**SCHULTZ PATHWAY AND BOARDWALK**  
**ADVERTISEMENT FOR BIDS**

Sealed proposals will be received by the Charter Township of Meridian, Ingham County, Michigan, at the Meridian Township Clerk's Office, Municipal Building, 5151 Marsh Road, Okemos, Michigan, 48864-1198, Ph. (517) 853-4000, up to 11:00 a.m., local time on Thursday, May 29, 2025 for the construction of a boardwalk and concrete pathway along Bennett Road between the driveway entrances to the Schultz Veterinary Clinic and Okemos Public Schools Bus Garage.

Bids are solicited on a unit price basis. The work involves the following major bid items:

- Approximately 335 feet of 8' wide (railing to railing) Treated Timber Boardwalk
- Installation of Helical Piles to support the boardwalk
- Approximately 115 square yards of 7' wide concrete pathway;

Proposals shall include the furnishing of all labor, material, and equipment necessary to complete the project.

Work on the project must start within ten (10) days of issuance of the "Notice To Proceed". Construction shall be completed by October 1, 2025. Completion is defined as being constructed, tested, placed in service, and the site restored.

Each proposal shall be accompanied by a certified check or a bid bond by a recognized surety company similar to a U.S. Government Standard form bid bond, in the amount of five percent (5%) of the bid, payable to the Charter Township of Meridian, Ingham County, Michigan as security for the acceptance of the Contract.

Insurance and bonds are required from the successful bidder for this project; please see pages G-2 and G-3 for those requirements. *Please note Owner/Contractors Protective Liability is required for all our contracts.*

The contract documents may be examined at the following locations:

- Meridian Charter Township, Dept of Public Works, 5151 Marsh Road, Okemos, MI 48864
- Builders Exchange of Lansing & Central MI, 1240 E. Saginaw St., Lansing, MI 48906
- Builders Exchange of Michigan, 2007 Eastcastle Dr SE, Grand Rapids, MI 49508
- Construction Assoc of MI, 43636 Woodward, Bloomfield Hills, MI 48302

To be added to the Township's list of prospective bidders, please make sure to contact the Engineering Office, as described below. PDF copies of the plans and contract documents may be downloaded from the Township here:

<https://www.meridian.mi.us/businesses/requests-for-proposals-bids>.

Hard copies of the contract documents for the work may be obtained from the Department of Public Works & Engineering at 5151 Marsh Road, Okemos, Michigan, for a non-refundable fee of ten dollars (\$10). There is a five dollar (\$5.00) fee for mailing contract documents. Contract documents may be obtained via email free of charge. Questions regarding this contract may be addressed to Meridian Township Department of Public Works & Engineering by phone at (517) 853-4440, or by email at [DPW@meridian.mi.us](mailto:DPW@meridian.mi.us).

The Vendor's agreement to pay prevailing wage rates is one relevant consideration that Meridian Township may make in its determination of which bidder should receive this contract. Meridian Township may thus consider in awarding this contract whether any vendor voluntarily pays employees and sub-contractors, directly upon the site of work, at least the prevailing wages and fringe benefits as determined and published by the United States Department of Labor for the Ingham County area.

In submitting this bid, it is understood that the right is reserved by the Owner to reject any or all bids, to award the Contract to other than the low bidder, to award separate contracts for each project and/or phase, to waive irregularities and/or formalities, and in general, to make award in any manner deemed by it, in its sole discretion, to be in the best interest of the Owner.

## **INSTRUCTIONS TO BIDDERS**

### **1. PROPOSALS**

Proposals must be made upon the forms provided, without modifications or changes, and all other data submitted as required.

The proposal must be enclosed in a sealed envelope marked "**Bid Proposal – SCHULTZ PATHWAY AND BOARDWALK**" clearly indicating the name and address of the bidder, and filed at the place and by the time specified in the Advertisement.

### **2. BASIS OF PROPOSALS**

Proposals may be submitted for any one or all of the projects or phases as may be applicable.

Proposals are solicited on the basis of unit prices for the entire work of the contract.

The right is reserved by the Owner to reject any and all bids, to award the Contract to other than the low bidder, to award separate Contracts for each project and/or phase, to waive irregularities and/or formalities, and in general, to make award in any manner deemed by it, in its sole discretion, to be in the best interest of the Owner.

### **3. BID DEPOSITS**

Each proposal shall be accompanied by a certified check, or bid bond from a recognized surety company, in the amount of five percent (5%) of the total amount of the bid, payable to the order of the Owner, to be forfeited to the Owner in case of failure on the part of the successful bidder to enter into the attached form of Contract to do the work covered by such Proposal at the price and within the time stated therein. The bid deposit of all except the successful bidder will be returned within four weeks after opening of bids. The bid deposit of the successful bidder will be returned within 48 hours after the executed Contract has been finally approved by the Owner.

### **4. QUALIFICATION OF BIDDERS**

It is the intention of the Owner to award the Contract(s) to contractor(s) fully capable, both financially and as regards experience to perform and complete all work in a satisfactory manner. Evidence of such competency must be furnished, including a listing of similar projects which the bidder has satisfactorily undertaken and completed.

### **5. INTERPRETATION OF DOCUMENTS**

If the bidder is in doubt as to the true meaning of any part of the plans, specifications or Contract Documents, he may submit to the Engineer a written request for an interpretation thereof. Any interpretation made in response to such query will be mailed or duly delivered to each prospective bidder. The Owner will not be responsible for any other explanation or interpretation of the Contract Documents.

### **6. REQUIREMENT OF SIGNING BIDS**

Bids which are not signed by the individual making them shall have attached thereto a power of attorney evidencing authority to sign the bid in the name of the person for whom it is signed.

Bids, which are signed by a partnership, shall be signed by all of the partners or by an attorney-in-fact. If signed by an attorney-in-fact, there shall be attached to the bid a power of attorney evidencing authority to sign the bid, executed by the partners.

Bids which are signed for a corporation shall have the correct corporate name thereof and the signature of the president or other authorized officers of the corporation manually written below the corporate name following the word "By". If such a bid is manually signed by an officer other than the president of the corporation, a certified copy of a resolution of the board of directors evidencing the authority of such official to sign the bid shall be attached to it. Such a bid shall also bear the attested signature of the secretary of the corporation and the impression of the corporate seal.

## **INSTRUCTIONS TO BIDDERS**

### **7. EXECUTION OF AGREEMENT**

The bidder to whom an award is made will be required to enter into the written contract included herein, within ten (10) calendar days after being notified of the acceptance of his bid and receipt by him of the copies of the documents to be executed. In case of failure to comply with this requirement, he may be considered to have abandoned all his rights and interests in the award and his certified check or amount of bidder's bond may be declared to be forfeited to the Owner and the Contract may be awarded to another bidder.

### **8. INSURANCE (Ref. General Conditions - GC.2)**

The contractor will be required to carry Worker's Compensation Insurance, Bodily Injury and Property Damage, Builder's Risk Insurance and Owner's Protective Liability in the amounts specified in the General Conditions. Certificates of such insurance must be attached to each copy of the executed Contract Documents.

### **9. BONDS (Ref. General Conditions - GC.1)**

The successful bidder will be required to furnish for each set of executed Contract Documents and conformed copies thereof an original completed Performance Bond, and Labor and Material Bond with surety acceptable to the Owner as set forth in the General Conditions.

### **10. BIDDER'S RESPONSIBILITY FOR EXAMINING PLANS AND SITE**

At the time of opening bids, each bidder will be presumed to have made a personal investigation of the site of the work and of existing structures, and to have read and be thoroughly familiar with the plans, specifications and Contract Documents (including all addenda). He shall determine to his own satisfaction the conditions to be encountered, the nature of the ground, difficulties involved in completing the Contract and all factors affecting the work proposed under this Contract.

The bidder to whom this contract is awarded will not be entitled to any additional compensation by reason of his failure to fully acquaint himself with the conditions at the site or by his failure to fully examine the plans, specifications and Contract Documents.

### **11. NON-DISCRIMINATION IN EMPLOYMENT**

The Contractor shall adhere to all applicable Federal, State, and local laws, ordinances, rules and regulations prohibiting discrimination with regards to employees and applicants for employment. The contractor and his/her subcontractors shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, including a benefit plan or system or a matter directly or indirectly related to employment, because of race, color, religion, national origin, sex, age, height, weight, condition of pregnancy, marital status, physical or mental limitation, disability, source of income, familial status, educational association, sexual orientation, gender identity or expression, or HIV status. Breach of this section shall be regarded as a material breach of this Contract.

## **PROPOSAL**

**TO:** Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

**RE: SCHULTZ PATHWAY AND BOARDWALK**

Board of Trustees:

The undersigned, as a bidder, hereby declares that these bids are made in good faith, without fraud or collusion with any person or persons bidding on the same Contract, that he has read and examined the Advertisement, Instruction to Bidders, Proposal, Contract, General Conditions, Specifications, Special Provisions and Plans and understands all of the same; that he or his representative has made personal investigation at the site and has informed himself fully with regard to the conditions to be met in the execution of the Contract.

In submitting this bid, it is understood that the right is reserved by the Owner to reject any or all bids, to award the Contract to other than the low bidder, to award separate contracts for each project and/or phase, to waive irregularities and/or formalities, and in general, to make award in any manner deemed by it, in its sole discretion, to be in the best interest of the Owner.

It is further understood and agreed by the undersigned that any qualifying statement or conditions made to this proposal as originally published, as well as any interlineation, erasures, omissions or entered wording obscure as to its meaning, may cause the bid to be declared irregular and may be cause for rejection of the bid.

The undersigned agrees to start work within ten (10) days of issuance of the Notice to Proceed. The undersigned further agrees to complete all work covered by this Proposal to the point of use of the project by the Owner by the completion date stated in the Advertisement or within the number of calendar days stated in the Advertisement; and that for all days thereafter until final acceptance, there will be charged, as liquidated damages, the sum of \$1,000.00 per calendar day per project for each and every day thereafter until final acceptance.

The undersigned hereby proposes to perform everything required to be performed and to furnish all labor, materials, tools, equipment and all utility and transportation services necessary to complete in a workmanlike manner all the work to be done under this Contract, including addenda thereto, for the sums set forth in the following Bidding Schedule:

**SCHULTZ PATHWAY AND BOARDWALK**  
**MODIFIED PROPOSAL**

---

<b><u>Pay Item</u></b>	<b><u>Description</u></b>	<b><u>Qty</u></b>	<b><u>Units</u></b>	<b><u>Unit Price</u></b>	<b><u>Amount</u></b>
1.	Traffic Control	1	LSUM	\$ 5,910.00	\$ 5,910.00
8a.	Concrete Abutment	2	EA	\$ 7,377.00	\$ 14,754.00
8b.	Treated Timber Boardwalk	335	FT	\$ 318.38	\$ 106,657.30
8c.	Boardwalk Structural Piles	1	LS	\$ 161,016.80	\$ 161,016.80
10a.	Mobilization, Max \$50,000	1	LS	\$ 64,122.50	\$ 64,122.50
10d.	Sidewalk, Removal	85	SYD	\$ 36.11	\$ 3,069.35
10e.	Tree Removal	1	EA	\$ 3,500.00	\$ 3,500.00
40.	Shared Use Path, Concrete	115	SYD	\$ 99.12	\$ 11,399.80
43.	Embankment, LM	35	CY	\$ 40.00	\$ 1,400.00
44.	Shared Use Path, Aggregate	40	TON	\$ 63.33	\$ 2,533.20
46a.	Shared Use Path, Grading	140	FT	\$ 10.00	\$ 1,400.00
51.	Fence, Aluminum	50	FT	\$ 104.00	\$ 5,200.00
53a.	Erosion Control, Gravel Access Approach	1	EA	\$ 2,780.00	\$ 2,780.00
53c.	Erosion Control, Silt Fence	165	FT	\$ 4.50	\$ 742.50
53b.	Erosion Control, Filter Bag	2	EA	\$ 223.00	\$ 446.00
53d.	Turbidity Curtain	2	EA	\$ 2,700	\$ 5,400
54a	Site Restoration	1	LS	\$ 3,400.00	\$ 3,400.00

**TOTAL BASE BID: \$ 393,730.45**

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Give the name of the Owners and dates of other projects which the Bidder has constructed or has had responsible charge of construction:

**NAME**

**DATE**

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The Bidder acknowledges that his bid is in accordance with the information contained in Addendum No. 1, 2, \_\_\_\_\_.

The Bidder is hereby reminded that the Pay Items listed under the Bidding Schedule are the only items for which he will receive payment under this Contract. In the event that lesser or greater quantities of specific Pay Items are required to complete the work and place the system in operation, the total amount bid for the specific item will be adjusted by the unit price bid to the actual quantities utilized. In the event that an error is made in extending the unit prices, the Bidder is hereby notified that the unit prices as bid, will govern in determining the Total Base Bid. It is expressly understood and agreed that the Total Base Bid is the basis for establishing the amount of Bid Security on this Proposal and for comparison of bids only and is not to be constructed as a lump sum Proposal.

The undersigned attaches hereto a certified check or bidder's bond in the sum of not less than five percent (5%) of the Total Base Bid as required by the Advertisement and Instructions to Bidders and the undersigned agrees that in case he shall fail to fulfill his obligations under this Proposal and/or shall fail to furnish bonds, as specified, the Owner may, at its option determine that the certified check or amount of said certified check or bidder's bond accompanying this Proposal has been forfeited to the Owner, but otherwise the said certified check or bidder's bond shall be returned to the undersigned upon the execution of the Contract and acceptance of the bond.

The undersigned further agrees that this proposal shall be effective for a period of sixty (60) days from the date established for opening of all bids.

Date \_\_\_\_\_ Company Name \_\_\_\_\_

By \_\_\_\_\_ Address \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title \_\_\_\_\_ Phone Number \_\_\_\_\_

Email \_\_\_\_\_

**SCHULTZ PATHWAY AND BOARDWALK**

**THIS CONTRACT**, dated \_\_\_\_\_, 2025 by and between **Laux Construction LLC**, hereinafter called the "**CONTRACTOR**", and **Meridian Charter Township, 5151 Marsh Road, Okemos, MI 48864-1198**, hereinafter called the "**OWNER**".

**WITNESSETH**, that the **CONTRACTOR** and the **OWNER** for the consideration herein agree as follows:

**ARTICLE I. SCOPE OF WORK.**

The **CONTRACTOR** shall perform everything required to be performed and shall provide and furnish all labor, materials, necessary tools, expendable equipment and all utility and transportation services required to perform and complete in a workmanlike manner all the work required for constructing the project as described in the Advertisement and Proposal and for performing all related work for the **OWNER**, required by and in strict accordance with the plans and specifications, including any and all addenda, and other Contract Documents mentioned and made a part hereof.

**ARTICLE II. THE CONTRACT PRICE.**

The **OWNER** shall pay for constructing the project complete with all labor, materials, equipment, appurtenances, surface restoration and related work in strict accord with the Plans and Specifications, ready for use, the unit prices as listed in the Proposal and herein made a part of this Contract. Payment shall be made to the **CONTRACTOR** in accordance with and subject to the conditions specified under General Conditions.

**ARTICLE III. TIME.**

Time is of the essence in the performance of this contract. The **CONTRACTOR** agrees to start work within ten (10) days of issuance of the Notice to Proceed and to fully complete the work so as to permit use of the project by the **OWNER** within the number of calendar days or by the completion date listed in the Advertisement.

#### **ARTICLE IV. DELAYS AND DAMAGES.**

If the CONTRACTOR refuses or fails to prosecute the work, or any separate part thereof, with such diligence as will insure its substantial completion, ready for operation within the number of consecutive calendar days specified herein, or any extension thereof, or fails to complete said work within such time, the OWNER may, by written notice to the CONTRACTOR, terminate the CONTRACTOR's right to proceed with the work or such part of the work as to which there has been delay. In such event, the OWNER may take over the work and prosecute the same to completion by contract or otherwise, and the CONTRACTOR and his sureties shall be liable to the OWNER for any excess cost occasioned thereby. If the CONTRACTOR's right to proceed is so terminated, the OWNER will take possession of and utilize in completing work such materials, appliances, and plant as may be on the site of the work and necessary therefore.

If the OWNER does not terminate the right of the CONTRACTOR to proceed, the CONTRACTOR shall continue to work, in which event the actual damages for the delay will be impossible to determine and in lieu thereof the CONTRACTOR shall pay the OWNER the sum of one thousand dollars (\$1,000.00) per day as fixed, agreed, and liquidated damages for each calendar day of delay until the work is substantially completed, ready for operation and the CONTRACTOR and his sureties shall be liable for the amount thereof. However, the right of the CONTRACTOR to proceed shall not be terminated or the CONTRACTOR charged with liquidated damages because of any delays in the completion of the work due to unforeseeable causes beyond control and without the fault or negligence of the CONTRACTOR, including, but not restricted to acts of God, or of the public enemy, acts of the OWNER, fires, floods, epidemics, quarantine restrictions, delays of subcontractors due to such causes, if the CONTRACTOR shall, within ten (10) days from the beginning of any such delay (unless the OWNER shall grant a further period of time prior to the date of final settlement of the Contract) notify the OWNER in writing of the cause of delay and extend the time for completing the work when, in OWNER's judgement, the finding of fact justify such an extension and OWNER's findings of fact thereon shall be final and conclusive on the parties thereto. In no event shall bankruptcy or labor disputes, or the like, either of CONTRACTOR or any of its subcontractors or suppliers, be considered as an unforeseeable cause beyond the control and without the fault or negligence of the CONTRACTOR.

#### **ARTICLE V. COMPONENT PARTS OF THIS CONTRACT.**

This Contract consists of the following component parts, all of which are as fully a part of the Contract as if herein set out verbatim, or, if not attached: 1) Advertisement, 2) Instructions to Bidders, 3) Proposal, 4) Addenda, 5) Contract, 6) Bonds and Insurance, 7) General Conditions, 8) General Specifications, 9) Ingham County Department of Transportation and Roads Specifications, 10) Standard Specifications, 11) Special Provisions, 12) Plans, and 13) Notice to Proceed.

**IN WITNESS WHEREOF**, the parties hereto have caused this instrument to be executed in three (3) original counterparts the day and year first above written.

\_\_\_\_\_  
**CONTRACTOR**

WITNESS:

By: \_\_\_\_\_

Title:

**CHARTER TOWNSHIP OF MERIDIAN**

OWNER

WITNESS:

By: \_\_\_\_\_  
Scott Hendrickson

Title: Supervisor

Date: \_\_\_\_\_

**NOTICE OF AWARD**

**Dated:** \_\_\_\_\_

**TO:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

**CONTRACT:**    **SCHULTZ PATHWAY AND BOARDWALK**

You are notified that your Bid dated **July 17, 2025**, for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a Contract for **SCHULTZ PATHWAY AND BOARDWALK**.

The Contract Price of your Contract is: **\$ 393,730.45.**

**Three** copies of each of the proposed Contract Documents accompany this Notice of Award.

You must comply with the following conditions within 10 days of the date you receive this Notice of Award.

1. Deliver to the OWNER **three** fully executed counterparts of the Contract Documents. (Each of the Contract Documents must bear your signature on page C-3.)
2. Deliver with the executed Contract Documents the Contract security (Bonds and Insurance) as specified in General Conditions (GC).
3. If not listed as the owner, president, or partner, we need a letter (on letterhead) stating the person signing contract, has permission to sign the contract.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid in default, to annul this Notice to Award and to declare your Bid security forfeited.

Within ten days after you comply with the above conditions, OWNER will return to you one fully executed counterpart of the Contract Documents.

**CHARTER TOWNSHIP OF MERIDIAN**

By: \_\_\_\_\_  
Dan Opsommer  
Deputy Township Manager and  
Director of Public Works & Engineering

**NOTICE TO PROCEED**

Dated: \_\_\_\_\_

**TO:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

**CONTRACT:** SCHULTZ PATHWAY AND BOARDWALK

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You are notified that the Contract Times under the above Contract will commence to run on \_\_\_\_\_, **2025**. By that date, you are to start performing your obligations under the Contract Documents. In accordance with Article III of the Contract, the date of Completion is: **October 1, 2025**.

Deliver to **OWNER** an acknowledged copy of this Notice to Proceed.

**MERIDIAN TOWNSHIP**

By: \_\_\_\_\_  
Younes Ishraidi, P.E.  
Township Engineer

**ACKNOWLEDGEMENT OF ACCEPTANCE OF NOTICE TO PROCEED**

**CONTRACTOR** acknowledges acceptance of this Notice to Proceed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
(CONTRACTOR)

**GENERAL CONDITIONS**

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- GC.2 CONTRACTORS' AND SUBCONTRACTORS' INSURANCE
  - A. Policies, Coverages and Endorsements
  - B. Builder's Risk Insurance (Fire and Extended Coverage)
  - C. Owner's Protective Liability
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## GENERAL CONDITIONS

### GC.1 CONTRACT SECURITY

The Contractor shall furnish a surety bond, by a duly authorized surety company satisfactory to the Owner, in an amount equal to 100 percent (100%) of the Contract price as security for the faithful performance of this Contract. The Contractor shall also furnish a separate surety bond, by a duly authorized surety company satisfactory to the Owner, in an amount equal to 100 percent (100%) of the Contract price as security for the payment of all persons performing labor and/or furnishing materials.

The surety company writing the bid, performance, labor and material, and maintenance bond shall be: 1) acceptable to the Owner, 2) be listed in the Federal Register as published by the U.S. Department of Treasury under most recently revised Circular 570; 3) have an A.M. Best Company's Insurance reporting rating of no less than A- (Excellent); and 4) authorized to do business in the State of Michigan by the Michigan Department of Licensing & Regulatory Affairs Office of Financial and Insurance Regulations. Upon request, the Contractor shall submit evidence of such insurance.

### GC.2 CONTRACTORS' AND SUBCONTRACTORS' INSURANCE

The Contractor shall not commence work under this Contract until he/she has obtained all the insurance required under this section and such insurance has been approved by the Owner, nor shall the Contractor allow any subcontractor to commence work on his/her subcontract until all similar insurance required of the subcontractor has been so obtained and approved. Contractors and subcontractors are required to file with the Owner completed certificates of insurance, as evidence that they carry adequate insurance to comply with the requirement of this section. New Certificates of Insurance shall be furnished to the Owner at the renewal date of all policies named on these certificates.

#### A. Policies, Coverages, and Endorsements

The Contractor agrees to maintain, or to cause its personnel providing services under this Contract to maintain, at its sole cost and expense or the cost and expense of his personnel, the following insurance policies, with the specified coverages and limits, to protect and insure the Owner and Contractor against any claim for damages arising in connection with Contractors responsibilities or the responsibilities of Contractors personnel under this Contract and all extensions and amendments thereto.

##### 1. Commercial General Liability

a.	General Aggregate	\$2,000,000
b.	Each Occurrence	\$1,000,000

Such insurance shall include, but not be limited to, coverage for:  
Comprehensive form, Premises-operations, Explosion and collapse hazard, Underground hazard, Products/completed operations hazard, Contractual insurance, Broad form property damage, Independent contractor, Personal injury

##### 2. Workers' Compensation & Employer' Liability (if applicable)

a.	Medical & Indemnity	Statutory Requirements
b.	Bodily Injury by Accident	\$500,000 Each Accident
c.	Bodily Injury by Disease	\$500,000 Each Employee
d.	Bodily Injury by Disease	\$500,000 Policy Limit
e.	Employers Liability	\$500,000

##### 3. Automobile Liability

Including hired and non-owned Automobiles \$1,000,000 (Combined Single Limit)  
Such insurance shall include, but not be limited to, coverage for:  
Comprehensive form, Owned vehicles, Hired vehicles, Non-owned vehicles

## GENERAL CONDITIONS

### **GC.2 CONTRACTORS' AND SUBCONTRACTORS' INSURANCE (Cont'd.)**

#### **B. Builder's Risk Insurance (Fire and Extended Coverage)**

Until the project is completed and accepted by the Owner, the Contractor is required to maintain Builder's Risk Insurance (fire and extended coverage) on a 100 percent completed value basis on the insurable portion of the project for the benefit of the Owner, the Contractor, and subcontractors as their interests may appear.

#### **C. Owner's Protective Liability**

The Contractor shall procure and shall maintain during the life of this Contract Owner's/Contractor's Protective Liability Insurance, listing the Owner as the named insured. The minimum limit of liability shall be not less than \$1,000,000.00 per occurrence/aggregate.

#### **D. Insured Parties**

All policies shall contain a provision naming the Owner (and its Board of Trustees, agents, officers, employees, and volunteers) as Additional Insured parties on the original policy and all renewals or replacements during the term of this Contract.

#### **E. Acceptable Insurance Companies**

All insurance companies required by this section shall be: 1) acceptable to the Owner; 2) authorized to do business in the State of Michigan by the Michigan Department of Licensing & Regulatory Affairs Office of Financial and Insurance Regulations, and 3) have an A.M. Best Company's Insurance reporting rating of no less than A- (Excellent). Upon request, the Contractor shall submit evidence of such insurance.

#### **F. Indemnification and Hold Harmless**

The Contractor shall, at its own expense, protect, defend, indemnify and hold harmless the Owner and its elected and appointed officers, employees, and agents from all claims, damages, costs, lawsuits and expenses, including, but not limited to, all costs for administrative proceedings, court costs and attorney fees that they may incur as a result of any acts, omissions, or negligence of the Contractor, its subcontractors, sub-subcontractors or any of their officers, employees, or agents. This includes but is not limited to injury or death to any person or persons, including the contractors employees, and damage to property. The furnishing by the Contractor of any insurance required by this Contract, or the acceptance or approval thereof by the Owner as provided in this Contract, or otherwise, shall not diminish the Contractor's obligation to fully indemnify the Owner, its elected and appointed officers, employees, and agents as required in this section.

The Contractor shall not cancel or reduce the coverage of any insurance required by this section without providing 30-day prior written notice to the Owner. All such insurance must include an endorsement whereby the insurer shall agree to notify the Owner immediately of any reduction by the Contractor. The Contractor shall cease operations on the occurrence of any such cancellation or reduction, and shall not resume operations until new insurance is in force.

### **GC.3 QUALIFICATION FOR EMPLOYMENT**

The Contractor shall employ competent laborers and mechanics for the work under this Contract, and shall comply with all applicable regulations of the United States Department of Labor and any other agencies having jurisdiction.

### **GC.4 PROGRESS SCHEDULE**

The Contractor, if requested by the Owner, immediately after being awarded the Contract, shall prepare and submit to the Owner and its representative an estimated progress schedule for the work in relation to the entire project. This schedule shall indicate the dates for the starting and completion of the various stages of construction.

## GENERAL CONDITIONS

### **GC.4 PROGRESS SCHEDULE (Cont'd.)**

If the Contractor chooses to work overtime, they will be backcharged for inspection. Overtime is any Township recognized holiday and/or any time other than 8:00 a.m. to 5:00 p.m., local time, Monday through Friday. No work will be allowed at the site prior to 7:00 a.m. or after 7:00 p.m., or dusk, of any working day. No work will be allowed on Sundays with the exception of work necessitated by an emergency.

### **GC.5 ACCIDENT PREVENTION**

Precaution shall be exercised at all times for the protection of persons (including employees) and property, and hazardous conditions shall be guarded against or eliminated. The Contractor is entirely responsible for all aspects of job safety and shall execute the work under this Contract in strictest conformance with all state and local safety codes, rules and regulations.

### **GC.6 CONTRACT PRICE SCHEDULE**

The Contractor, if requested by the Owner, shall submit to the Owner a cost breakdown for the various items of the work. The schedule shall be prepared in a manner acceptable to the Owner as to both form and completeness and supported by data as necessary to substantiate its correctness.

### **GC.7 PAYMENT TO CONTRACTOR**

The Contractor shall submit semi-monthly, or at longer intervals, if he so desires, an invoice covering work previously performed for which he believes payment, under the Contract terms, is due, and shall deliver said invoice to the Owner. Each request for payment shall be accompanied by a statement certifying that all bills for labor and materials have been paid up for all previous pay requests.

Each progress payment request shall be paid within one of the following time periods, whichever is later:

- A. Thirty (30) days after the Owner has certified that the work is in place in the portion of the facility covered by the applicable request for payment in accordance with the documents.
- B. Fifteen (15) days after the Owner has received the funds with which to make the progress payment from a department or agency of the federal or state government, if any funds for the facility are to come from either of these sources.

To assure proper performance of the Contract by the Contractor, the Owner shall retain ten percent (10%) of the dollar value of all work in place until the work is fifty percent (50%) in place. After the work is fifty percent (50%) in place, additional retainage shall not be withheld unless the Owner determines that the Contractor is not making satisfactory progress, or for other specific cause relating to the Contractor's performance under the Contract. In the event of such a determination the Owner may retain up to but not to exceed ten percent (10%) of the dollar value of the work more than fifty percent (50%) in place.

Any funds retained by the Owner shall not exceed the prorated share of the Owner's matching requirement if the project is funded, in part, with federal or state funds. Any retained funds shall not be commingled with other funds of the Owner and shall be deposited in an interest-bearing account in a regulated financial institution.

At any time after ninety-four percent (94%) of the work under the Contract is in place and at the request of the Contractor, the Owner shall release the retainage plus interest, only if the Contractor provides to the Owner an irrevocable letter of credit in the amount of the retainage plus interest, issued by a bank authorized to do business in the State of Michigan, containing terms mutually acceptable to the Contractor and Owner.

Retainage shall be released to the Contractor together with the final progress payment.

## GENERAL CONDITIONS

### **GC.7 PAYMENT TO CONTRACTOR (Cont'd.)**

Owner and Contractor agree that disputes concerning retainage, at the option of the Owner, shall be submitted to the decision of the agent as provided in Section 4 of Act 524 of the Michigan Public Acts of 1980 (MCLA 125.1564; MSA 5.2949 (104)) and that interest earned on retainage shall be released to the Contractor together with the final progress payment except as provided in said Section 4 of 1980 PA 524.

The final progress payment request by the Contractor shall include:

- A. A final invoice in a form satisfactory to the Owner.
- B. A sworn statement certifying that all bills for labor and materials have been paid by the Contractor.
- C. A sworn statement waiving any further claims (other than the final payment, retainage and interest, if any) by the Contractor against the Owner.
- D. A certificate from Contractor's bonding company approving issuance of final payment.

All payments shall take due account of additions to or deductions from the Contract price as herein provided.

The acceptance by the Contractor of payment on the final progress payment request shall be conclusive evidence of Contractor's acceptance and approval of estimates, accounting and deductions, and of full payment by the Owner for all work, labor, materials and services done or furnished hereunder, and a full satisfaction, discharge, release and waiver of all claims and demands of or on behalf of the Contractor, its agents or employees against the Owner arising out of this agreement.

### **GC.8 SUBCONTRACTING**

The Contractor shall not award any work to any subcontractor, supplier, manufacturer or fabricator without prior written approval of the Owner, which approval will not be given until the Contractor submits a written statement to the Owner concerning the proposed award to the subcontractor. Said statement shall contain such information as the Owner may require.

The Contractor shall be as fully responsible to the Owner for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the work to bind subcontractors to the Contractor by the terms of the General Conditions and other Contract documents insofar as applicable to the work of the subcontractors, and to give the Contractor the same power of terminating any subcontract that the Owner may exercise over the Contractor under any provision of the Contract documents.

Nothing contained in this Contract shall create any contractual relation between any subcontractor and the Owner.

### **GC.9 ASSIGNMENTS**

The Contractor shall not assign the whole or any part of this Contract or any monies due or to become due hereunder without written consent of the Owner. In case the Contractor assigns all or any part of any monies due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to the Contractor shall be subject to prior liens of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Contract.

## GENERAL CONDITIONS

### **GC.10 EXTRAS**

Except as otherwise herein provided, no charge for any extra work or materials will be allowed unless the same has been ordered in writing by the Owner and the price stated in such order.

### **GC.11 CHANGES IN WORK/PAYMENT ADJUSTMENTS**

Adjustments, if any, in the amounts to be paid by the Contractor by reason of changes in, additions to, or deductions from the work to be performed or the materials to be furnished under this Contract, shall be made on the basis of the acceptable unit prices or lump sums submitted by the Contractor covering such changes, additions or deductions.

Failing an acceptable lump sum or unit price basis for extra work caused by changes or additions, the Contractor may be directed to proceed with extra work on the basis of actual total cost of:

- A. Labor, including foremen (including fringe benefits);
- B. Materials entering permanently into the work;
- C. The ownership or rental cost of construction plant and equipment during the time of use on the extra work at a rate not to exceed AGC rates;
- D. Power and consumable supplies for the operation of power equipment;
- E. Insurance;
- F. Social Security and unemployment contributions.

To the cost of the six items above, there shall be added a fixed fee, to be agreed upon but not to exceed fifteen percent (15%) of the actual cost of the work. The single fee shall be compensation to both the Contractor and/or subcontractor to cover the cost of supervision, overhead, bond, profit and any other general expenses.

Failing an acceptable lump sum or unit price basis for adjustment for any decrease in work caused by changes or deductions, the amount of such adjustment may be determined on a similar basis to that described for extra work, with the Contractor furnishing all pertinent cost data from his/her books and records that may be available and necessary for determination of the amount of adjustment.

All changes in, additions to, or deductions from the work specified shall be made only by written order by the Owner or by an authorized representative of the Owner. No claim for extra work will be allowed, unless ordered in writing as above stated, and the claim therefore presented in writing by the Contractor on or before the fifth (5th) day of the month following that in which the work was done.

### **GC.12 TIME OF MAKING CLAIMS**

If the Contractor shall claim compensation or extension of time for any losses, damages, or delays sustained by reason of the acts of the Owner or its agents or other causes, he/she shall make a written statement of the nature of the loss, damage, or delay sustained to the Owner, within ten (10) days after the sustaining of such loss, damage, or delay. At the time of delivery and as a part of the Contractor's Declaration as hereinafter provided, the Contractor shall file with the Owner an itemized statement of the details and amounts of the loss, damage, or delay, and unless the statement shall be made as thus required, the Contractor's claim for compensation or extension of time shall be forfeited and invalidated, and he/she shall not be entitled to payment or extension of time on account of any such loss, damage or delay.

## GENERAL CONDITIONS

### **GC.13 MATERIALS, SERVICES, AND FACILITIES**

It is understood that except as otherwise specifically stated in the Contract documents, the Contractor shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, superintendence, temporary construction of every nature and all construction facilities whatsoever necessary to execute, complete, and deliver the work within the specified time.

Any work necessary to be performed after regular working hours, or Sundays and legal holidays, shall be performed without additional expense to the Owner.

### **GC.14 TERMINATION FOR BREACH**

In the event that any of the provisions of this Contract are violated by the Contractor or by any of his subcontractors, the Owner may serve written notice upon the Contractor and the Surety of its intention to terminate the Contract, such notice to contain the reasons for terminating the Contract, and unless within ten (10) days after the serving of such notice upon the Contractor, the violation shall cease and satisfactory arrangements for correction be made, the Contract shall cease and terminate. In the event of a termination of the Contract, the Owner shall immediately serve notice thereof upon the Surety and the Contractor, and the Surety shall have the right to take over and perform the Contract.

However, if the Surety does not commence performance thereof within 30 days from the date of mailing said Notice of Termination to such Surety, the Owner may take over the work and prosecute the same to completion by contract for the account and at the expense of the Contractor. The Contractor and his Surety shall be liable to the Owner for any excess cost incurred by the Owner in completing the work, and Owner may take possession of and utilize in completing the work, all materials, appliances and plants as may be on the site of the work and necessary therefore.

### **GC.15 OWNER'S RIGHT TO WITHHOLD CERTAIN AMOUNTS AND MAKE APPLICATION THEREOF**

The Owner may withhold a sufficient amount of any payment otherwise due to the Contractor to cover:

- A. Payments that may be past due and payable for just claims for labor, materials, or equipment furnished in and about the performance of the work on the project under this Contract.
- B. For defective work not remedied.
- C. For failure of the Contractor to make proper payments to his subcontractors.

The Owner shall disburse and shall have the right to act as agent for the Contractor in disbursing such funds as have been withheld pursuant to this paragraph to the party or parties who are entitled to payment therefrom. Any payment so made by the Owner shall be considered as a payment made under the Contract by the Owner to the Contractor. The Owner will render to the Contractor a proper accounting of all funds disbursed in behalf of the Contractor.

### **GC.16 SUPERINTENDENCE**

The Contractor shall give his/her personal superintendence to the work or have a competent foreman or superintendent, satisfactory to the Owner, on the worksite at all times during work progress, with authority to act for the Contractor.

## GENERAL CONDITIONS

### **GC.17 NOTICE AND SERVICE THEREOF**

Where in any of the Contract documents there is any provision in respect to the giving of any notice, such notice shall be deemed to have been given; as to the Owner, when written notice shall be delivered to the Owner, or shall have been placed in United States mails with first-class postage pre-paid addressed to the chief executive officer of the Owner at the place where the bids or proposals for the Contract were opened; as to the Contractor, when a written notice shall be delivered to the chief representative of the Contractor, at the site of the project or by mailing such written notice in the United States mails with first-class postage pre-paid addressed to the Contractor at the place stated in the papers prepared by him to accompany his proposal as to the address of his permanent place of businesses; as to the Surety, when a written notice is placed in the United States mails with first-class postage pre-paid addressed to the Surety at the home office of such Surety or to its agent or agents who executed bonds in behalf of such surety.

### **GC.18 COMPLIANCE WITH LAW, APPLICABLE LAW, AND VENUE**

The Contractor shall comply with all applicable Federal, State, County, and Municipal laws, ordinances, rules and regulations.

This contract shall be construed according to the laws of the State of Michigan.

The venue for the bringing of any legal or equitable action under this contract shall be the County of Ingham, of the State of Michigan. In the event that any action is brought under this Contract in Federal Court, the venue for such action shall be the Federal Judicial District of Michigan, Western District, Southern Division.

### **GC.19 PERMITS**

The Township will secure and pay for the Building Permit from the Meridian Township Building Department. All other permits or licenses which may be needed for prosecution of the work are to be obtained by the Contractor at the Contractor's expense.

### **GC.20 ROYALTIES AND PATENTS**

The Contractor shall pay for all royalties and patents, and defend all suits or claims for infringement on any patent right, and shall save and hold harmless the Owner from loss on account thereof.

### **GC.21 INSPECTIONS**

The Owner and its representative shall at all times have access to the work wherever it is in preparation or progress and the Contractor shall provide facilities for such access and for inspection.

The Owner and/or its representative shall have the right to reject materials and workmanship which are defective, or require their correction. Work on the project may be ordered terminated until correction is made. Rejected workmanship shall be satisfactorily corrected, and rejected materials shall be removed from the premises without charge to the Owner. If the Contractor does not correct condemned work and remove rejected materials within a reasonable time, fixed by written notice, the Owner may remove them and charge the expense to the Contractor.

Should it be considered necessary or advisable by the Owner at any time before final acceptance of the entire work to make an examination of work already completed, by removing or tearing out same, the Contractor shall on request promptly furnish all necessary facilities, labor, and materials. If the work is found to be defective in any material respect, due to fault of the Contractor or their subcontractors, they shall defray all the expenses of examination and satisfactory reconstruction. If, however, the work is found to meet the requirements of the Contract, the actual cost of labor and material necessarily involved in the examination and replacement, plus 15 percent (15%) shall be allowed the Contractor.

## GENERAL CONDITIONS

### **GC.22 CORRECTION OF WORK AFTER FINAL PAYMENT**

Neither the final payment nor any provision in the Contract documents nor partial or entire occupancy of the premises by the Owner shall relieve the Contractor of the responsibility for negligence or faulty materials or workmanship within the extent and period provided by law, and, upon written notice, he/she shall repair any defects due thereto and pay for any damage due to other work resulting therefrom, which shall appear within **one year** after date of completion and acceptance.

### **GC.23 PROTECTION OF WORK**

The Contractor shall continuously maintain adequate protection of all his/her work from damage and shall protect the Owner's and adjacent property from injury arising in connection with this Contract, and shall be responsible for all damage and/or injury caused by or arising out of his operations.

### **GC.24 USE OF JOB SITE**

The Contractor shall confine his/her equipment apparatus, the storage of materials and operations of his/her workmen to limits indicated by law, ordinances, permits or directions of the Owner and shall not encumber the premises with his materials.

### **GC.25 "OR EQUAL" CLAUSE**

Whenever in any of the Contract documents an article, material or equipment is defined by describing a proprietary product, or by using the name of a manufacturer or vendor, the term "or equal" if not inserted, shall be implied. The specific article, material or equipment mentioned shall be understood as indicating the type, function, minimum standard of design, efficiency, and quality desired and shall not be construed in a manner so as to exclude manufacturer's products of comparable quality, design and efficiency. The Contractor shall comply with the requirement of the Contract documents relative to the Owner's approval of materials and equipment before they are incorporated in the project.

### **GC.26 PLANS AND SPECIFICATIONS**

The Contractor shall keep on the worksite a copy of the drawings and specifications and shall at all times give the Owner access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like affect as if shown or mentioned in both. In case of difference between drawings and specifications the specifications shall govern. In any case of discrepancy in the figures, drawings or specifications, the matter shall be immediately submitted to the Owner, without whose decision said discrepancy shall not be adjusted by the Contractor, save only at his/her own risk and expense.

The Owner shall furnish from time to time such detail drawings and other information as he/she may consider necessary, unless otherwise provided. The Contractor shall keep such drawings at the site of the work.

### **GC.27 OWNER'S RIGHT TO DO WORK**

If the Contractor should neglect to prosecute the work properly or fail to perform any provision of this Contract, the Owner three (3) days after given written notice to the Contractor and his/her Surety may, without prejudice to any other remedy the Owner may have, make good such deficiencies and may deduct the cost thereof from the payment due to the Contractor.

## GENERAL CONDITIONS

### **GC.28 CLEANING UP**

The Contractor shall at all times keep the premises free from accumulations of waste material or rubbish caused by his/her employees or work, and at the completion of the work he/she shall remove all his/her rubbish from and about the work and all his/her tools, equipment, scaffolding and surplus materials and shall leave his/her work clean and ready for use. In case of dispute, the Owner may remove the rubbish and surplus materials and charge the cost to the several Contractors in proportion to the amounts as shall be determined to be just.

### **GC.29 REPORTS, RECORDS AND DATA**

The Contractor and each of his/her subcontractors shall submit to the Owner such schedules of quantities, costs, progress schedules, payrolls, reports, estimates, records, and other data as the Owner may request concerning work performed or to be performed under this Contract.

### **GC.30 NON-DISCRIMINATION IN EMPLOYMENT**

The Contractor shall adhere to all applicable Federal, State and local laws, ordinances, rules and regulations prohibiting discrimination with regards to employees and applicants for employment. The Contractor, as required by law, shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, marital status, or handicap that is unrelated to the individual's ability to perform the duties of a particular job or position. Breach of this section shall be regarded as a material breach of this Contract.

### **GC.31 DEFINITIONS**

The following terms as used in these Contract documents are respectively defined as follows:

- (a) "Contractor" The person, firm or corporation to whom the within Contract is awarded by the Owner and who is subject to the terms hereof.
- (b) "Subcontractor" A person, firm or corporation other than a Contractor, supplying labor and materials or labor for work at the site of the project.
- (c) "Project" The total construction proposed by the Owner to be constructed in part or in whole pursuant to the within Contract.
- (d) "Work on the Project" Work to be performed, including work normally done, at the location of the project.
- (e) "Surety" Any person, firm or corporation that has executed, as surety, the Contractor's performance and/or labor and material bonds securing the attached Contract.
- (f) "Owner" The public body or authority for whom the work is to be performed and as identified in the advertisement and proposal.
- (g) "Engineer" The Director of Public Works and Engineering for the Meridian Township or their authorized representative.

## **GENERAL SPECIFICATIONS**

### **GENERAL SPECIFICATIONS**

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#### **GS.1 DEFINITION**

The Contractor shall furnish all materials specified herein, shown on the plans, and required to be incorporated in the work of the Contract. They shall furnish all labor, construction equipment, tools, supplies and facilities required to construct the elements designated by the Contract documents and shall construct all of the designated elements complete and in full conformance with the requirements of these documents. They shall comply with all regulatory provisions of the Contract, General Conditions and the Specifications.

#### **GS.2 ELEVATIONS**

All the elevations shown on the plans or referred to herein are in feet above mean sea level datum as established by the United States Geological Survey, unless otherwise noted. The Contractor shall verify all the existing structure locations and elevations at points of connection or possible interference between their work and the existing structures and shall report at once to the Engineer any interference's or discrepancies discovered.

#### **GS.3 QUALITY OF MATERIALS AND EQUIPMENT FURNISHED**

All materials and equipment furnished by the Contractor hereunder shall be new and conform to specifications herein.

Materials, supplies, and equipment, whether furnished by the Contractor or the Owner, shall be stored at the site of the work in such manner as not to interfere with traffic, convenience to public or other Contractors on the site or in the vicinity. The Contractor shall be responsible for any damage caused to new or existing structures by reason of such storage or handling of materials, supplies, or equipment.

Flammable materials in portable containers are not to be stored overnight on the site. This includes, but is not limited to, gasoline and diesel fuel for use in construction machinery. Portable containers suitably protected, will be allowed overnight at the site, if confined to permanent tanks which are a normal part of the construction machinery.

## **GENERAL SPECIFICATIONS**

### **GS.3 QUALITY OF MATERIALS AND EQUIPMENT FURNISHED** (Cont'd.)

Where the Contractor is required to do work within rights of way under the jurisdiction of governmental bodies, they shall meet the requirements of said governmental bodies for work and storage within their jurisdiction. Such requirements must be met as a minimum requirement, and if the specifications given herein impose further limitation on the work, they shall also be met as the required work standard.

The Contractor's attention is directed to the Ingham County Road Department permit specifications, Section 5. Restoration and Maintenance of Right-Of-Way (e.), for dust control requirements.

### **GS.4 CARE OF EXISTING STRUCTURES**

The Contractor shall be solely responsible for any damage to any existing underground services or structures, or to structures and roadway above ground caused by their operations or those of their subcontractors and suppliers.

### **GS.5 CARE OF NEW STRUCTURES**

The Contractor shall use every reasonable precaution to prevent injury to the new structures being constructed hereunder. They shall be responsible to correct all injury or damage resulting from their operations and/or occurring while the work is under their supervisory control. They shall furnish and install such guards, coverings and other protection as may be needed to insure that the structures remain undamaged prior to completion of the entire work.

In the event damage does occur to the finished portions of the work, or to the work in progress, the Contractor shall take such corrective action and measures as may be necessary to repair the damage to the satisfaction of the Engineer.

### **GS.6 EXISTING PUBLIC UTILITIES**

Existing public utilities and underground structures such as pipelines, electric conduits and sewers are shown on the drawings from available information. The Contractor shall, through Miss Dig and any other reasonable measures, verify the exact location of underground utilities for themselves.

The Contractor shall conduct their operations so as not to damage any existing utility whether or not shown on the plans. The Contractor shall correct, at their own expense, any damage or injury that may be caused by them during their operations or damage or injury caused during the operations of their subcontractors or suppliers.

The Contractor shall be responsible for coordinating relocation or repair of existing public and private utilities with the appropriate utility or owner. No extra payment will be allowed for repairs.

If the Contractor desires, or is required by the utility companies, to relocate any power or telephone poles to facilitate their work, any expense encountered from such relocation shall be borne by the Contractor.

### **GS.7 PROTECTION OF TREES AND SHRUBS**

All trees and shrubs encountered along the route of the project shall be protected from damage by the Contractor and saved from harm resulting from any of their operations or operations of their subcontractors and suppliers. Only those trees and shrubs marked for removal on the plans shall be removed. All others will be saved from damage by tunneling or by slightly adjusting the alignment of the project as directed by the Engineer.

## **GENERAL SPECIFICATIONS**

### **GS.8 SAFETY PRECAUTIONS**

During the progress of the work, the Contractor shall maintain adequate facilities for the protection and safety of all persons and property. The Contractor and all their subcontractors and suppliers shall comply with the "Construction Safety and Health Standards" as published by the Michigan Occupational Safety and Health Administration, and to all other local, state and federal laws, ordinances, rules and regulations pertaining to safety of persons or property.

### **GS.9 SANITARY REQUIREMENTS**

The Contractor shall provide adequate sanitary facilities for all persons employed on this Project. The sanitary facilities shall conform in every way to the requirements of the "Construction Health and Safety Standards" as published by the Construction Safety Standards Commission of the State of Michigan.

### **GS.10 UTILITIES**

The Contractor shall make all necessary arrangements for the provision of all utility services required to prosecute the work under this Contract. The Contractor shall pay the costs for such connections and service. Where the Owner has utility service at the site, the Contractor may obtain service by connection to the Owner's service, subject to reasonable regulation of its use and satisfactory agreement as to charges. In the event that the Contractor's use of any or all of the Owner's utility services causes the Owner to have an inadequate supply of such service, the Contractor shall disconnect said service and provide their own separate supply at no cost to the Owner.

All utility services shall be inspected by and meet the requirements of the applicable local codes and governmental bodies.

### **GS.11 PUMPING AND DRAINAGE**

Adequate pumping and drainage facilities shall be provided and water from whatever sources entering the work during any stage of construction shall be removed promptly and disposed of. All pumping and drainage shall be done with no damage to property or structures and without interference with the right of the public, owners of private property, pedestrians, vehicular traffic, or the work of other contractors. Dewatering shall be done in such a manner that the soil under or adjacent to existing structures shall not be disturbed, removed or displaced.

The overloading or obstructing of existing drainage facilities shall not be permitted, and the Contractor shall be solely responsible for damages caused to such existing drainage facilities by their operations. Additionally, sufficient measures shall be utilized to prevent migration of soil from the site due to any pumping or drainage activities.

### **GS.12 WINTER CONSTRUCTION**

The Engineer has authority over approving the prosecution of work which is proposed to be done during the winter months. The Contractor shall provide adequate weather protection, temporary heating and take any other measures which are necessary to ensure that work performed during the winter months is properly installed and protected against damage from freezing.

Reference is made in Division 4 of the Technical Specifications to the requirements for performing concrete construction and masonry construction in cold weather.

### **GS.13 USE OF FACILITIES BEFORE FINAL COMPLETION**

The Owner shall have the right to make use of, during construction, such portions of completed and acceptably tested facilities as it finds practicable. Such use by the Owner shall not relieve the Contractor from responsibility for any defective work which may be subsequently discovered.

## **GENERAL SPECIFICATIONS**

### **GS.14 TEST OF MATERIALS**

All laboratory tests, except as otherwise noted, are to be made at the expense of the Contractor as specified in the Technical Specifications. The Contractor shall furnish satisfactory containers for taking and shipping samples. The name of the laboratory making the test must be submitted by the Contractor to the Engineer for approval.

In all cases "laboratory" refers to an independent laboratory of recognized standing. Acceptance of materials tested shall be based upon compliance with the specifications hereinafter stated for the various items. Where no particular tests are specified, the tests shall be those normally made for determination of the fitness of the particular material. Certificates of tests shall be furnished by the testing laboratory or producer, in triplicate, to the Engineer.

The Owner may require, at its own option and expense, additional mill and/or shop inspection by competent parties. The Owner may require, at its own option and expense, additional field inspection by a qualified inspector.

All materials failing to meet the requirements of the specifications, as determined by test or otherwise, shall be rejected and not used in the work. The cost of testing materials which fail to meet requirements shall be paid by the Contractor. All follow-up testing required shall also be paid by the Contractor. Materials, if rejected at the site, shall be immediately removed therefrom and shall not be used in the work.

### **GS.15 OTHER WORK**

The Contractor shall cooperate with other Contractors on the site or adjoining work to the end that the entire Project may proceed with the utmost harmony and with a minimum of delay.

Where the work under this Contract is to involve work completed under other contracts or existing facilities or structures, the Contractor shall investigate the condition of such other work or facility to determine its suitability for incorporation into the work of this Contract. Any defect or discrepancy in other work of facility making it unsuitable for proper execution of this Contract shall be immediately reported to the Owner who shall order such adjustments in the work of the project as necessary for proper completion, and unless such defect or discrepancy is reported promptly, the Contractor shall be solely responsible for any adjustments in the work as shall be found necessary to properly complete the work on this project.

### **GS.16 LINES AND GRADES**

General control lines and grades will be established by the Owner. The Contractor shall notify the Engineer no less than 48 hours prior to requiring such control. The Contractor shall furnish all stakes and labor for driving them and rodmen to assist the Owner in this work. The Contractor shall carefully preserve the general control lines and grades established by the Engineer. The cost of replacement of stakes which are damaged or lost shall be borne by the Contractor.

Construction lines and grade shall be transferred and set by the Contractor from the control lines and grades established by the Engineer, and the Contractor shall furnish necessary instruments and competent personnel for performing such work, and they shall be responsible for the accuracy of the transferred line and grade. The Owner will check the work at intervals, as it deems necessary, and the Contractor shall make correction of error, if any, at their own expense, as may be required for the proper function and performance of the structure and installed equipment.

### **GS.17 COMPLETE WORK REQUIRED**

It is the intent of the Contract documents to provide that the Project to be constructed under this Contract will be complete and ready for use. Any minor items not specifically called for on the plans or specifications, but which are clearly necessary, are to be included.

## **GENERAL SPECIFICATIONS**

### **GS.18 PROPERTY MARKERS**

The Contractor shall take precautions not to move or destroy any monuments or stakes marking the boundaries of property along or near the work. A licensed surveyor shall reestablish property irons in the proper location if disturbed. Buried property irons shall be extended 1/2" diameter rods. The Contractor shall pay for reestablishment.

### **GS.19 RECORDS AND MEASUREMENTS**

The Contractor shall keep careful records showing measured overall length of underground facilities installed and distances of such from any available line as may be designated by the Engineer. Such records shall be turned over to the Engineer as the work progresses and the records must be accurate and complete.

### **GS.20 GUARANTEE**

The Contractor shall guarantee and shall secure from the manufacturer of each item of manufactured equipment used in the project a written guarantee that all materials and equipment furnished by them shall be first class and free from defects, and the guarantor agrees that they will, upon notice and without delay, make good or repair without expense to the Owner the whole or any part of the equipment furnished by them hereunder, which within a year from date of acceptance of that portion of completed work incorporating such equipment shall fail or develop unfitness for the purpose for which it is intended as a result of any defect in design, material, workmanship, erection or construction.

**INGHAM COUNTY ROAD DEPARTMENT  
SUPPLEMENTARY PERMIT SPECIFICATIONS  
FOR UTILITY INSTALLATIONS**

As referred to herein:

“Board” shall denote the Board of Ingham County Road Commissioners or its duly appointed agents.

“Utility” shall denote any cable, conduit, pipe, structure, or similar facility installed within the road right-of-way.

“Contractor” shall denote an individual or legal entity contracted to perform a proposed utility’s installation.

1. GENERAL

- a. All proposed utility installations within county road right-of-way shall be reviewed and approved by means of a permit issued by the Board, regardless of the type, size, location, or installation method. The Board shall have absolute authority over any work to be performed within the county road right-of-way and shall exercise said authority at its discretion. The Board reserves the right to impose, at its discretion, cash bond requirements for any permit granted. The cash bond may be used to reimburse the Board for work not performed by the Contractor, restoration of roadways caused by Contractor activities, costs associated with detour signing, and other reasonable expenses incurred by the road commission.
- b. The Board shall have the authority to direct any work or stop any work, permitted or not permitted, that in its opinion is not being performed to the Board’s satisfaction. All costs for corrective work or work stoppages shall be the responsibility of the Contractor.
- c. To issue a utility installation permit, the applicant must provide drawings that illustrate all the work to be performed, the method of installation, and materials to be used. If road or lane closures are proposed, along with the information required below, the approximate start and completion date shall be provided on the permit application.

2. ROAD CROSSINGS

- a. All proposed utility crossings of county roads shall be performed using methods other than open cut methods unless otherwise permitted by the Board. The following are general specifications or provisions to be followed when installing utilities using methods other than open cut methods.
  1. The methods of utility installation described in this section include, but are not limited to, tunneling, bore and jacking, and directional boring. These methods represent preferred installation methods and are employed to allow installation of utility road crossings without closing the road to through traffic or damaging the existing road pavement. The Board, at its discretion, may require that a particular installation method be employed by the Contractor.
  2. When a utility is to be installed by tunneling methods, the tunnel shall be adequately sheeted and shored to prevent the tunnel walls from collapsing and the road pavement from settling or cracking.
  3. When a utility is to be installed by bore and jacking methods, a casing pipe will be required with the utility to be installed inside the casing pipe. The annular space between the utility and the casing pipe shall be filled and sealed using pressure grouting or other approved methods.
  4. All shafts or pits not sheeted and shored shall be located, at least, 10 feet off the edge of road pavement in rural sections and 6 feet behind the back of curb in urban sections.

5. If any settlement or other changes in grade occur in the vicinity of the utility crossing within one year of the work, upon notification the road shall be immediately reconstructed to the proper grade at the Contractor's expense. In addition, damage to the roadway embankment, shoulder, and pavement shall also be immediately repaired to the Board's satisfaction.
  6. Unless otherwise approved by the Board, all utilities shall have a minimum cover of 4 feet below the road surface. Where approved construction plans indicate cover greater than 4 feet, the plan depth shall govern.
  7. All costs for maintaining traffic, including flagging operations, shall be the responsibility of the permitted party. Traffic control shall be erected in accordance with the current edition of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) or as directed by the Board. Modifications to traffic control measures may be ordered by the Board, at its discretion, and the cost of any modifications shall be the responsibility of the Contractor. Once work is completed for the day, traffic control signs which are not appropriate shall be covered or removed so that the motoring public is made aware of the road's condition and how to safely traverse through the work zone.
  8. If, in the opinion of the Board, traffic conditions warrant suspension of utility installation operations and restoration of a road's full capacity, the Contractor shall comply immediately. All costs associated with such an action shall be borne by the Contractor.
- b. If the Board permits a proposed utility crossing of a county road using open cut methods, the following general specifications or provisions shall be followed:
1. Large projects that involve many utility crossings and or may extend for several months shall be completed in "sections". The intent being, that once a particular crossing, of many, is completed or a 1/4 mile "section" of a multi-mile utility has been installed, the Contractor shall restore the road and right-of-way to the satisfaction of the Board before moving on to the next crossing or section of utility installation.
  2. In general, open cut utility crossings will not be allowed during winter months.
  3. Open cut utility crossings shall be performed during off-peak traffic hours unless specifically permitted by the Board. Off-peak hours vary, but they are typically between the hours of 9:00 am to 3:00 pm.
  4. Unless otherwise approved by the Board, all utilities shall have a minimum cover of 4 feet between the utility and the road surface. Where approved construction plans indicate cover greater than 4 feet, the plan depth shall govern.
  5. All costs for maintaining traffic, including flagging operations, shall be the responsibility of the permitted party. For road closures intended to last one or two days, the contractor will submit a deposit with the permit application, the Ingham County Road Department will set up, maintain, and dismantle the road closure, the actual costs incurred will be subtracted from the deposit and the remainder returned to the contractor. If incurred costs exceed the deposit, the contractor will be billed for the overage. For road closures intended to last an extended period of time, the Contractor shall set up, maintain, and dismantle the closure per the approved detour plan. Regardless, traffic control shall be erected in accordance with the current edition of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) or as directed by the Board. All traffic control schemes are to be approved prior to the beginning of work. Modifications to traffic control measures may be ordered by the Board, at its sole discretion, and the cost of any modifications shall be the responsibility of the Contractor.

6. If a proposed road closure is not permitted, at least one lane of traffic shall be maintained with proper flagging operations in effect throughout the work day. Road cuts shall be backfilled, flush with the driving surface at the end of each working day, appropriately signed, and opened for overnight traffic. Depending on traffic volumes and other conditions, the Board may require the permit applicant to provide by-pass lanes (either paved or unpaved) to maintain traffic.
7. Maintenance of open cut work zones is the responsibility of the Contractor and shall be in effect 24 hours a day for the duration of the work.

### 3. PAVEMENT AND GRAVEL SURFACE REMOVAL AND REPLACEMENT

- a. All proposed open cut utility installations or existing utility installations needing corrective reconstruction shall conform to the following specifications or provisions:
  1. All pavement to be removed shall be saw cut, full depth, to its removal limit and carefully removed as to not damage the saw cut edge. All damaged edges shall be subsequently saw cut and removed back to sound pavement. The pavement removal limit shall extend, at least, 1 foot beyond both sides of the open cut trench.
  2. Both bituminous and concrete pavement removal shall have a minimum width of 6 feet, be perpendicular to the centerline of the road, and extend the full width of existing lanes. Diagonal pavement removal and replacements will not be allowed unless approved by the Board.
  3. Concrete pavement removal limits are to utilize existing joints whenever possible. The minimum distance between a concrete replacement slab and an existing pavement joint shall be 5.5 feet unless approved by the Board. The Contractor shall verify concrete pavement removal limits with the Board prior to pavement replacement.
- b. Pavement replacement and gravel road surface restoration shall conform to the following specifications or provisions:
  1. Aggregate base material under pavement shall be a minimum of 8-inches thick and meet MDOT 21AA or 22A aggregate specifications, as determined by the Board. The proposed aggregate base material shall conform to the characteristics of the insitu aggregate base material as much as possible. Bituminous pavement replacement shall either match the existing pavement thickness or be 5-inches thick, whichever is greater, and utilize hot mix asphalt materials that meet or exceed MDOT 13A bituminous mix specifications. Concrete pavement replacement shall either match the existing pavement thickness or be 7-inches thick, whichever is greater, and utilize 4500 psi strength concrete that meets or exceeds MDOT specifications. Concrete pavement patch size and geometry shall be determined by the Board and shall be doweled into adjacent concrete pavement. Aggregate surfaced roads and shoulder material shall be a minimum of 6-inches thick and meet MDOT 22A or 23A aggregate specifications. Aggregate base shall be compacted to 95% of its maximum density, hot mix asphalt is to be compacted to 97% of its maximum density, and aggregate shoulder material shall be sufficiently graded and compacted to prevent standing water and erosion problems.
  2. The finished driving surface shall be installed to conform to the vertical profile of the existing roadway and not exhibit “dips” or “humps” that are noticeable to the motoring public. “Mounding” over excavations to allow for future settlement will not be permitted. If settling or upheavals occur at pavement replacement locations, the Contractor may be required to remedy the situation. Failure to do so may result in a stoppage of subsequent work or denial of subsequent permits.

3. Bituminous pavements shall not be replaced using lifts that exceed 250 lbs/syd (2 1/4 inches thick). A tack coat emulsion shall be applied between successive lifts of bituminous paving.
4. Replacement concrete pavement shall be doweled into adjacent pavement using 18-inch long by #9 and #5 epoxy coated deformed bars. The dowels shall be drilled, inserted 9-inches, and grouted in accordance with current MDOT specifications. Dowels installed along the pavement edge, parallel to the lane lines (#9), shall be spaced at 18-inches on center. Dowels installed along the pavement edge, perpendicular to the lane lines (#5), shall be spaced at 24-inches on center.
5. Composite pavements, such as asphalt overlaying concrete pavement shall be replaced to match the existing pavement structure using the same provisions described above. If approved by the Board, composite pavements may be replaced with full depth asphalt equal in thickness to the existing pavement structure.

4. BACKFILLING AND COMPACTION

- a. All utility trenches, holes, bore pits, and other excavations within the county road right-of-way shall be backfilled with granular material that meets or exceeds MDOT class II material. Excavation backfill shall be placed and compacted to 95% of its maximum density in successive layers that are no more than 12-inches thick. In-place backfill density shall be verified and reported to the Board by an independent testing laboratory. The cost of said verification and reporting shall be the responsibility of the Contractor. The above backfilling and compaction provisions shall apply to that portion of the subgrade that is within the influence of the roadway pavement structure, including the shoulder. Refer to MDOT Trench Detail "B". Failure to meet said backfill and compaction requirements may result in a stoppage of subsequent work, replacement of deficient backfill, and denial of subsequent permits.
- b. All under drain systems and similar facilities destroyed or disturbed due to the utility installation shall be rebuilt using similar materials and in a manner that completely restores their function.

5. RESTORATION AND MAINTENANCE OF RIGHT-OF-WAY

- a. All drainage courses shall be restored with topsoil, seed, and mulch immediately after completion of utility installations. The Contractor shall employ and maintain soil erosion and sedimentation measures to stabilize all disturbed grounds per the Ingham County Drain Commissioner's (ICDC) standards. Disturbed drainage courses or backslopes that have steep grades, as determined by the Board, shall be stabilized with mulch blanket, rock check dams, or both. The Contractor shall follow ICDC and Michigan Department of Environmental Quality (MDEQ) Best Management Practices (BMS) for soil erosion and sedimentation control.
- b. All existing storm sewer, drainage structures, culverts, and similar facilities shall be protected during utility installation. If permitted by the Board and the structure owner, the Contractor may remove and replace said facilities if needed for utility installation. All replacement facilities shall be in accordance with current agency (owner) requirements for materials and construction standards, regardless of existing condition. Any damaged facilities left in place during utility installation shall be fully repaired to the satisfaction of the Board, or be replaced in accordance with current agency (owner) requirements. It is the responsibility of the contractor to research and obtain permission from the appropriate "owner" for the proposed work.
- c. All traffic signs requiring replacement or that need to be relocated due to utility installation shall be replaced or relocated by Ingham County Road Department personnel and their costs reimbursed by the Contractor.

- d. Encroachments (private installations) within the road right-of-way, such as fences, mailboxes, and hedges that must be removed due to utility installation may be replaced or re-installed, within the right-of-way, upon approval of the Board. In general, removed objects, other than mailboxes, cannot be re-installed within the road right-of-way. Please be aware that the Ingham County Road Department will not become involved with negotiations between the utility owner and property owners relative to encroachment removal and replacement, but the Board will ultimately approve or disapprove whether replacements are allowed, and their subsequent locations.
- e. The Contractor shall maintain a safe work area, free from dust and free from dirt and mud being tracked onto the adjacent roadway. The Contractor shall make arrangements to have paved roads swept and gravel roads treated with dust palliative for the duration of installation activities. If requested by the Board, the Contractor shall sweep roads or apply dust palliative within 4 hours of the request. Failure to do so may result in a stoppage of work.

6. MANHOLE CASTING, VALVE, AND FIRE HYDRANT LOCATIONS

- a. Permitted utility manhole structures and vaults shall conform to the following specifications or provisions:
  - 1. In general, proposed manhole castings and valve boxes shall be located outside the paved road surface and somewhere other than in the roadside ditch. If approved by the Board, manhole castings and valve boxes installed within a paved surface or parkway shall be located flush with the existing surface, manhole castings and valve boxes installed within the traveled portion of a gravel road shall be located 6-inches below the road's surface, and manhole castings and valve boxes installed in a ditch bottom shall be located, at least 12-inches below the ditch bottom. The contractor may be required to re-route the ditch around manhole castings and valve boxes, at the discretion of the Board.
  - 2. Manhole castings and valve boxes shall not protrude from the backslope of the road or above the normal ground contour by more than 6-inches. The contractor may be required to adjust a manhole casting or regrade the area, to the Board's satisfaction, at their expense.
  - 3. Proposed manhole casting and valve box type shall be approved by the Board prior to the start of installation. If at any future time it is determined that the type of casting or valve box must be changed due to road reconstruction, widening, resurfacing, etc., the utility owner agrees, by performing under permit, to bear all costs for the change
  - 4. Proposed fire hydrant installations shall be approved by the Board prior to the start of installation. If at any future time it is determined that the fire hydrant must be moved due to road reconstruction, widening, resurfacing, etc., the utility owner agrees, by performing under permit, to bear all costs for moving the fire hydrant.

7. TREE REMOVAL, TRIMMING, AND TUNNELING

- a. All tree removals, trimming, and tunneling within county road right-of-way shall be reviewed and approved by means of permit by the Board of Ingham County Road Commissioners. Any trees, regardless of their location, that cannot be protected due to utility installation or are in eminent danger of dying as a result of utility installation shall be removed by the Contractor. All stumps shall either be removed or ground flush with the average ground surface in the vicinity of the stump.
- b. Proposed tree removals, trimming, and tunneling shall be sufficiently illustrated on construction plans along with the tree's species and size so that a proper review and site visit can be performed.
- c. Trees that are located close to proposed utility installations, in the county road right-of-way, and reside within maintained lawn areas shall be protected from above ground and below ground

damage. Any trees, as described above, that are to be removed due to utility installation, shall only be removed after the Contractor has given notice to the adjacent property of the intent to remove the tree(s) and offered replacement trees. In general, the Board will require the Contractor to replace “lawn” trees removed due to utility installation. Replacement trees shall be planted outside the road right-of-way or at locations approved by the Board.

- d. All stumps, logs, limbs, and litter shall become the property of the utility installation contractor and be properly disposed of. The adjacent property owners have the right of ownership of wood felled within the right-of-way, therefore the Contractor shall offer to leave the felled wood for the property owners use. Wood requested by the property owner shall be left outside of the county road right-of-way.

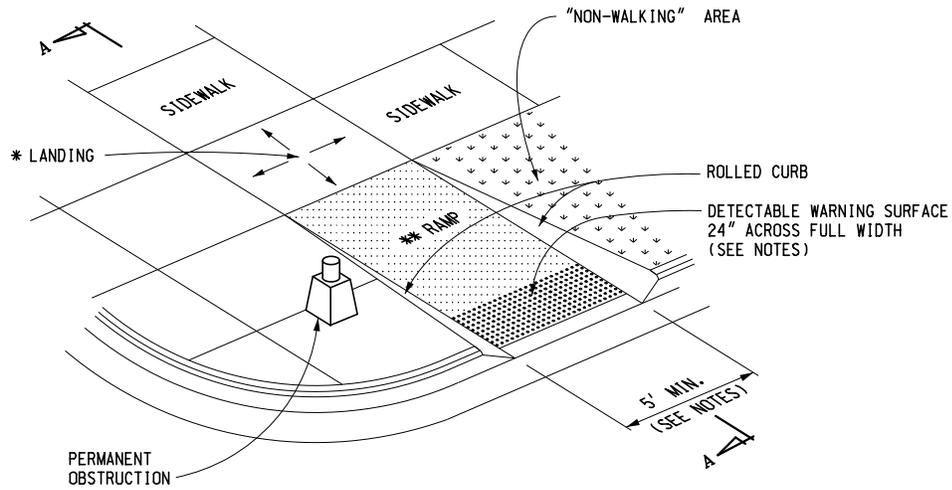
## 8. CONDUCT OF OPERATIONS

- a. The Contractor shall control and ensure that trucking operations related to utility installations adhere to the current Michigan Vehicle Code and restrictions imposed by the Board, including spring weight restrictions. Failure to do so will result in the truck operator being ticketed and may also result in a stoppage of work.
- b. Contractors, permitted or not permitted, who conduct utility installation operations in a manner detrimental to the Board’s statutory obligation to maintain county roads reasonably safe for the public will be required to cease utility installation activities and correct all detrimental conditions immediately. If deemed necessary by the Board, cash deposits to cover the cost of a full-time ICRD inspector to ensure proper operations may have to be submitted to the Board before utility installation continues.
- d. Dewatering water disposed of by the Contractor within the county road right-of-way must be approved by the Board in advance of any discharge and conform to Michigan Department of Environmental Quality (MDEQ) Best Management Practices (BMS) for soil erosion and sedimentation control. In general, discharge of water into roadside ditches for more than a couple of hours will not be allowed. If the Board deems it necessary that dewatering activities be modified or discontinued altogether, the Contractor shall comply and devise another method to complete their work. The Contractor, by performing under permit, accepts the responsibility of restoring the road right-of-way and affected drainage system to the satisfaction of the Board and the Ingham County Drain Commissioner after dewatering system removal.
- e. The Contractor shall store construction materials as far off the road so that the materials do not pose a hazard nor block the vision of the traveling public and those seeking egress and ingress to private property. Only materials to be installed immediately can be stored within the right-of-way. All other materials and equipment shall be stored outside of the right-of-way.
- e. For location of underground utilities, the Contractor shall call Miss Dig at 1-800-482-7171 a minimum of three working days prior to utility installation.

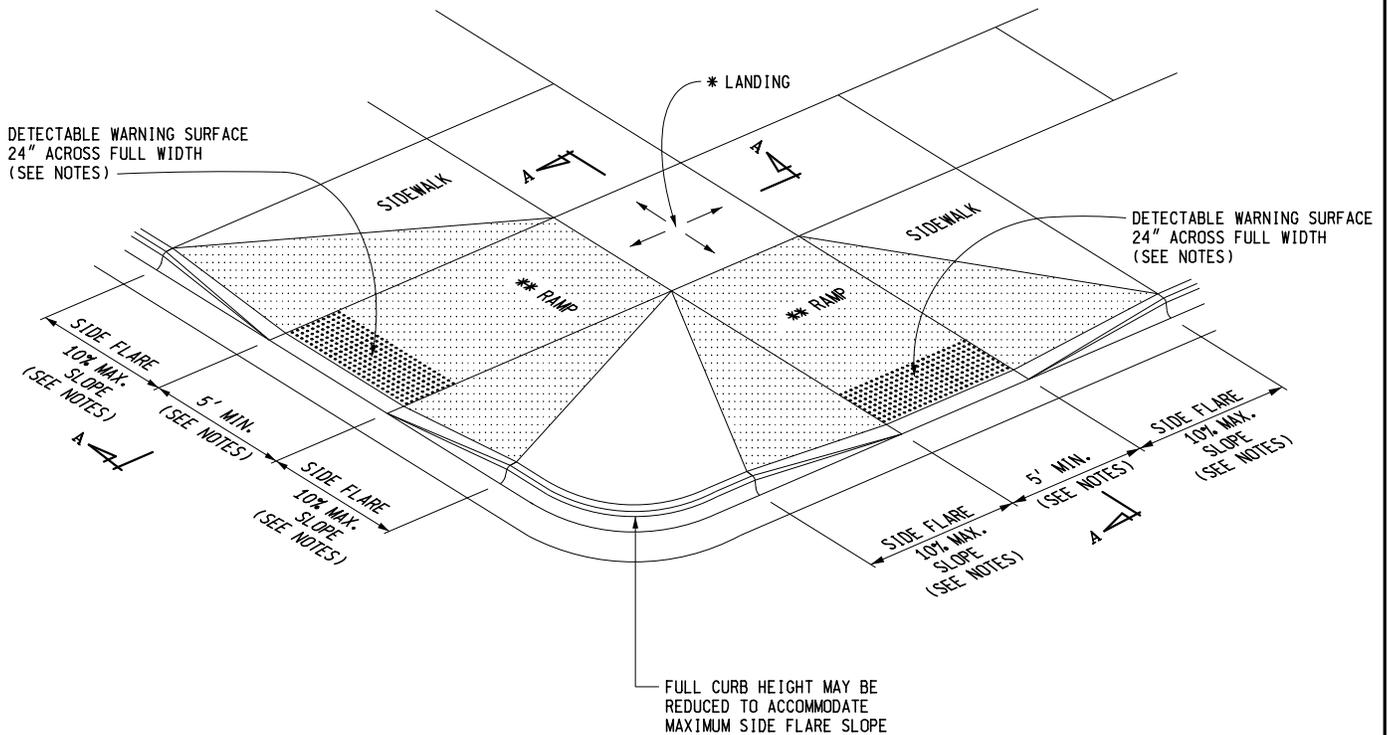
Rev. 01-06

\* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

\*\* MAXIMUM RAMP CROSS SLOPE IS 2.0%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



**CURB RAMP TYPE R**  
(ROLLED SIDES)



**CURB RAMP TYPE F**  
(FLARED SIDES, TWO RAMPS SHOWN)



PREPARED BY  
DESIGN DIVISION

DRAWN BY: B.L.T.

CHECKED BY: W.K.P.

DEPARTMENT DIRECTOR  
Paul C. Ajegba

APPROVED BY: \_\_\_\_\_  
DIRECTOR, BUREAU OF FIELD SERVICES

APPROVED BY: \_\_\_\_\_ M-1  
DIRECTOR, BUREAU OF DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

**CURB RAMP AND  
DETECTABLE WARNING DETAILS**

\_\_\_\_\_  
F.H.W.A. APPROVAL

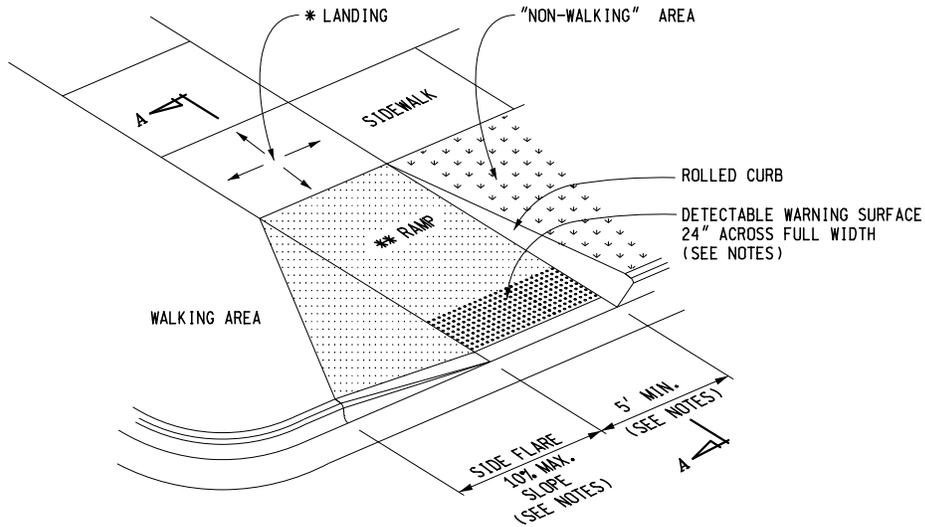
5-8-2020  
PLAN DATE

**R-28-J**

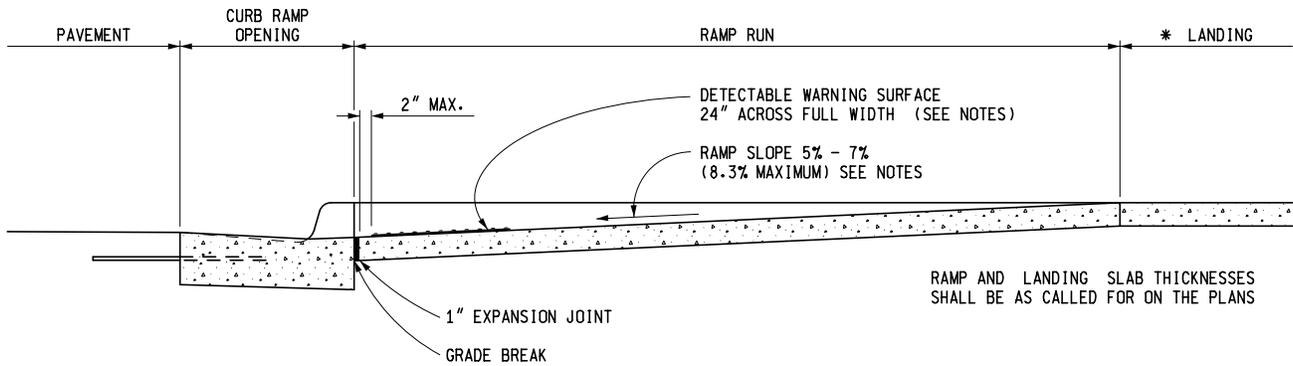
SHEET  
1 OF 7

\* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

\*\* MAXIMUM RAMP CROSS SLOPE IS 2.0%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



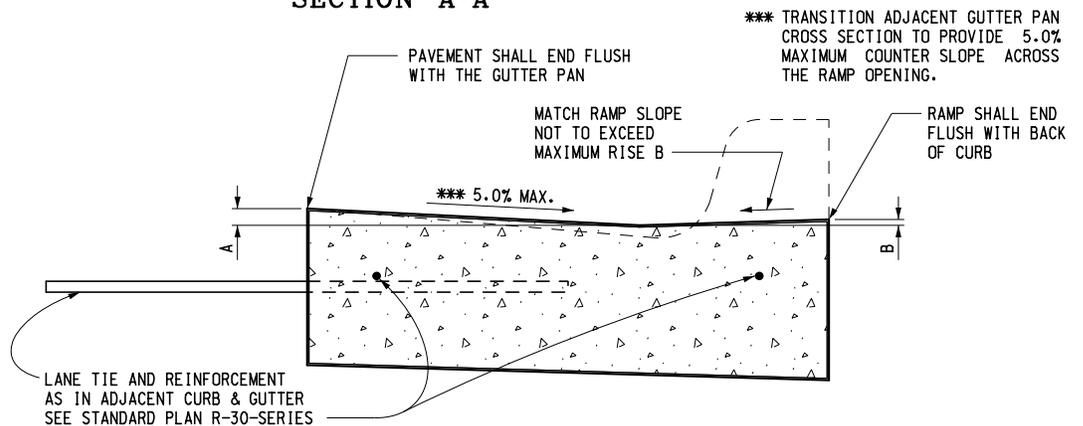
**CURB RAMP TYPE RF**  
(ROLLED / FLARED SIDES)



**SECTION A-A**

CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES



**SECTION THROUGH CURB RAMP OPENING**  
(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF DEVELOPMENT STANDARD PLAN FOR  
**CURB RAMP AND  
DETECTABLE WARNING DETAILS**

M-2

F.H.W.A. APPROVAL

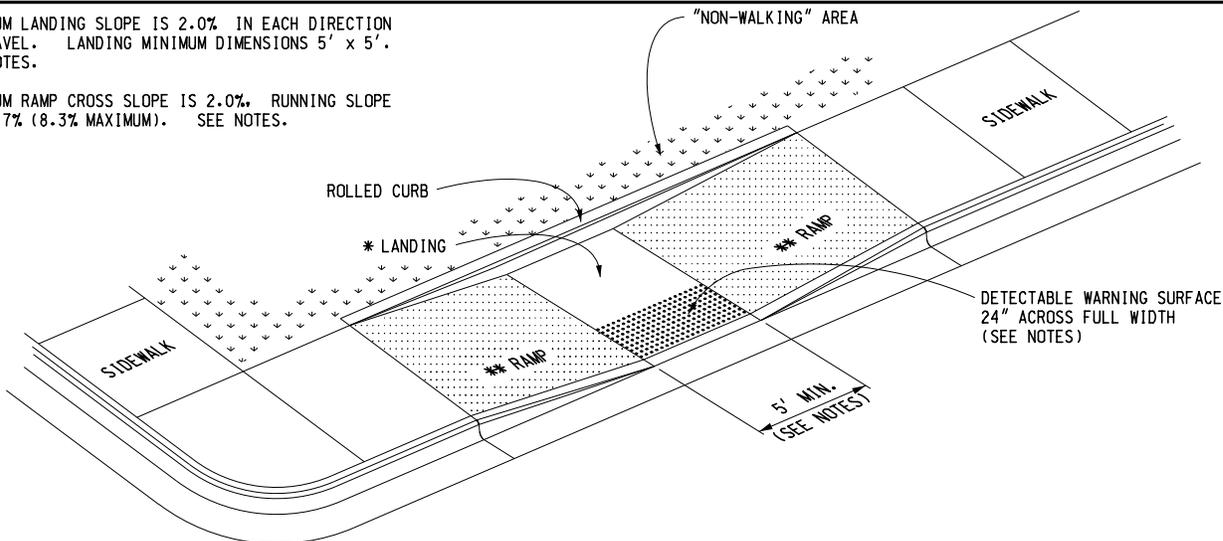
5-8-2020  
PLAN DATE

R-28-J

SHEET  
2 OF 7

\* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

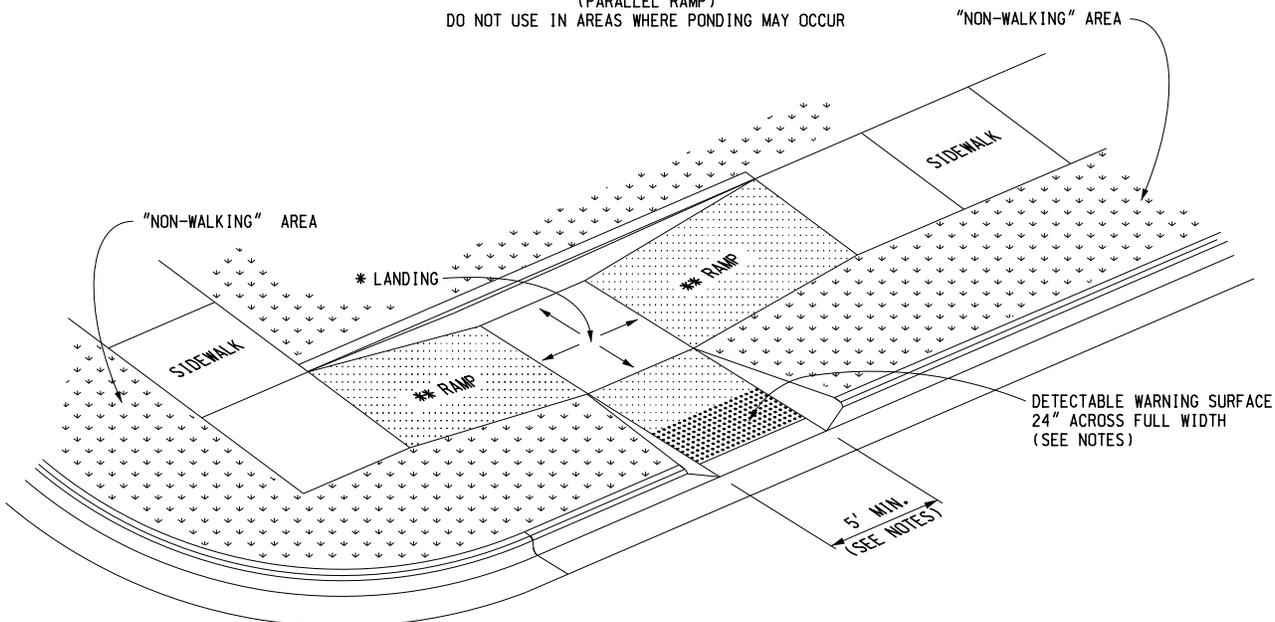
\*\* MAXIMUM RAMP CROSS SLOPE IS 2.0%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



**CURB RAMP TYPE P**

(PARALLEL RAMP)

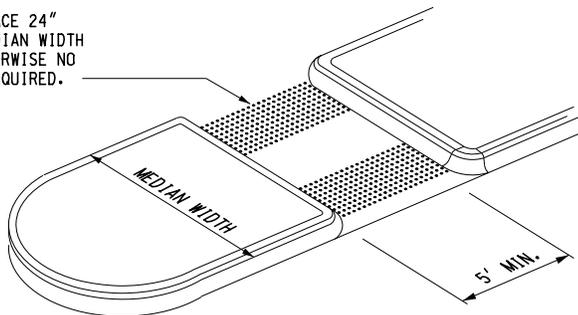
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



**CURB RAMP TYPE C**

(COMBINATION RAMP)

DETECTABLE WARNING SURFACE 24\"/>



**CURB RAMP TYPE M**

(MEDIAN ISLAND)

MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

**CURB RAMP AND  
DETECTABLE WARNING DETAILS**

M-3

F.H.W.A. APPROVAL

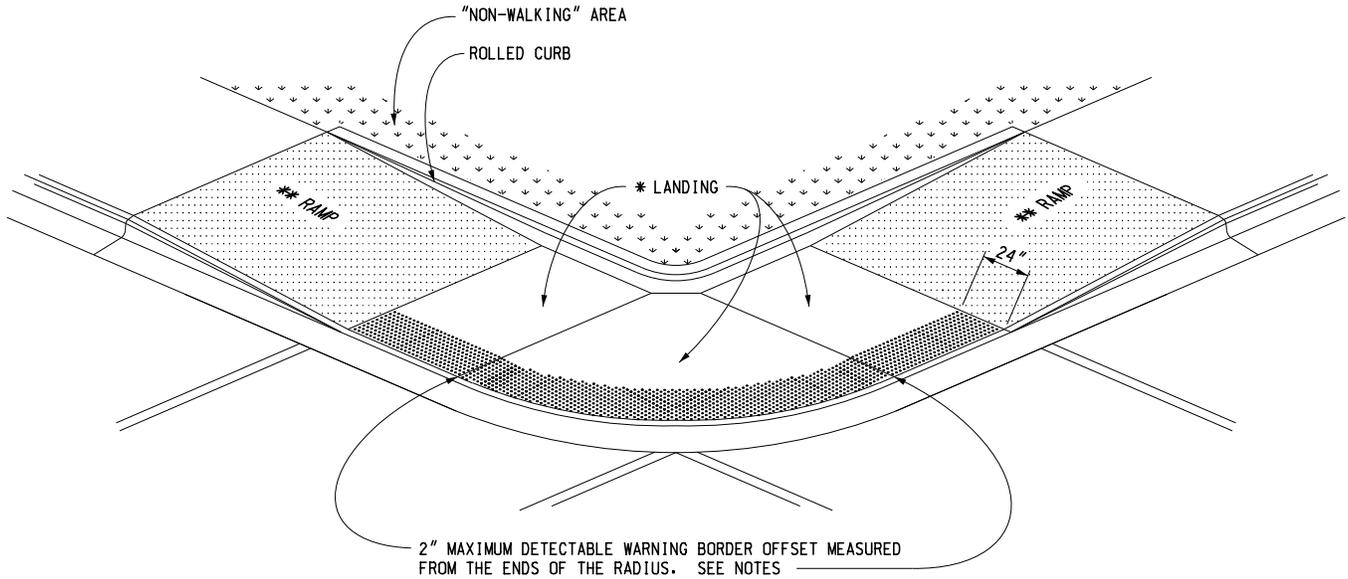
5-8-2020  
PLAN DATE

R-28-J

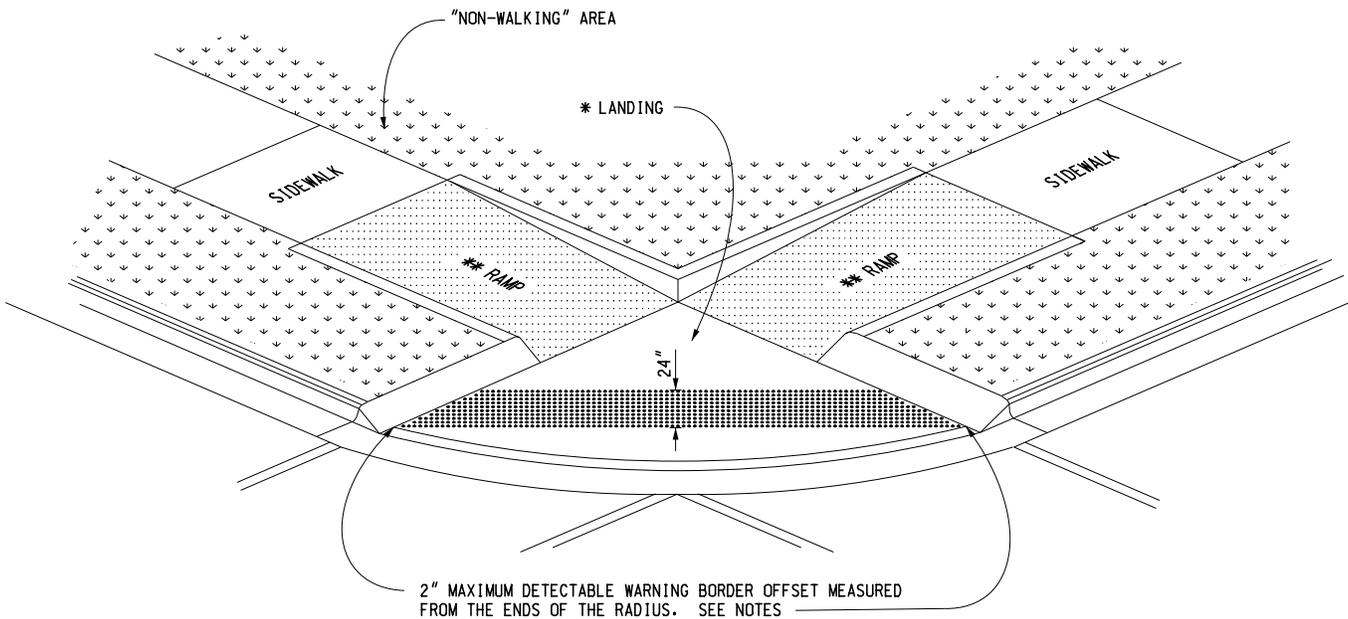
SHEET  
3 OF 7

\* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

\*\* MAXIMUM RAMP CROSS SLOPE IS 2.0%, RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



( RADIAL DETECTABLE WARNING SHOWN )



( TANGENT DETECTABLE WARNING SHOWN )

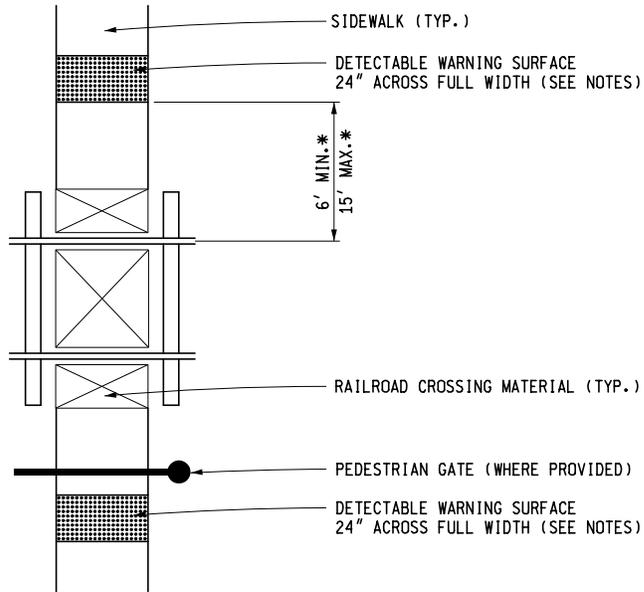
**CURB RAMP TYPE D**

( DEPRESSED CORNER )

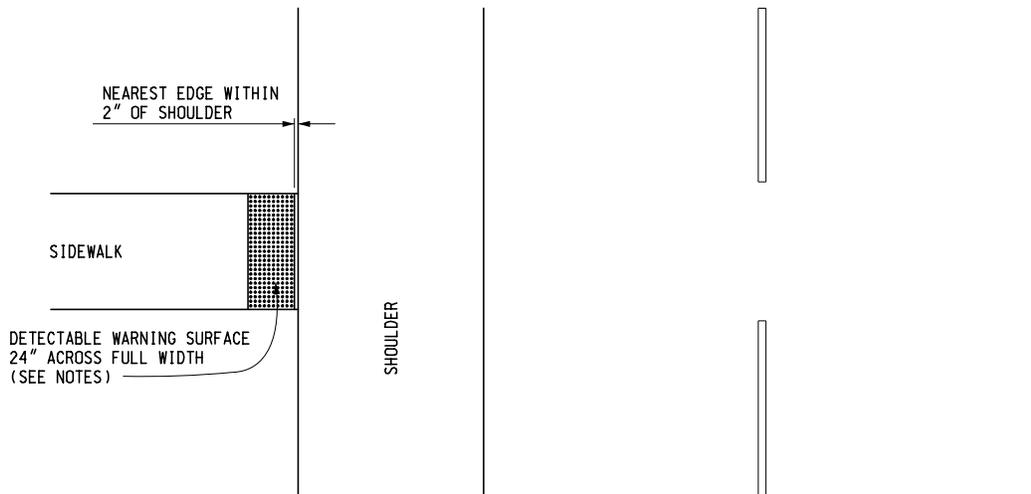
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR			
<b>CURB RAMP AND DETECTABLE WARNING DETAILS</b>			
M-4	F.H.W.A. APPROVAL	5-8-2020 PLAN DATE	R-28-J SHEET 4 OF 7

\* THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE RAIL CROSSING IS 6' MINIMUM AND 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. DO NOT PLACE DETECTABLE WARNING ON RAILROAD CROSSING MATERIAL.

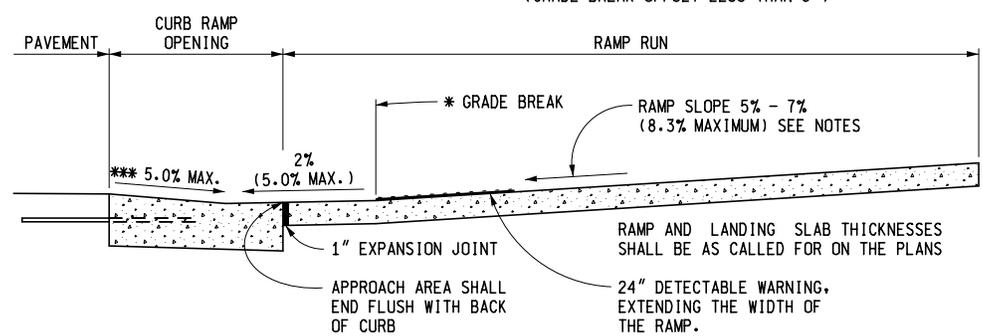
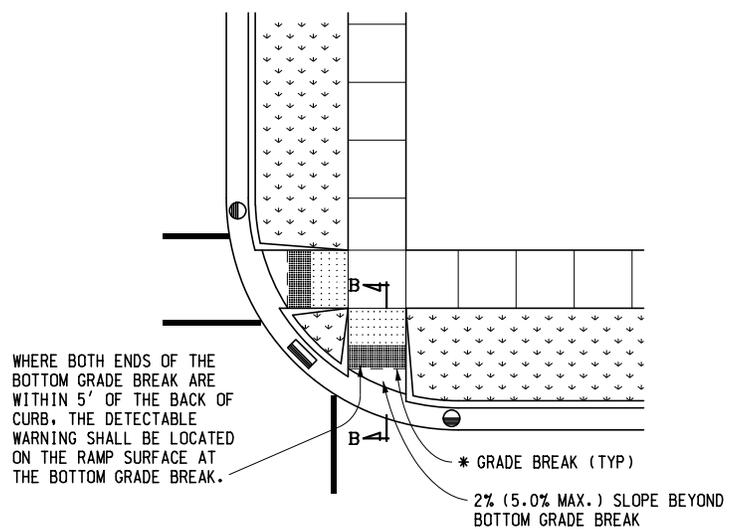
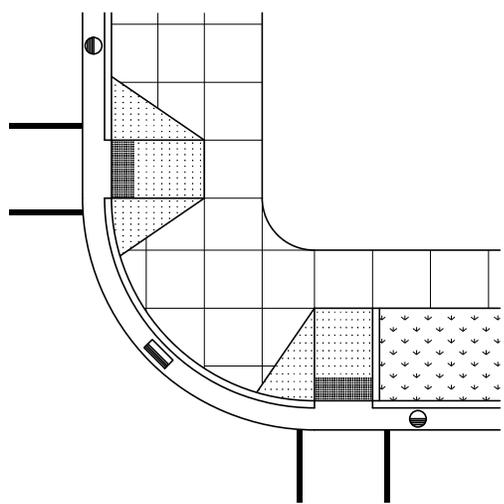
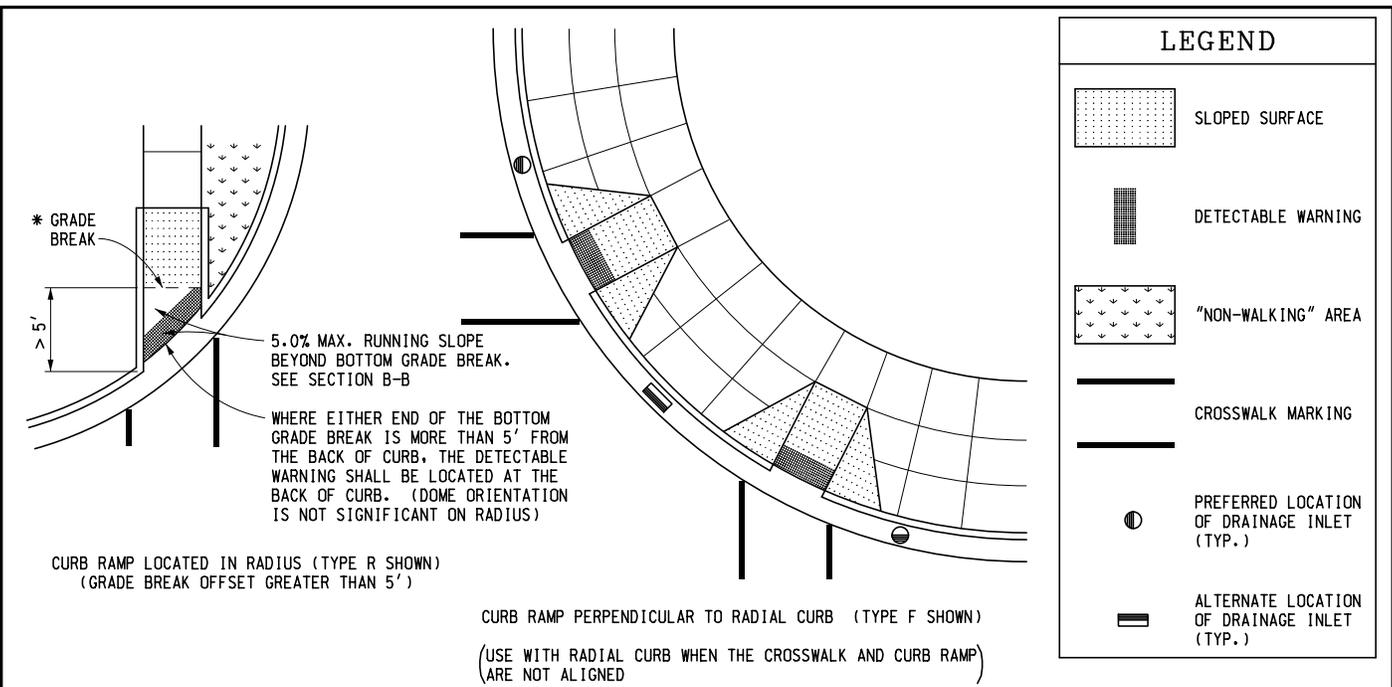


**DETECTABLE WARNING AT RAILROAD CROSSING**



**DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY**

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR		
<b>CURB RAMP AND DETECTABLE WARNING DETAILS</b>		
M-5	5-8-2020 PLAN DATE	R-28-J
F.H.W.A. APPROVAL		SHEET 5 OF 7



\* GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

\*\*\* TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 5.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP OPENING.

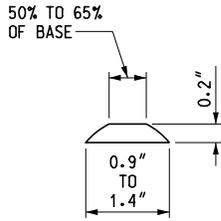
SEE SHEET 2 FOR CURB RAMP OPENING DETAILS.

**SECTION B-B**  
**CURB RAMP ORIENTATION**

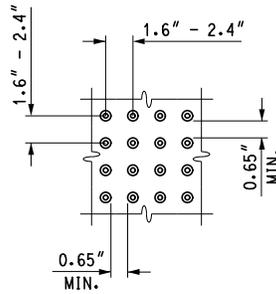
MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

**CURB RAMP AND  
DETECTABLE WARNING DETAILS**

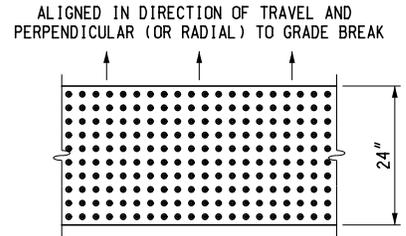
M-6	F.H.W.A. APPROVAL	5-8-2020 PLAN DATE	R-28-J	SHEET 6 OF 7
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**DOMES SECTION**



**DOMES SPACING**



**DOMES ALIGNMENT**

**DETECTABLE WARNING DETAILS**

**NOTES:**

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

CURB RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE  $\leq 5\%$  DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

**CURB RAMP AND  
DETECTABLE WARNING DETAILS**

M-7

F.H.W.A. APPROVAL

5-8-2020  
PLAN DATE

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EARTHWORK (DIVISION 1)

**MERIDIAN TOWNSHIP TECHNICAL SPECIFICATIONS  
DIVISION 1**

**EARTHWORK**

**INDEX**

**1.01 SCOPE**

**1.02 CONSTRUCTION METHODS**

1. CLEARING THE SITE
2. PROTECTION OF TREES
3. EROSION CONTROL
4. EXCAVATION
5. BACKFILLING & ROUGH GRADING
6. EXTRA SAND BACKFILL
7. EXTRA STONE BEDDING
8. RESTORATION & CLEAN UP

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**1.01 SCOPE**

The Contractor shall furnish all labor, materials, tools and equipment for all excavation and backfilling required for work under this contract, including all sheeting, shoring and bracing, dewatering of excavation, and other work as herein specified. All work shall be done in accordance with the current Michigan Department of Transportation Standard Specifications for Construction, except as stated within this specification.

**1.02 CONSTRUCTION METHODS**

**1. Clearing the Site**

The Contractor shall clear the site of all brush and debris which may be present and interfering with construction operations and shall remove and dispose of the same. No trees or shrubs are to be removed unless shown on the plans or permitted by the Engineer. Concrete, asphalt, trees, and shrubs shown on the plans to be removed shall be disposed of at a suitable location off the site of the work.

**2. Protection of Trees**

All trees which are to be preserved or which, in the opinion of the Engineer, might be subject to damage by the Contractor's operations, shall be adequately protected against damage to the bark by 2-inch thick vertical planking securely wired or tied completely around the tree trunk. Such protection shall not be removed until authorized by the Engineer.

No excavation greater than 1 foot in depth shall be made by machine within 5 feet of any tree. If the excavation cuts within the canopy (dripline) of a tree, the Contractor shall tunnel under roots and protect them from injury throughout the work. All roots greater than 2" shall be cleanly cut, if removed.

Trees which interfere with the work, and the removal of which is permitted, shall be removed by the Contractor in a safe manner and incidental to construction unless otherwise noted on plans and proposal. No trees are to be removed without the expressed approval of the governmental body or property owner having jurisdiction thereof, and of the Engineer.

Trees, trunks, and limbs to be removed that are greater than six inches in diameter shall be trimmed and cut into lengths less than eight feet and piled outside of the right of way for use if the abutting property owner so desires. If the property owner does not desire the timber, the timber becomes the property of the Contractor. All other timber, brush, limbs, and stumps shall be disposed of by the Contractor. Onsite burning will not be allowed.

## EARTHWORK (DIVISION 1)

### 1.02 CONSTRUCTION METHODS (Cont'd.)

#### 3. Erosion Control

Erosion Control devices shall be installed as shown on the plans and as needed to eliminate the migration of soil from the worksite. Typical devices include catch basin fabric drops (silt sacks) and silt fence. Additional requirements, as necessary, can be found in the Special Provisions.

Fabric drops shall be designed and constructed for use in the specified structure. Drops shall be installed prior to construction, cleaned and maintained in a working state for the duration of the project, and removed and disposed of upon final completion and restoration of the construction site.

Silt fence shall be a product in accordance with the MDOT 2020 SSC, Section 910.

Grass shall be growing before the erosion control measures are removed. Retainage will not be released until the sediment guards are removed.

#### 4. Excavation

##### A. General

Trench excavation shall be by open cut, except as otherwise shown or permitted. Excavation may be performed by any practical method consistent with the integrity and protection of the work, adjoining structures, and the protection of workers and the public.

Excavation of trenches for piping shall provide a minimum net clearance of six inches outside the barrel of the pipe and, in all cases, shall be of sufficient width to permit the convenient placing of pipe and making of joints. The bottom of the trench shall be shaped so as to conform as nearly as possible to the outside of the pipe, particular care being taken to recess the bottom of the trench in such a manner as to relieve the bell of all load and to provide continuous soil bedding under the lower quadrant of the pipe.

Excavation for structures shall be extended sufficiently beyond the limits of the structure to provide ample room for practical construction methods to be followed.

If excess excavation is made or the material becomes disturbed so as to require removal beyond the prescribed limits, the resulting space shall be refilled with selected material. It shall be thoroughly tamped into place in not more than six inch layers, to the satisfaction of the Engineer, before the construction work proceeds. Alternatively it may be filled with Class B Concrete or Flowable Fill.

Foreign materials such as slabs of wood, boulders, etc. which obstruct the excavation, shall be removed with other excavation; and where such obstructions occur at or near the bottom, requiring excavation below grade for their removal, the excavated area shall be brought back to grade as in the previous paragraph, and incidental to construction. Unnecessary excavation below grade by the Contractor shall be refilled to grade as in previous paragraph, and at the Contractor's expense.

##### B. Existing Utilities and Structures

The Contractor shall cooperate with all utility firms, in advance, to locate and avoid interference with and damage to existing facilities, insofar as possible. Means for elimination of interference and correction of damage shall be subject to the instruction or approval of the Engineer. Where any apparent conflicts with underground utilities become evident, the Contractor shall excavate the utility in advance of working in the area. The Engineer shall then determine if any conflict exists and, if so, shall determine the action to be taken. Exploration for underground utilities is incidental to the other work performed.

Underground pipes or structures encountered in excavation shall be adequately supported during the Contractor's operations. Before backfilling, the structure shall receive a permanent support of a suitable material approved by the Engineer, extending from the bottom of the excavation to the underside of the pipe or other structure.

## EARTHWORK (DIVISION 1)

### 1.02 CONSTRUCTION METHODS

#### 4. **Excavation**

##### B. Existing Utilities and Structures (Cont'd.)

The Contractor shall use care not to damage adjoining structures and existing underground utilities. Existing underground pipes and cables are shown on the plans insofar as information is reasonably available. The Contractor shall be responsible to ascertain the locations of all utilities, whether shown on the plans or not.

Work within MDOT and Ingham County Road Department (ICRD) rights of way is done under separate permit from the agency involved. In addition, to these specifications, the Contractor shall adhere to all conditions contained in such permits.

When excavating along paved roads, extreme care shall be taken that the existing pavement and structures will not be damaged or undermined. All sheeting, bracing, and other equipment necessary to prevent damage shall be furnished by the Contractor. Where a trench must be cut through a roadway or driveway, particular care shall be taken not to unnecessarily damage adjoining areas of pavement. Existing pavement shall be sawcut prior to excavation.

Sheeting or other suitable protection, as required, shall be provided wherever excavation is performed adjacent to an existing structure. Any material removed from beneath the foundation of an existing structure shall be replaced with Class B concrete. Sheeting, bracing, and shoring required to support the sides of excavation shall be removed with care after completion of the work. Any injury to the work or to adjacent property resulting from the removal shall be repaired by the Contractor.

The Contractor shall be responsible for any damage caused by their operations to pipes, structures, poles and accessories, and the like above or below ground, whether shown on the plans or not. They shall make good and repair any such damage to the satisfaction of the Engineer. Particular care shall be exercised where excavation or other work is being prosecuted near electric or telephone lines.

##### C. Ground Water

Excavations shall be kept dry during placing of pipe and initial backfill. The Contractor shall supply stone sumps and pumps as necessary to maintain satisfactory conditions. This work is considered incidental to the pipe cost.

The Contractor shall take all necessary precautions to prevent the accumulation of water to such a level as might cause damaging uplift pressure to partially completed structures. The Contractor shall be responsible for any damage to partially completed structures because of inadequate or improper protection from uplift pressure, and shall repair or remove and replace at their own expense, to the satisfaction of the Engineer, all work so damaged.

##### D. Dewatering

The Engineer may direct the installation of a dewatering system if they deem it necessary to lower the adjacent water table. This is a pay item which includes all costs to furnish and operate the system, including down-time and remobilization. Only use this method when normal methods, outlined in above paragraph (4C), prove to be insufficient.

#### 5. **Backfilling and Rough Grading**

##### A. Bedding and Initial Backfill

The backfilling and bedding of utilities shall not incorporate frozen materials. Trench backfill shall be carefully placed such that pipeline and grade are not disturbed. Bedding and initial backfill shall be as specified for ductile iron, plastic, and concrete pipe in Division 2 and for ductile iron pipe in Division 3 of the Technical Specifications.

## EARTHWORK (DIVISION 1)

### 1.02 **CONSTRUCTION METHODS**

#### 5. **Backfilling and Rough Grading** (Cont'd.)

##### B. Final Backfill Outside Right of Way

The remainder of the trench, if not in a roadway, may be backfilled with excavated material unless it contains peat, muck, cinders, stones larger than 6" in diameter, or other undesirable material as determined by the Engineer. This undesirable material shall, upon written order of the Engineer, be removed and replaced with Extra Sand Backfill or material approved by the Engineer.

In a field, above a point 12-inches over the pipe, water main trenches may be backfilled completely with loose material and compacted from the top of the trench. Sewer trenches shall be backfilled and compacted in layers of 3'. In lawn areas the layers in each case shall not exceed 12".

Excavated material, above a point 12-inches over the top of the pipe, shall be compacted by running the wheel or track of excavation equipment along the trench or by methods and equipment approved by the Engineer. At least 30" cover over the top of pipe is required for wheeled or tracked vehicles and 48" cover for machine mounted compactors. Temporary mounding of excess material over the trench will be allowed only until such time as lawn repairs are completed.

##### C. Backfill within Roadway Zone of Influence

Where excavation cuts through a road, drive, or sidewalk, or is in the zone of influence of a pavement, the trench shall be backfilled with granular material and compacted in accordance with MDOT or ICRD specifications, whichever is applicable. Road crossings are incidental to pipe installation. Longitudinal trenches will be paid as the bid item Extra Sand Backfill, unless otherwise specified.

##### D. Rough Grading

At the end of each working day, all excavations shall be completely backfilled up to existing grade with all excess excavated material being removed from the site. The excavation at the point where pipe installation is to start on the next working day need not be backfilled if it is greater than 6 feet deep, adequately protected, fenced, and lighted. However, in all cases, roadways and driveways should be made accessible overnight.

Excessive soil settlement and any resulting damage which occurs within one year of final approval shall be repaired by the Contractor at no cost to the owner.

#### 6. **Extra Sand Backfill**

When the Engineer deems the native backfill material above the pipe to be unsuitable (such as rocks, peat or landfill outside the right of way or clay within the right of way) they may order extra sand backfill.

The unsuitable material shall be removed from the site and replaced with an approved granular material. This granular material shall be compacted as previously specified for excavated material.

Sand used under paved driveways, for road crossings, for pavement sub-base or for pipe bedding and backfill to a point 12" over the pipe is considered incidental to the project and does not qualify as Extra Sand Backfill, unless it is the result of a plan change.

#### 7. **Extra Stone Bedding**

This item is used, as directed by the Engineer, to replace any unsuitable earth foundation, (such as muck, landfill or rubble), below the pipe bedding or trench bottom. The unsuitable material shall be removed from the site and replaced with one-inch crushed stone.

Stone used for dewatering purposes and for pipe bedding and backfill is considered incidental to the project and does not qualify as Extra Stone Bedding.

## EARTHWORK (DIVISION 1)

### 1.02 CONSTRUCTION METHODS (Cont'd.)

#### 8. Restoration & Clean-Up

As construction operations proceed, the Contractor shall follow their operations with a general clean-up which shall include rough grading, removal of debris, temporary replacement of mailboxes, temporary restoration of driveways, etc. The general clean-up shall follow construction such that no more than 1000 feet shall remain uncompleted at any time. Access to individual homes and parcels shall remain uninterrupted during construction operations with all driveways temporarily restored to use at the end of each working day. Temporary driveways and roads shall be maintained by the Contractor during the period of construction.

After all construction has been completed, the Contractor shall finish, grade and rake all areas disturbed by construction. Topsoil shall then be spread on the prepared areas to a depth of 3-inches. All stones and lumps larger than 1-inch diameter plus all roots, litter and other foreign material shall be raked out prior to seeding or sodding.

Lawn areas and vacant land shall be repaired with seeding, fertilizer and mulch. 12-12-12 fertilizer shall be evenly applied at a rate of 200 lbs./acre. Seed shall be MDOT "THM" mixture and shall be sown following or in conjunction with the fertilizer and while topsoil is in a friable condition. Seed shall be evenly sown at a rate of 220 pounds per acre and shall not be sown through mulch. Mulch blankets shall be installed immediately after seeding and shall be pinned in place, unless otherwise specified.

If called for, lawn areas shall be repaired with first-quality commercial lawn sod. The existing sod in the excavated areas shall be cut, trimmed and removed as necessary to accept a minimum 12-inch width of new sod without overlapping new sod onto the existing or without leaving gaps between the new sod and existing. Watering of new sod shall be the responsibility of individual property owners.

Driveways and approaches shall be repaired with material of the same quality, width and thickness as that which existed prior to construction, but shall not be less than the following:

- i. Concrete shall be 6-sack, transit-mixed; formed, jointed and finished to match existing. Slabs less than 24-inches wide shall be removed and replaced with new concrete – see Division 4 of the Technical Specifications for additional requirements.
- ii. Asphalt shall be MDOT HMA 13A, three inches compacted thickness and rolled to a uniform, dense surface. Prior to placing of new asphalt, the existing asphalt shall be trimmed with a concrete saw to straight edges which are parallel with the adjoining roadway. Overlays shall be preceded by an asphalt primer. Thicknesses greater than two inches shall be placed in two layers that have cooled between courses.

It is the intent that upon completion of the work all surfaces will be returned to the standard of profile and conditions that existed prior to this work. All gravel, top soil, seeding, sodding, surface restoration, paving, etc., shall be performed under this contract. Surface restoration shall include replacement of mailboxes, posts, fences, signs, culverts, ditches and other miscellaneous improvements. No deviations from existing conditions will be allowed without the written permission of both the Engineer and the affected property owner.

CONCRETE WORK (DIVISION 4)

**MERIDIAN TOWNSHIP TECHNICAL SPECIFICATIONS  
DIVISION 4**

**CONCRETE WORK**

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**4.01**      **SCOPE**

This work shall consist of furnishing all labor, materials and equipment necessary for the proper mixture and placement of concrete. The current MDOT Standard Specifications for Construction (SSC) shall be followed, unless otherwise specified.

**4.02**      **MATERIALS**

**1. Supplier**

The use of transit-mix concrete is required. The Contractor shall notify the Engineer who the supplier will be prior to beginning work. The Engineer must approve the concrete supplier and the mixer trucks used to transport the concrete.

**2. Concrete Mixture**

Batching and mixing operations shall conform to ASTM C94. Water shall not be added to the mix after the trucks leave the batching plant. The mix for sidewalk shall be MDOT P1 with approximated proportions of one part cement; two parts fine aggregate, and three parts coarse aggregate. The mix shall contain 6 sacks of cement per cubic yard, with a maximum allowable slump of 3½" (three and one-half inches).

Coarse aggregate shall conform to MDOT 6AA. Fine aggregate shall conform to MDOT 2NS. Cement shall be Type 1A air-entraining Portland cement conforming to ASTM Specification C150 or Type 1 with an air entrainment admixture. Air shall be 6% plus or minus 1%.

The compressive strength of Class A concrete shall not be less than 3,500 pounds per square inch (psi) after 28 days. The compressive strength of Class B concrete shall not be less than 3,000 psi after 28 days.

## CONCRETE WORK (DIVISION 4)

### 4.02 **MATERIALS**

#### 2. **Concrete Mixture** (Cont'd.)

Water shall be clean and free from deleterious substances such as oil, alkali and organic matter. Potable water shall be used from sources approved by the Engineer.

No admixtures will be used unless approval is received from the Engineer, or is specified. Admixtures, if approved, shall be used in strict accordance with manufacturer's directions and shall conform with applicable ASTM Standards.

#### 3. **Reinforcing**

Concrete slabs, walls and footings shall be reinforced with steel bars or mesh as shown on the plans. Bars shall be rust-free, new deformed billet-steel conforming to ASTM A615, Grade 60 and mesh shall conform to ASTM A1064.

The Contractor shall prepare and submit to the Engineer shop drawings showing bending and assembly diagrams, splicing, laps of bars, shapes, dimensions and details of bars. Scaled dimensions from drawings shall not be used in determining the lengths of reinforcing bars.

### 4.03 **CONSTRUCTION METHODS**

#### 1. **Subgrade Preparation**

The earthgrade shall be prepared by removing the topsoil, vegetative cover and root mat. The base shall then be prepared by excavating and/or placing of embankment material to achieve the grade and cross-section required. All soft and yielding material shall be removed and replaced with acceptable material.

When a pathway is benched into cut or fill slopes, grading shall be done in accordance with the MDOT 2020 SSC, Section 205, Roadway Earthworks. Subgrade density shall be not less than 95% of Maximum Unit Weight in fills. In cuts, the Engineer will visually inspect the grade and may order additional compaction to achieve the desired subgrade density.

A minimum of three (3) inches of Class II granular material shall be used under all pathway construction. The base shall be smoothed, trimmed and compacted prior to placement of forms. The Engineer may order additional compaction to achieve the desired subgrade density after visual inspection.

#### 2. **Formwork**

All concrete work shall be accurately formed to the lines and grade shown on the plans. Forms shall extend to the full depth and width of the specified concrete surface. Forms shall be shored and braced from the outside to maintain ¼" tolerance in thickness, line and grade. All formwork shall be oiled with an approved non-staining form oil before placing concrete. Formwork shall be left in place until the concrete is sufficiently hard so as to not be damaged upon removal.

Construct all formwork to provide continuous, straight, smooth surfaces and edges. Exposed edges to have ½" chamfer. Curved walks shall be formed on a radius with flexible forms.

CONCRETE WORK (DIVISION 4)

**4.03 CONSTRUCTION METHODS (Cont'd.)**

**3. Placement**

All formwork and reinforcement placement shall be inspected by the Engineer prior to placement of concrete. The Contractor shall give ample notice and time so that such inspection can be made.

No concrete shall be deposited until the area has been dewatered and not until after the Contractor has made satisfactory provisions to eliminate all possibility of water entering or flowing through the concrete while it is being poured or is curing.

Subgrades shall be wetted and forms shall be oiled prior to concrete placement. All debris shall be removed from forms and reinforcement.

<b>Time Between Charging Mixer and Placing Concrete (minutes)</b>			
<b>Type of Unit</b>	<b>Concrete Temperature (ASTM C1064)</b>		
	<b>&lt;60 °F</b>	<b>60 °F - 85 °F</b>	<b>&gt;85 °F</b>
Truck Mixers	90	60	45
Truck Mixers with Concrete containing Water-Reducing Retarding Admixture	120	90	70

Exposed concrete shall not be poured when the atmospheric temperature is below 40 °F or when the concrete temperature is below 55 °F as placed. Concrete shall not be poured on frozen ground. Concrete shall not be cast if the temperature of the concrete is above 90 °F.

Tickets shall be prepared in accordance with the MDOT 2020 SSC, Section 601, Portland Cement Concrete For Pavements.

When placement of concrete is started, it shall be carried on as a continuous operation until the placement of the section is completed. Concrete in walls shall be placed in 24-inch lifts keeping surface of concrete level throughout. Concrete shall be deposited to the full depth of the forms in one pour. Drops of greater than 5' shall use tubes.

Reinforced concrete greater than six inches in finished thickness shall be compacted by high frequency internal vibrators. The concrete shall be thoroughly worked around the reinforcement and into the corners of the forms, using procedures which minimize air pockets and honeycombs. Care shall be taken in vibrating concrete so as not to move reinforcement out of place.

Concrete less than six inches in finished depth shall be compacted by spading along all edges and joints and by alternately tamping and striking off the surface until all voids are removed.

**4. Finishing**

Horizontal, exposed surfaces shall be floated and troweled just enough to produce a smooth, dense surface, free from irregularities. All joints and edges shall be rounded to a radius of one-quarter inch by the use of an approved edging tool. After completion of floating and finishing, a fine brush shall be drawn across the finished surface to remove tool marks, and provide a non-slip surface.

## CONCRETE WORK (DIVISION 4)

### 4.03 CONSTRUCTION METHODS

#### 4. **Finishing** (Cont'd.)

Formwork panels are intended to provide a satisfactory finish for vertical, exposed surfaces. Finishing shall be limited to minor rubbing, removal of fins and patching of honeycombed areas. Unexposed surfaces need not be finished except for patching of honeycombed areas.

All concrete sidewalk and driveway approaches shall be legibly stamped with the name of the Contractor and the year, with figures 1½" to 2½" tall. The stamps shall be used at the ends of each segment, each truck load, and at intervals no greater than 100 feet in length.

#### 5. **Joints**

1. Construction cold joints not indicated on the plans shall be so made and located so as to least impair the strength of the structure. The location of all construction joints shall be approved by the Engineer. Slabs shall have a cold joint at the end of each truck load.
2. Transverse expansion joints ½" thick shall be placed in sidewalk at approximately 100 foot intervals. ½" thick expansion joints shall be placed anywhere that the walk meets the back of curb, and where the walk meets the edge of concrete driveways or building walls.

Expansion joints material shall be pre-molded of bitumen filled fiber placed at right angles to the line of the walk, perpendicular to the surface and shall extend from ¼" below the surface of the walk to the subgrade.

3. Contraction (plane of weakness) joints shall be placed at a minimum distance equal to the width of the sidewalk. Contraction joints for bicycle pathways (7-foot width) shall be spaced approximately nine feet apart. The joint shall be sawed to a width of ⅛" and to a depth of ¼ of the slab thickness.

Sawing must be accomplished as soon as the concrete has hardened such that no excess raveling or spalling occurs, but before any random cracks develop. Joints shall be at right angles to the line of the walk, and perpendicular to its surface. Tooled joints are not allowed.

#### 6. **Curing and Protection**

Sidewalks and other slabs on grade shall be treated with a curing compound conforming to the requirements of ASTM C309. The compound shall be sprayed or rolled on to provide a continuous film over the entire surface of the walk after completion of finishing, and as soon as all free water has left the surface. Compound shall be applied at the rate of not less than one gallon per 200 square feet. Immediately upon removing sidewalk forms, the exposed concrete edge shall be sprayed with curing compounds or backfilled with earth. The final grading of topsoil will be such that the mature sod will be ½" below the concrete.

All concrete shall be protected from vehicles for the first 72 hours after placing. The period of protection will increase to 7 days as the temperature decreases to 40 degrees. Any concrete found to be defective or damaged due to weather, vandalism, or other causes shall be removed and replaced, at the Contractor's expense. Damaged sections of sidewalk and curb and gutter shall be removed back to the nearest joint or as indicated by the Engineer.

Freshly placed concrete shall be protected from rain by covering with polyethylene film.

## CONCRETE WORK (DIVISION 4)

### 4.03 **CONSTRUCTION METHODS**

#### 6. **Curing and Protection** (Cont'd.)

Concrete shall not be allowed to freeze for 72 hours. Protection must be provided when there is a forecast for freezing.

Barricades shall be placed at the areas under repair from the time the damaged section is removed until it is ready for use. Lighted barricades will be required for intersection areas left under repair overnight.

### 4.04 **TESTING**

The Contractor shall make arrangements for and coordinate various concrete tests as ordered by the Engineer. The testing company will be selected by the Township and the Township will pay for the tests. The Contractor will be charged for any waiting time suffered by the testing company. All tests will be done according to ASTM standards.

**MERIDIAN TOWNSHIP TECHNICAL SPECIFICATIONS  
DIVISION 7**

**PAY ITEMS, METHOD OF MEASUREMENT & BASIS OF PAYMENT**

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**7.03 TRENCH PAY ITEMS (SCHEMATIC)**

**7.04 RAMP PAY ITEMS (SCHEMATIC)**

## PAY ITEMS (DIVISION 7)

### **7.01 SCOPE**

It is intended that payment for all work done under the Contract Documents including the furnishing of all labor, equipment and materials and the performing of all operations in connection with the construction of the project, will be made under the following pay items. Other work for which there is not a specific pay item will be considered included in the Contract Unit Price for the various specified pay items and no additional compensation will be allowed.

The Owner reserves the right to alter the plans, extend or shorten the improvement and increase or decrease the quantities of work to be performed to accord with such changes, including the deduction or cancellation of any one or more of the Pay Items. Such changes shall not be considered as a waiver of any conditions of the Contract nor to invalidate any of the provisions thereof. A supplemental agreement between the Contractor and the Owner will be required when such changes involve a net increase or decrease in the total amount of the original contract of more than 25 percent. For a net increase or decrease of less than 25 percent, the Contractor will accept payment according to contract prices for such items of work as appear in the original contract.

The work will be done in compliance with the Contract Documents and paid for under the Pay Items or Contract Items herein listed. The Contractor shall take no advantage of any apparent error or omission in the plans or specifications, and the Engineer shall be permitted to make such corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the Contract.

### **7.02 SPECIFIC PAY ITEMS**

#### **1-19 GENERAL**

##### **1. Traffic Control**

- A. Description: The Contract Unit Price on this item includes labor, equipment, and material necessary to complete traffic control for this project in accordance with the Michigan Manual of Uniform Traffic Control Devices and, as applicable, Michigan Department of Transportation (MDOT) or Ingham County Road Department (ICRD) requirements.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price on the following basis: after first use of traffic control measures, 25% will be paid; once 50% of the original contract price is completed, 50% will be paid; once 75% of the original contract price is completed, 75% will be paid; once the contract work is complete, 100% will be paid.

##### **2. Road Repair**

- A. Description: The Contract Unit Price on this item includes restoration of all public roads to at least their conditions as existed prior to the start of construction. Specific examples are furnishing and placing of subbase, gravel or asphalt base and gravel, asphalt or concrete surface plus all other miscellaneous work associated with the complete restoration of all public roads including shoulders. All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price when all public roads have been restored to their original condition.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**1-19 GENERAL** (Cont'd.)

**3. Extra Sand Backfill** [Ref. Sec. 1.02 (E)]

- A. Description: When the Engineer deems the native backfill material above the pipe to be unsuitable (such as rocks, peat or landfill outside the right of way and clay within the right of way) the Engineer may order extra sand backfill. It includes the excavation and disposal of the unsuitable material. Fill material shall be Class II granular material and placed at the direction of and to the satisfaction of the Engineer.

Sand used under paved driveways, for pavement subbase at road crossings, or for pipe bedding and initial backfill is considered incidental to sewers or water main and will not be paid for under this item.

- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price for the total volume actually furnished and placed. Volume will be determined compacted-in-place (CIP) by measurements obtained at the site unless otherwise stated.

**4. Extra Stone Bedding** [Ref. Sec. 1.02 (F)]

- A. Description: The Contract Unit Price on this item includes the furnishing and placing of crushed stone bedding material to replace unsuitable subgrade material under the pipe. This work shall be done at the direction of, and to the satisfaction of, the Engineer.

Stone used for dewatering purposes or to stabilize water sand is considered incidental to sewers or water main and will not be paid for under this item.

- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price for the total volume actually furnished and placed. Volume will be determined in place by measurements obtained at the site unless otherwise stated.

**5. Road and Railroad Crossing**

- A. Description: The Contract Unit Price on this item includes all extra work over and above that described under Sewers, Site Restoration, and Road Repair herein. Specific work includes furnishing and installing the steel casing pipe (by methods other than open cut), placing crushed stone around the carrier pipe, sealing the casing ends plus all miscellaneous related work.

- B. Method of Measurement & Basis of Payment: This item will be paid for the Contract Unit Price after the work is completed. The lineal footage of pipe installed inside the casing will be paid for under the pay item sewer or water main in addition to this item.

**6. Abandonment**

- A. Description: The Contract Unit Price on this item includes everything necessary to abandon the structure or facility as described in the contract.

- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price per pile set for the actual number placed and incorporated into the finished work.

**7. Dewatering** [Ref. Sec. 1.02 (4.D)]

- A. Description: The Contract Unit Price on this item includes the furnishing, installation, operation and removal of all materials and equipment to lower the groundwater level adjacent to the construction area to expedite the excavation for and installation of the work.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**1-19 GENERAL**

**7. Dewatering (Cont'd.) [Ref. Sec. 1.02 (4.D)]**

- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price per lineal foot of excavation actually dewatered or as lump sum. Measurement will be along the centerline of the pipeline.

**8. Special Structure**

- A. Description: The Contract Unit Price on this item includes the furnishing and installation of labor and materials to complete the structure as shown on the plans, including excavation, backfilling, access openings and covers, floor drains and associated piping, pre-cast concrete sections, poured-in-place concrete, waterproofing, vent piping, removal of surplus excavated material and restoration of surface to within three inches of finished grade.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price for each special structure as actually installed.

**9. Pavement Removal**

- A. Description: The Contract Unit Price on this item includes all labor, equipment, and material necessary to remove and dispose of existing concrete or asphalt as marked in the field by the Engineer and as described herein. The Contractor shall **SAWCUT** the existing pavement to the full depth to ensure clean and proper removal. Any additional sawcutting, removal, and replacement necessitated by damage caused by the Contractor shall be incidental.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price as measured in the field.

**10. Miscellaneous Items**

- A. Description: This item includes the complete labor, equipment, and materials for constructing and/or placing in service a bid item not found elsewhere in this division.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price.

**20-29 SANITARY**

**20. Sewer Mains**

- A. Description: The Contract Unit Price on this item includes clearing the work site of all trees, brush, structures and other objects which interfere with the placement of the sewer under construction, all excavation, the furnishing and placing of sewer pipe complete including wyes or tees, bedding material, backfilling, removal of surplus excavated material, testing, concrete work, protection and replacement or repair of existing utilities, and restoration of the surface to within three inches of original grade or to bottom of pavement base course. All work shall be done in accordance with the plans and specifications.

**20. Sewer Mains**

- B. Method of Measurement & Basis of Payment: The length of sewers to be paid for at the Contract Unit Price will be determined by measurement along the centerline of the various diameters, classes and depths of pipe as actually furnished and installed. Diameters, classes and depths shall be as shown on the proposal. Measurements shall be from center to center of adjacent manholes with no deduction for manhole diameter. Depth shall be determined by measuring the distance from sewer invert to existing grade at each manhole plus at a point midway between manholes; the average of the three measurements shall be the average depth of the sewer.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**20-29 SANITARY** (Cont'd.)

**21. Manholes**

- A. Description: The Contract Unit Price on this item includes all excavation, the furnishing and placing of precast sections and cast iron frame and cover, concrete work, drop pipes, connection of existing and new pipes, backfilling, removal of surplus excavated material, and restoration of surface to within three inches of original grade. All work shall be in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price per manhole for the various depths as actually installed. The depth shall be determined by measuring the distance from sewer invert to top of casting.

**22. Sewer Services**

- A. Description: The Contract Unit Price on this item includes all the work and materials (excepting wyes and tees but including necessary bends) as described in sewer main above.
- B. Method of Measurement & Basis of Payment: The length of sewers to be paid for at the Contract Unit Price will be determined by measurement along the centerline of the pipe including risers as actually furnished and installed. Measurement shall be from end of tee or wye to end of service.

**23. Bypass Pumping**

- A. Description: The Contract Unit Price on this item includes everything necessary to provide bypass pumping sufficient to complete the contract work.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price.

**30-39 WATER**

**30. Ductile Iron Water Mains**

- A. Description: The Contract Unit Price on this item includes clearing the work site of all trees, brush, structures and other objects which interfere with the placement of the water main under construction, all excavation, the furnishing and placing of water main testing, concrete work, disinfecting, backfilling and the removal of surplus excavated material, protection and replacement or repair of existing utilities, and restoration of the surface to within three inches of original grade or to bottom of pavement base course. All work shall be done in accordance with the plans and/or specifications.
- B. Method of Measurement & Basis of Payment: The length of water mains will be paid for on a lineal foot basis for pipe measured along the centerline of the various diameters and classes of pipe actually furnished and installed. There will be no deductions for fitting lengths. Unit price includes all labor and materials and related work described above.

**31. Water Main Fittings**

- A. Description: The contract unit price includes the furnishing and installation of the fittings delineated in the proposal.
- B. Method of Measurement & Basis of Payment: Fittings will be paid for at the Contract Unit Price for each piece, complete with restraints, thrust block, and required appurtenances.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**30-39 WATER** (Cont'd.)

**32. Water Valves and Boxes**

- A. Description: The Contract Unit Price on this item includes the furnishing and installation of valves and valve boxes. All work shall be done in accordance with the Plans and/or Specifications and result in an operating valve.
- B. Method of Measurement & Basis of Payment: This work will be paid for at the Contract Unit Price per valve specified by size of valve on the proposal, which price includes all labor, materials, and related work as described above.

**33. Fire Hydrants**

- A. Description: The Contract Unit Price on this item will consist of furnishing and installing fire hydrants. It shall also include the furnishing and installation of the tee, auxiliary valve, valve box, connecting piping, thrust block, drainage pit, and miscellaneous appurtenances. All work shall be done in accordance with the plans and/or specifications and result in an operating hydrant.
- B. Method of Measurement & Basis of Payment: Fire hydrants will be paid for at the Contract Unit Price per complete Fire Hydrant assembly, which payment includes the furnishing and placing of all materials, the labor, and all related work necessary to complete the work as described above.

**34. Live Tap**

- A. Description: The Contract Unit Price on this item will consist of furnishing and installing tapping sleeves and valves on existing mains without loss of pressure in the existing main. It shall also include the installation of a valve box and a thrust block. All work shall be done in accordance with the plans and/or specifications.
- B. Method of Measurement & Basis of Payment: This work will be paid for at the Contract Unit Price per live tap as specified on the proposal, which price includes all labor, materials, and related work as described above.

**35. Water Services**

- A. Description: The Contract Unit Price on this item includes the furnishing and installation of corporation stops, curb stops, curb boxes and service pipe in accordance with the plans and or specifications. Work includes all excavation, backfill, furnishing and replacement of sand backfill, tapping of main, and removal of surplus excavated material. Long side service leads includes crossing of roads. Short side service leads are those which do not cross roads.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price for each service lead completely installed.

**40-49 PAVEMENT**

**40. Concrete Sidewalk**

- A. Description: The Contract Unit Price on this item includes furnishing all labor, equipment, and materials required in connection with forming, placing, and curing of the concrete sidewalk to the lines and grade shown on the plans or as directed. All work shall be done in accordance with the plans and specifications.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**40-49 PAVEMENT**

**40. Concrete Sidewalk (Cont'd.)**

- B. Method of Measurement: Concrete sidewalk will be measured and paid for in square feet, determined by multiplying the actual length as measured along the centerline of the surface of the pathway, by the actual width. The area of fillets and odd shaped sidewalk will be computed separately. Deductions will be made for structures, crossroads, sidewalk ramps, and other discontinuities in the sidewalk. Sidewalk ramps and other appurtenances included in the contract as pay items will be paid for separately.

**41. Sidewalk Ramps**

- A. Description: Sidewalk Ramps consist of several different pay items, the combination of which include all labor, equipment, and material necessary to construct an ADA compliant curb ramp, in accordance with MDOT Special Detail R-28. The ramp pay items are depicted below in **7.04 RAMP PAY ITEMS**. All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: The ramp components will be measured and paid for at each Contract Unit Price.

**42. Bituminous Construction**

- A. Description: The Contract Unit Price on this item includes all labor, equipment, and material necessary for the construction of a bituminous surface, on a prepared foundation, at the specified application rate. If the bituminous mixture is not specified, the type used shall meet the approval of the Engineer. Construction methods shall conform to the latest edition of the MDOT Standard Specifications for Construction (SSC). All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price as verified at the site through load tickets from the supplier or by field measurements.

**43. Embankment**

- A. Description: The Contract Unit Price on this item includes all labor, equipment, and materials required in connection with delivery and placement of granular embankment material. Embankment includes areas requiring fill as called for on the plans and the 3" of base for concrete sidewalk. All work shall be done in accordance with the plans and specifications. Granular material as noted shall mean Class II material per the MDOT 2020 SSC, Section 902.
- B. Method of Measurement & Basis of Payment: Embankment material shall be as measured in the vehicle transporting the material to the site. Load tickets from the supplier are required to verify the delivered amount.

**44. Aggregate Base or Surface Course**

- A. Description: The Contract Unit Price for this item includes all labor, equipment, and materials required in connection with the delivery and placement of the material. This work includes the required shaping, grading, and compacting of the material for the foundation of the asphalt ramps and driveway approaches.

The material shall be 21AA or 22A aggregate per the MDOT 2020 SSC, Section 902, unless otherwise specified. All work shall be done in accordance with the plans and specifications.

- B. Method of Measurement & Basis of Payment: Aggregate Surface Course shall be as measured in the vehicle transporting the material to the site. Load tickets from the supplier are required to verify the delivered amount.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**40-49 PAVEMENT** (Cont'd.)

**45. Curb and Gutter**

- A. Description: The Contract Unit Price on this item includes furnishing all labor, equipment, and materials required for forming, placing, and curing of the concrete curb and gutter to the line and grade as shown on the plans, including excavation, backfill, reinforcing steel, removal of existing curb and gutter, and all joints and joint materials. All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: The length of curb and gutter to be paid for at the Contract Unit Price will be determined by measurement along the face of the curb as actually installed, with no deductions in length for catch basins, inlet castings or gutters through concrete driveway openings.

**46. Subgrade Preparation**

- A. Description: The work of subgrade preparation includes furnishing all labor, equipment, and material necessary for clearing and grubbing, including all tree and bush removal, tree trimming, topsoil stripping, grading to shape the earth to develop the typical cross section shown on the plans, and any additional excavation required to construct the pavement to the grade shown on the plans.
- B. Method of Measurement & Basis of Payment: This item will be paid on a basis of lineal feet of pathway for work completed according to the specifications.

**50-59 LANDSCAPE**

**50. Retaining Wall**

- A. Description: The Contract Unit Price for this item includes all labor, equipment, and materials required in connection with the construction of a retaining wall, as shown on the plans. All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: Retaining walls will be measured by the square foot of the exposed face, above the pathway/sidewalk.

**51. Fence**

- A. Description: The Contract Unit Price for this item includes all labor, equipment, and materials required in connection with the construction of a fence, as shown on the plans. All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: The fence will be measured along the centerline of the fence, from centerline to centerline of the end posts.

**52. Ditching**

- A. Description: The Contract Unit Price on this item includes all excavation, and grading to develop the cross sections such that upon completion of site restoration the final grade shall be within plus or minus 0.1 foot of the required lines and grade. This item will also include clearing the work site of all trees, brush, structures and other objects which interfere with the performance of the work. All work shall be done in accordance with the plans and specifications. Final restoration will be paid for separately.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price when the required cross section has been obtained. Measurement will be made along the centerline of the ditch. Payment for any final trimming of the subgrade required prior to site restoration is included in this pay item.

PAY ITEMS (DIVISION 7)

**7.02 SPECIFIC PAY ITEMS**

**50-59 LANDSCAPE** (Cont'd.)

**53. Erosion Control**

- A. Description: The Contract Unit Price on these items includes all labor, equipment, and material necessary to install and maintain the specified erosion control device(s).
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price for each erosion control item used.

**54. Site Restoration**

- A. Description: The Contract Unit Price on this item includes restoration of the ground surface to at least its preconstruction state. Specific examples are final grading of the top three inches of ground surface, furnishing and installation of seed and mulch, driveway and parking area repair, culvert replacement, sidewalk repair, replacement of signs, mailboxes, and fences, plus all other miscellaneous work associated with the complete restoration of the project site. The slope between new sidewalks and a lawn shall not exceed 1:3. All work shall be done in accordance with the plans and specifications.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price when the complete project site has been restored to its original condition.

**55. Drainage Pipe**

- A. Description: The Contract Unit Price on these items includes all labor, equipment, and material necessary to install drainage pipe of the type and size specified, as shown on the plans.
- B. Method of Measurement & Basis of Payment: This item will be paid for at the Contract Unit Price for the length installed, as measured along the ground surface.

## **SCHULTZ PATHWAY AND BOARDWALK SPECIAL PROVISIONS**

*These Special Provisions are in addition to the MDOT Standard Specifications for Construction (SSC), and the General and Technical Specifications, and supersede the others in the event of a conflict.*

### **GENERAL**

**CONTINUITY OF WORK** – Once construction has begun at any location, the work shall proceed without delay until that facility is substantially complete and back open to the public, barring delays due to inclement weather or acts of God that are outside of the Contractor's control. If the Contractor fails continuously to prosecute the work and causes an unnecessary delay, the Owner may apply liquidated damages to those calendar days when work should have been taking place.

**TESTING** – Compaction testing is required for all granular materials. Cylinder, slump, and air entrainment testing is required for concrete, but only for the first load of the project and for the concrete abutments. Additional testing will only be required if the Engineer observes a change in the concrete mix. The appropriate load testing is required for the helical piling system.

**TREE TRIMMING** – Trimming of all shrubs, foliage, and tree limbs up to six (6) inches in diameter which are closer than two (2) feet from the edge of or nine (9) feet above the trail is incidental to this contract. Cuts are to be made cleanly and at the trunk.

**PROPERTY IRONS** – A licensed surveyor shall reestablish property irons in the proper location, if disturbed. Buried property irons shall be extended using ½" diameter rods. The Contractor shall pay for reestablishment.

**ROAD RIGHT-OF-WAY** – All work in the road right-of-way is done under permit and approval of the Ingham County Road Department (ICRD). The Contractor shall secure the necessary right-of-way permit(s) from ICRD.

**PERMITS** – Permits are also required from the Michigan Department of Environmental Quality and the Ingham County Drain Commissioner. Meridian Township will secure these permits.

**SOIL REPORT** – The attached soil report (Appendix C) is included to provide the Contractor and their designer information as to the soil conditions found, only at the locations indicated. Note that the suggestions contained within the report were based off of a different design that included placing sheet pile in the wetland instead of a boardwalk. The actual piling design must be performed and certified by the Contractor and their designer.

**NOTE:** The pay items detailed in this contract are intended to provide for the complete scope of work as depicted on the plans. Any and all work not covered under a specific pay item, but necessary to complete the project, is considered incidental.

## PAY ITEMS

### 8a.           **CONCRETE ABUTMENT**

These pay items include all labor, equipment, and material necessary to install a concrete abutment as shown on the plans and in the detail sheet. The bottom of the abutment must be a minimum of 35 inches below the adjacent grade. Install a steel toe-plate over the gap between the abutment and boardwalk. The compressive strength of the concrete used in the abutments shall not be less than 3,500 psi after 28 days.

### 8b.           **TREATED TIMBER BOARDWALK**

These pay items include all labor, equipment, and material necessary to install a boardwalk as shown on the plans and as detailed herein. Install the superstructure of the boardwalk as specified on the plan detail sheets and in accordance with the Special Provision, Timber Boardwalk Construction (SP3).

### 8c.           **BOARDWALK STRUCTURAL PILES**

These pay items include all labor, equipment, and material necessary to install the piling system for the timber boardwalk. **For bidding it shall be assumed that the piles will have a length up to 25 feet. If field conditions warrant additional length during construction then it will be handled with a change order.** The boardwalk superstructure shall be as detailed on the plans, but the Contractor is responsible for providing the specific piling design, certified by a Professional Engineer licensed in the State of Michigan. The boardwalk is designed for an H5 loading and the helical pilings must have a minimum of 10-foot spacing. See the soil report, including boring logs, in Appendix C to facilitate pile design.

Install helical piles in accordance with the Special Provision, Helical Piles (SP2).

### 10a.   **MOBILIZATION, MAX \$10,000**

The Contract Unit Price for this pay item includes all labor, equipment, and materials necessary for the Contractor to mobilize in accordance with the MDOT 2020 Standard Specifications for Construction (SSC), Section 110. Payment for this item will be made according to said Section 110.

### 10d.   **SIDEWALK, REMOVAL**

This pay item includes all labor, equipment, and material necessary to remove and dispose of existing concrete as marked in the field by the Engineer. The Contractor shall SAWCUT whenever necessary to ensure clean and proper concrete removal. The concrete shall be sawcut to the full thickness of the slab. Sawcutting and contraction joints are incidental to the concrete removal and replacement process. Any additional sawcutting and removal necessitated by damage during removal shall be incidental.

### 10e.   **TREE REMOVAL, 19 TO 36 INCH**

This pay item includes all labor, equipment, and material necessary to remove and dispose of existing trees as detailed on the plans. Tree removal shall conform to Section 208 of the 2020 MDOT Standard Specifications for Construction.

### 44       **SHARED USE PATH, AGGREGATE**

This pay item includes all labor, equipment, and material necessary to install aggregate material beneath the paved trail, as detailed on the plans, using 21AA material as defined in the MDOT 2020 SSC, Section 902. Compact all aggregate to a minimum of 98% of maximum density. Payment will be made based on delivery tickets. It is the responsibility of the Contractor to collect the tickets.

Alternately, the Contractor may use the Township's stockpile of millings, located behind 2100 Gaylord C. Smith Ct. The Contractor would be responsible for providing labor and equipment to load and transport the millings from the stockpile location to the construction site. If millings are utilized, payment will be based on the loads delivered to the site. The Township inspector must be present to verify loads. Any loads delivered without inspector verification will not be eligible for payment.

**51 FENCE, ALUMINUM**

This pay item includes all labor, equipment, and material necessary to install new black aluminum fencing as described herein and as detailed in Appendix C. The aluminum fence members shall meet the following criteria:

- 42" to 48" high;
- 3/4" x 3/4" x .050 wall aluminum pickets, spaced 3-3/4";
- Aluminum pickets can be standard or flush bottom;
- 2-1/2" x 2-1/2" x 7' x .100 wall aluminum posts for dirt setting; or

MERIDIAN CHARTER TOWNSHIP

SPECIAL PROVISION  
FOR  
HELICAL PILES

MCT/NVN

12-12-2018

**a. Description.** This work consists of designing, furnishing, and installing helical piles and bracket assemblies in accordance with the project plans, industry standard design methodology, the standard specifications, and this special provision. Install each helical pile to the elevation, spacing, and load capacities shown on the plans.

The following definitions apply when used herein and on the plans:

**Allowable Pile Capacity.** Ultimate pile capacity divided by a factor of safety as designated on the plans. If the factor of safety is not designated on the plans, then the factor of safety will be 2.0.

**Brackets.** Cap plate or other termination device that is bolted, slipped over, or welded to the end of a helical pile after completion of installation to facilitate attachments to structures or embedment in cast-in-place structures.

**Designer.** A Professional Engineer, licensed in the State of Michigan, who is retained by the Contractor and is responsible for the design and working drawings required herein.

**Extension Section.** Helical pile section(s) which follow the lead section into the ground and extend the helical lead to the appropriate depth. Extension section(s) consist of a central shaft and may have helical bearing plates affixed to the shaft.

**Helical Pile.** Manufactured steel foundation element, with one or more helical bearing plates, that is rotated into the ground to support structures. The element consists of a lead or starter section, extension section(s), brackets, and a pile cap.

**Installation Torque.** The resistance generated by a helical pile when installed into soil. The installation resistance is a function of the soil type and the size and shape of the various components of the helical pile.

**Lead Section.** The first section of a helical pile to enter the ground, lead sections consist of a central shaft with a tapered end and one or more helical bearing plates affixed to the shaft.

**Manufacturer.** The individual or legal entity that performs part of the work required through a contract agreement with the Contractor. This includes an individual or legal entity that owns the patent, product trademark, product copyright, or product name for the approved helical pile system.

**Shop Drawings.** A submittal consisting of drawings and calculations related to the design and installation of the helical pile system by the Contractor.

**Torque Strength Rating.** The maximum torque energy that can be applied to the helical pile foundation during installation in soil, i.e., allowable or safe torque.

**Unsupported Length.** Unsupported shaft lengths shall include the length of the shaft in air, water, or in fluid soils.

**b. Materials.** Unless noted otherwise, it is the responsibility of the Contractor to select the appropriate type and design strength of helical plates, shaft connections, shafts, brackets, and the overall helical pile system to support the load capacities and criteria specified on the project plans. Materials used for helical piles must meet the requirements of ICC-ES AC358. In addition, all helical piles must be manufactured to the following criteria:

1. Central Steel Shaft. The central shaft must consist of high strength structural steel tube, pipe, or solid steel bars meeting the requirements of ASTM A 36, A 252 Grade 3, A 500 Grade C, or A 576 Grade 1045 or Grade 1530.
2. Helix Bearing Plate. The bearing plate material must conform to ASTM A 572 Grade 50 or A 1018 Grade 55.
3. Bolts, Nuts, and Washers. Must meet the material and hot-dip galvanizing requirements of subsection 906.07 of the MDOT 2020 Standard Specification for Construction.
4. Brackets. Bracket must conform to ASTM A 36, A 572 Grade 50, or A 958 Grade SC 1045.
5. Couplings. Couplings, if applicable, must conform to ASTM A 958.
6. Corrosion Protection. At minimum, all helical piles and hardware must have corrosion protection consisting of hot-dip galvanization in conformance with ASTM A 153 and A 123, as applicable.

**c. Construction.** Furnish, design, and install the helical piles in accordance with the project plans, this special provision, and the approved shop drawings.

1. Pile Design Load. Design load shall be 9 tons per pile. Ultimate Pile Capacity shall be two times the Pile Design Load.

2. Qualifications.

A. Manufacturer. The manufacturer must be a company specializing in the manufacturing and distribution of these products. Manufacturer's qualifications are to be submitted to the Engineer in accordance with subsection c.2.A of this special provision. The submittal must include:

(1) A product catalog and evidence showing the manufacturer has at least 10 years of experience in the design and manufacture of helical piles.

(2) Current ICC-ES product evaluation report or complete description of product testing and engineering calculations used to assess product capacity.

B. Contractor. The Contractor performing the work described in the contract must be a company specializing in the installation of helical piles. The submittal must include:

(1) Evidence the Contractor has completed training in the proper methods for installation of helical piles and brackets.

(2) Documentation that the Contractor's fulltime onsite supervisor and drillers performing the work have completed at least 10 projects and have 3 years of experience installing similar types of helical piles in similar subsurface conditions to this project. Documentation must, at minimum, include project name, description, dates, number and type of helical piles, project location, and client contact information.

(3) List of installation equipment and detailed description of proposed method of installation.

C. Designer. The design of the helical piles must be done by a licensed design professional specialized in the engineering and design of helical piles. The designer must have the following qualifications:

(1) A Professional Engineer licensed in the State of Michigan.

(2) Documentation indicating the designer has designed at least five projects utilizing helical piles. Documentation must, at minimum, include project name, description, dates, number and type of helical piles, project location, and client contact information.

### 3. Submittals.

A. Qualifications. Submit manufacturer, Contractor, and designer qualifications in accordance with subsections c.2.A, c.2.B, and c.2.C.

Submit to the Engineer three copies of the project reference list and a personnel list at least 30 calendar days before the planned start of helical pile construction. Provide a summary of each individual's experience in the personnel list and be complete enough for the Engineer to determine whether each individual satisfies the required qualifications. The Engineer will approve or reject the Contractor's and manufacturer's qualifications within 15 calendar days after receipt of a complete submission. Additional time required due to incomplete or unacceptable submittals will not be justification for time extension, impact, or delay claims. All such costs associated with incomplete or unacceptable submittals will be borne by the Contractor.

Work is not to be started, nor materials ordered, until the Engineer's written approval of the Contractor's, manufacturer's, and designer's experience and personnel qualifications is given. The Engineer may suspend the work if the Contractor uses non-approved personnel, manufacturer, or designer. If work is suspended, the Contractor is fully liable for all resulting costs, and no adjustment in contract time will accrue due to the suspension.

B. Shop Drawings. Prepare and submit to the Engineer shop drawings for the helical piles intended for use on the project at least 30 calendar days prior to start of installation. The shop drawings must include the following:

(1) Overall plan drawing showing helical pile location, number, and product identification number(s).

(2) Maximum allowable mechanical compression and tensile strength of the helical piles. Include the Torque Strength Rating.

(3) Helical piles respective design capacities from the drawings.

(4) Planned installation depth and cut-off elevation and the number and type of lead and extension sections.

(5) Designer's recommended allowable pile capacity to installation torque ratio and minimum final installation torque(s) for the helical piles.

(6) Product identification numbers and designations for all the brackets and number and size of connection bolts or couplers. Details illustrating helical pile attachment to structure relative to grade beam, column pad, pile cap, etc.

(7) Corrosion protection coating on helical piles and bracket assemblies.

C. Design Calculations. The designer is to prepare and submit detailed design calculations to the Engineer for the helical piles intended for use on the project. Design must be in accordance with the current *AASHTO LRFD Bridge Construction Specifications* and other published design methodologies as approved by the Engineer. All submittals must be sealed and stamped by the designer and submitted at least 30 calendar days prior to the start of installation. The analysis must take into account the notes and design details from the plans and must include, but is not limited to, the following items:

(1) Reduction in the dimensions of the structural elements based on anticipated corrosion loss over the design life for the subsurface and environmental conditions encountered at the project site.

(2) Ultimate and allowable pile capacities. Consider effects from down-drag, buckling, and expansive soils.

(3) Anticipated minimum installation depth to reach bearing stratum and to achieve pullout capacity, if applicable.

(4) One hand calculation for a typical helical anchor location, which illustrates conformance of the computer programs utilized to design the axial pile capacity.

(5) Lateral resistance of the shaft, if applicable.

(6) Estimated pile head movement at the allowable pile capacities.

(7) Design the helical pile attachment to distribute the loads to the substructure and/or superstructure does not exceed those in the current *AASHTO LRFD Bridge Construction Specifications*.

D. Calibration Reports. Submit to the Engineer calibration information certified by an independent testing agency for the torque measurement device. Calibration information must have been tested within 30 days of the start of helical pile installation. Calibration information must include, but is not limited to, the name of the testing agency, identification number or serial number of device calibrated, calibration data, and the date of calibration.

E. Installation Record. Submit to the Engineer a Daily Inspection Log during helical pile installation. This log must contain the following information for each helical pile:

(1) Name of project and Contractor.

(2) Name of Contractor's supervisor during installation.

(3) Date and time of installation.

(4) Name and model of installation equipment and type of torque indicator used.

(5) Location of helical pile by grid location or assigned identification number.

(6) Type and configuration of Lead Section with length of shaft and number and size of helical bearing plates.

(7) Type and configuration of extension sections, with length and number and size of helical bearing plates, if any.

(8) Installation duration and observations.

(9) Total length installed.

(10) Final elevation of top of shaft and cut-off length, if any.

- (11) Final plumb-ness or inclination of shaft.
- (12) Installation torque at minimum 3-foot depth intervals.
- (13) Final installation torque.
- (14) Comments pertaining to interruptions, obstructions, or other relevant information.
- (15) Verified allowable pile axial load capacity.

4. Subsurface Data. Review the available soil boring logs from the subsurface investigation(s). If during construction, the Contractor determines the actual subsurface conditions differ substantially from those reported on the boring logs, notify the Engineer in writing within 48 hours of such determination.

The data indicated on the available boring logs are not intended as representation or warranties of continuity of such conditions. It is expressly understood that the Owner will not be responsible for interpretations or conclusions drawn therefrom by the Contractor. Additional soil test borings and other exploratory procedures may be performed by the Contractor at no additional cost to the Owner.

5. Installation Equipment. The equipment must be capable of applying adequate down pressure (crowd) and torque simultaneously to ensure normal advancement of the helical piles to the ultimate pile capacities as shown on the plans. The equipment must be capable of continuous position adjustment to maintain proper alignment and position.

A. Torque Motor. Helical piles are to be installed with high torque, low RPM torque motors, which allow the helical plates to advance with minimal soil disturbance. The torque motor must be hydraulically powered with clockwise and counter-clockwise rotation capability. The torque motor must be adjustable with respect to revolutions per minute during installation. Percussion drilling equipment is prohibited. The torque motor must have a minimum torque capacity 15% greater than the torsional strength rating of the central steel shaft to be installed for the project. The connection between the torque motor and the installation rig must have no more than two pivot hinges oriented 90° from each other.

B. Drive Tool. The connection between the torque motor and the helical pile must be in-line, straight, and rigid, and must consist of a hexagonal, square, or round Kelly bar adapter and helical shaft socket. To ensure proper fit, the drive tool must be manufactured by the helical pile manufacturer and used in accordance with the manufacturer's installation instructions.

C. Connection Pins. Attach the central shaft of the helical pile to the drive tool by smooth tapered pins matching the number and diameter of the specified shaft connection bolts. Maintain the connection pins in good condition allowing safe operations at all times. Inspect the pins regularly for wear and deformation. Replace pins with identical pins when worn or damaged.

D. Torque Indicator. Ensure the torque indicator is capable of providing continuous installation torque measurement during installation. Ensure the torque indicator is capable of torque measurements of 500 ft-lbs or less. Calibrate torque indicators that are mounted in-line with the installation tooling either on-site or at an appropriately equipped test facility. Re-calibrate indicators that measure torque as a function of hydraulic pressure following any maintenance performed on the torque motor. Re-calibrate torque indicators if, in the opinion of the Engineer, reasonable doubt exists as to the accuracy of the torque measurements. If recalibration is directed by the Engineer in writing and the calibration is off by less than 500 ft-lbs, the recalibration will be paid for as extra work. Otherwise, recalibrations will be paid for by the Contractor at no cost to the Owner.

6. Installation Procedures. The helical pile installation technique is to be determined by the Contractor such that it is consistent with the geotechnical, logistical, environmental, and load carrying conditions of the project.

A. Position the lead sections at the location depicted on the working drawings. Battered helical piles can be positioned perpendicular to the ground to assist in initial advancement into the soil before the required batter angle is established. The equipment must be capable of continuous position adjustment to maintain proper helical pile alignment. Apply constant axial force (crowd) while rotating helical piles into the ground. Apply sufficient crowd to ensure the helical pile advances into the ground a distance equal to at least 80% of the blade pitch per revolution during normal advancement.

B. Advance the helical pile sections into the soil in a smooth, continuous manner at a rate of rotation between 5 RPM's and 40 RPM's. Adjust the rate of rotation and magnitude of down pressure for different soil conditions and depths.

C. Provide extension sections to obtain the required installation torque as shown on the shop drawings. Use coupling bolt(s) and nuts torqued in accordance to the manufacturer's guidelines to connect sections together.

D. Do not exceed the manufacturer's Torque Strength Rating of the helical pile during installation.

E. The Contractor must adjust the elevation of the top end of the shaft to the elevation shown on the shop drawings or as required. This adjustment may consist of cutting off the top of the shaft and drilling new holes to facilitate installation of brackets to the orientation shown on the shop drawings. Alternatively, installation may continue until the final elevation and orientation of the pre-drilled bolt holes are in alignment. Do not reverse the direction of torque and back-out the helical pile to obtain the final elevation.

F. Install brackets in accordance with helical pile manufacturer's details or as shown on the shop drawings.

G. Ensure all helical pile components, including the shaft and bracket, are isolated from making a direct electrical contact with any concrete reinforcing bars or other non-galvanized metal objects since these contacts may alter corrosion rates.

H. Obstructions. Terminate the installation and remove the pile if the helical pile encounters refusal or is deflected by a subsurface obstruction. Install the helical pile at an adjacent location, subject to review and approval by the Engineer.

#### 7. Production Helical Piles.

A. Advance production helical piles until the allowable pile capacity is verified by achieving the required Installation Torque. The required Installation Torque shall be as certified by the designer. The maximum rotational speed must not exceed 12 RPM when torque is monitored.

B. If the final Installation Torque is not achieved at the estimated length shown on the shop drawings, the Contractor has the following options:

(1) Install the helical pile deeper using additional extension sections until the required Installation Torque is obtained.

(2) Remove the helical pile and install a new one with additional and/or larger diameter helical bearing plates.

(3) Submit other options to the Engineer in writing for review and approval.

(4) Additional materials and work necessary to reach the required helical pile capacity, including engineering analysis and redesign, is to be furnished without cost to the Owner and without an extension of the completion dates for the project.

C. The helical pile must be sized to reach the allowable pile capacity. No additional compensation for changes in the helical pile will be allowed unless differing site conditions are determined by the Engineer.

#### 8. Construction Tolerances.

A. Horizontal Alignment. Ensure the helical pile actual centerlines are within 2 inches of plan centerlines at the plan elevation for the top of the shaft. Tolerances for bracket assembly placement are  $\pm 1$  inch in both directions perpendicular to the shaft and  $\pm \frac{1}{4}$  inch in a direction parallel with the shaft, unless otherwise specified.

B. Plumb. Tolerances for departure from the design orientation angles is  $\pm 5^\circ$ .

C. Top of Pile Elevation. Ensure helical pile is cut off at the design cut-off elevation.

D. Submit a plan for remedial action to the engineer for approval, for helical piles not constructed within the required tolerances which are considered unacceptable. The Contractor is responsible for correcting all unacceptable piles to the satisfaction of the Engineer. Materials and work necessary to complete corrections for out-of-tolerance helical piles, including engineering analysis and redesign, must be furnished without cost to the Owner and without extension of the completion dates for the project. Do not begin repair operations until receiving the Engineer's approval of the remedial action plan.

**d. Measurement and Payment.** The complete work as measured will be paid for at the contract unit price for the following contract pay item and includes all material, equipment, and labor to complete these items.

Pay Item

Pay Unit

**Boardwalk Structural Piles**

**Lump Sum**

**Boardwalk Structural Piles**, includes all labor, furnishing, operating, and removing the equipment for construction and installation of piles, designing, shop drawings, and materials to install the piles and associated brackets as shown on the plans and in this special provision.

MERIDIAN CHARTER TOWNSHIP

SPECIAL PROVISION  
FOR  
TIMBER BOARDWALK CONSTRUCTION

MCT/NVN

12-07-2018

**a. Description.** This work consists of furnishing all labor and material in order to install the boardwalk over the wetlands as shown on the plan and shall be in accordance with sections 705, 709, of the Michigan Department of Transportation 2020 Standard Specifications for Construction, except as modified herein.

**b. Materials.**

GENERAL

*1. Submittals:*

Product Data: Submit manufacturer's specifications and installation instructions for materials listed below:

- Framing members.
- Decking.

Material Certificates: Where dimensional lumber is provided to comply with minimum allowable unit stresses, submit listing of species and grade selected for each use, and submit evidence of compliance with specified requirements. Compliance may be in form of a signed copy of applicable portion of lumber producer's grading rules showing design values for selected species and grade. Design values shall be as approved by the Board of Review of American Lumber Standards Committee.

Wood Treatment Data: Submit chemical treatment manufacturer's instructions for handling, storing, installation and finishing of treated material.

Preservative Treatment: For each type specified, include certification by treating plant stating type of preservative solution and pressure process used, net amount of preservative retained and conformance with applicable standards.

For water-borne treatment: Include statement that moisture content of treated materials was reduced to levels indicated prior to shipment to project site.

*2. Product Handling:*

Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials.

For lumber pressure treated with chemicals, sticker between each course to provide air circulation.

*3. Project Conditions:*

Coordination: Fit carpentry work to other work; scribe and cope as required for accurate fit. Correlate location of nailers, blocking, grounds, and similar supports to allow attachment of other work.

PRODUCTS*1. Lumber:*

Lumber Standards: Manufacture lumber to comply with PS 20 "American Softwood Lumber Standard" and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.

Inspection Agencies: Inspection agencies and the abbreviations used to reference with lumber grades and species include the following:

- NLGA National Lumber Grades Authority (Canadian).
- SPIB -Southern Pine Inspection Bureau.
- WCLIB -West Coast Lumber Inspection Bureau.
- WWPA -Western Wood Products Association.

Grade Stamps: Factory-mark each piece of lumber with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.

For exposed lumber apply grade stamps to ends or back of each piece, or omit grade stamps entirely and issue certificate of grade compliance from inspection agency in lieu of grade stamp.

Nominal sizes are indicated, except as shown by detail dimensions. Provide actual sizes as required by PS 20, for moisture content specified for each use.

Provide dressed lumber, S4S unless otherwise indicated.

Provide seasoned lumber with 19 percent maximum moisture content at time of dressing and shipment for sizes 2" or less in nominal thickness, unless otherwise indicated.

*2. Dimension Lumber:*

Provide lumber according to the following table:

<u>MEMBER</u>	<u>SIZE</u>	<u>GRADE</u>	<u>SURFACE</u>
Beams	8x10	#1	S4S
Joists	6x12	#1	S4S
Decking	3x8	#1	S1S2E
Posts	4x6	#1	S4S
Railing	2x10	#2	S4S
Railing	2x8	#2	S4S
Blocking	2x12	#2	S4S
Pile Bracing	2x6	#1	S4S

Wood is to meet or exceed the following values:

- Fb (minimum extreme fiber stress in bending); 1,500 psi.
- E (minimum modulus of elasticity); 1,500,000 psi.

For water-borne treatment include statement that moisture content of treated materials was reduced to levels indicated prior to shipment to project site.

*3. Decking:*

Exposed Decking: Where decking will be exposed in the final work, provide the following; or as shown on drawings:

- Moisture content 19 percent maximum, "S-DRY".
- Douglas Fir or Douglas-Fir-Larch graded, respectively, under WCLIB or WWPA rules. Southern Pine

graded under SPIB rules.

- Lumber surfaced S1S2E, using the rough side for the deck surface.

#### 4. *Timbers:*

For timbers (5" and thicker), provide material complying with the following requirements:

- Douglas Fir Select Structural Grade per WCLIB rules.
- Southern Pine No. 1 Dense per SPIB rules.

#### 5. *Miscellaneous Lumber:*

Provide wood for blocking, furring, and similar members. Provide lumber of sizes indicated, worked into shapes shown, and as follows:

- Moisture content: 19 percent maximum for lumber items not specified to receive wood preservative treatment.
- Grade: Standard Grade light framing size lumber of above species; or as shown on drawings.

#### 6. *Miscellaneous Materials:*

Fasteners and Anchorages: Provide size, type, material and finish as indicated and as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommended nails.

Where rough carpentry work is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners and anchorages with a hot-dip zinc coating (ASTM A 153). Coating must be compatible with the type of preservative used in the lumber.

#### 7. *Wood Treatment by Pressure Process:*

Preservative Treatment: Where lumber or plywood is indicated as "Trt-Wd" or "Treated", or is specified herein to be treated, comply with applicable requirements of AWPA Standards U1 (Lumber). Mark each item with the AWPA Quality Mark Requirements.

Pressure-treat above-ground items with water-borne preservatives to comply with AWPA U1. After treatment, kiln-dry lumber to a maximum moisture content of 19 percent. Treat all lumber and timber.

Pressure-treat the following with water-borne preservatives for ground contact use complying with AWPA U1:

- Wood members in contact with ground.
- Wood members in contact with fresh water.

Complete fabrication of treated items prior to treatment, where possible. If cut after treatment, coat cut surfaces with heavy brush coat of same chemical used for treatment and to comply with AWPA M4. Inspect each piece of lumber or timber after drying and discard damaged or defective pieces.

### **c. Construction Methods.**

#### 1. *General:*

Discard units of material with defects which might impair quality of work, and units which are too small to use in fabricating work with minimum joints or optimum joint arrangement.

Set carpentry work to required levels and lines, with members plumb and true and out and fitted.

Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards.

Countersink nail heads on exposed carpentry work and fill holes.

Use common wire nails, except as otherwise indicated. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting of wood; pre-drill as required.

#### 2. *Wood Blocking:*

Countersink nail heads on exposed carpentry work and fill holes.

Provide wherever shown and where required for attachment of other work. Coordinate location with other work involved.

Attach to substrates as required to support applied loading.

Countersink bolts and nuts flush with surfaces, unless otherwise indicated.

#### 3. *Floor Joist Framing:*

Provide framing of sizes and spacing shown. Install with crown edge up and support ends of each member with not less than 3 inches of bearing on wood. Attach to wood bearing members by metal connectors; frame to wood supporting members as shown, or if not shown, with metal connectors. Do not notch in middle third of joists. Do not bore holes unless shown or as approved;

#### 4. *Wood Framing:*

Provide framing members of sizes and on spacing's shown, and frame openings as shown, or if not shown, comply with recommendations from the *Wood Frame Construction Manual* published by the American Wood Council (AWC). Do not splice structural members between supports.

Anchor and nail as shown, and to comply with the *Wood Frame Construction Manual* "Nailing Schedule" and the *National Design Specification for Wood Construction* published by the AWC.

Provide solid blocking (2" thick by depth at ends unless nailed to header or bearing member).

#### 4. *Wood Framing: (Cont'd.)*

Lap members framing from opposite sides of beams or girders not less than 4" or securely tie opposing members together. Provide solid blocking (2" thick by depth over supports).

Provide bridging between joists where nominal depth-to-thickness ratio exceeds 4, at intervals of 8' or less. Use solid wood bridging 2" thick by depth of joist, and nailed to joist.

5. *Timber Framing:*

Provide wood beams and girders of the size and spacing shown. Install with crown edge up and provide not less than 4" bearing on supports. Provide continuous members unless shown; tie together over supports if not continuous.

Provide wood posts of the sizes shown. Provide metal anchoring and attachment devices as shown.

6. *Board Sheathing and Subflooring:*

Install boards with end joints staggered over supports, and with each piece extending over at least 2 spaces between supports. Screw decking to supporting members with two screws.

**e. Measurement and Payment.** The completed work as measured will be paid for at the contract unit price for the following contract pay items and includes all material, equipment, and labor to complete these items.

Pay Item

Pay Unit

**Treated Timber Boardwalk,**

**Foot**

**Treated Timber Boardwalk,** includes all labor, furnishing, operating, and removing the equipment for construction and installation of the timber boardwalk structure as shown on the plans and described in this special provision.



Professional Service Industries, Inc.  
3120 Sovereign Drive, Suite C  
Lansing, Michigan 48911  
Phone: (517) 394-5700

October 28, 2024

Ms. Caycee Hart, Project Engineer  
**Meridian Township - Department of Public Works**  
5151 Marsh Road  
Okemos, MI 48864

**RE:** Geotechnical Exploration and Engineering Report  
**Proposed Schultz Pathway Retaining Wall**  
**Near 2770 Bennett Road**  
**Meridian Township, Ingham County, Michigan**  
PSI Report No. 0406-1067

Dear Ms. Hart:

As requested, **Professional Industry Services, Inc. (PSI), an Intertek Company**, has developed a geotechnical engineering report for the referenced Proposed Schultz Pathway Retaining Wall project planned in Meridian Township, Ingham County, Michigan. The results of this exploration, together with our recommendations, are presented in the accompanying report, a copy of which is being transmitted herewith.

After plans and specifications are complete, PSI should review the final design and specifications to verify that the earthwork and pavement recommendations are properly interpreted and implemented. **It is considered imperative that the geotechnical engineer and/or its representative be present during earthwork operations to observe the field conditions with respect to the design considerations and specifications.** PSI will not be responsible for interpretations and field quality control observations made by others. Scheduling for our nearest Construction Materials Testing and Inspection location in Lansing, Michigan is available at (517) 394-5700.

PSI appreciates the opportunity to provide geotechnical engineering and consulting services for your project and looks forward to working with you during the construction phase. PSI provides additional services, which include construction materials testing and observation services, environmental services, roof consulting and observation services, pavement and asphalt testing services and specialty engineering and testing. If you have any questions regarding this report, or if we may be of further service, please feel free to contact this office at your convenience.

**Respectfully submitted,**  
**PROFESSIONAL SERVICE INDUSTRIES, INC**

Taha Khalaff, Ph.D., P.E.  
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Professional Service Industries, Inc.  
3120 Sovereign Drive, Suite C  
Lansing, Michigan 48911  
Phone: (517) 394-5700

**GEOTECHNICAL EXPLORATION  
AND ENGINEERING REPORT**



**FOR THE:**

**PROPOSED SCHULTZ PATHWAY RETAINING WALL  
NEAR 2770 BENNETT ROAD  
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN**

Taha Khalaff, Ph.D., P.E.  
Senior Geotechnical Engineer  
[taha.khalaff@intertek.com](mailto:taha.khalaff@intertek.com)

**PREPARED FOR:**

**MERIDIAN TOWNSHIP  
DEPARTMENT OF PUBLIC WORKS  
5151 MARSH ROAD  
OKEMOS, MI 48864**

**PREPARED BY:**

**PROFESSIONAL SERVICE INDUSTRIES, INC.  
3120 SOVEREIGN DRIVE, SUITE C  
LANSING, MICHIGAN 48911**

Jose N. Gomez, P.E. (FL, PR, GA, SC, NC, VA), BC.GE  
Chief Engineer - Principal Consultant  
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**OCTOBER 28, 2024  
PSI PROJECT NO. 0406-1067**

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### APPENDIX

**Figure 1** – Site Location Diagram

**Figure 2** – Boring Location Diagram

Boring Logs (**SB-01** & **SB-02**)

PSI General Notes

Laboratory Test Results

SPW911, v2.40 Inputs/Outputs

**ASFE** – Important Information About Your Geotechnical Engineering Report



**PROJECT INFORMATION**

**Project Authorization**

This engineering report presents the results of our geotechnical engineering exploration and evaluation performed relative to the proposed Schultz Pathway Retaining Wall that will be located Near 2770 Bennett Road in Meridian Township, Ingham County, Michigan. The following table provides Project Authorization information.

**Table 1: Project Authorization**

<b>Project Name</b>	Proposed Schultz Pathway Retaining Wall
<b>Project Location</b>	Near 2770 Bennett Road, Meridian Township, Ingham County, Michigan
<b>Proposal (Contract) Signed By</b>	Mr. Dan Opsommer, Deputy Township Manager
<b>Authorization Company</b>	Meridian Township - Department of Public Works
<b>Authorization Date</b>	September 16, 2024
<b>PSI Proposal No.</b>	0406-424318
<b>PSI Proposal Contents</b>	Scope of Service, Lump Sum Fee, and PSI’s General Conditions

The geotechnical exploration was performed for Meridian Township - Department of Public Works in accordance with PSI Proposal No. 0406-434318 dated September 9, 2024. The authorization to perform this exploration and evaluation was in the form of acceptance of PSI’s proposal by Mr. Dan Opsommer, Deputy Township Manager on September 16, 2024.

**Project Description**

Project information was provided by Ms. Caycee Hart, Project Engineer of Meridian Township, via email on September 3, 2024, PSI’s review of a Request of Proposal and Schultz Pathway preliminary construction plans. The provided correspondence included the following documents:

- Request for Proposal titled “Charter Township of Meridian Request for Proposals”.
- Proposed soil boring location drawing titled “Schultz Pathway – Soil Boring Location Exhibit” prepared by Meridian Charter Township.
- Proposed Schultz Pathway preliminary construction plans prepared by Meridian Charter Township.

Briefly, PSI understands that the proposed project consists of the construction of a new pathway in Meridian Township, Ingham County, Michigan. PSI also understands that the project includes the construction of pathways, sidewalks, and new retaining wall. PSI understands that the proposed Schultz Pathway Retaining Wall comprises a sheet pile wall which will be constructed at the north side of Bennett Road.

Based on information provided by Meridian Township, PSI’s review a Request for Proposal and Schultz Pathway preliminary construction plans with proposed boring locations and quantities, and the approximate location of the sheet pile wall, a summary of our understanding of the proposed project is provided below in the following General Project Description table.



**Table 2: General Project Description**

<b>Construction Types</b>	Sheet pile retaining wall located at south end of existing wetland. 7-ft-wide concrete pathway.
<b>Existing Grade Change within Project Site</b>	± 5 Feet Estimate (Google Earth Pro)
<b>Sheet Pile Section</b>	SCZ - 18

The geotechnical recommendations presented in this report are based on the available project information and results of our geotechnical exploration and evaluations. If any of the noted information, including sheet pile sections are considered incorrect or are changed, please inform PSI in writing so that we may amend the recommendations presented in this report if appropriate and if desired by Meridian Township. PSI will not be responsible for the implementation of its recommendations when it is not notified of changes in the project. PSI should be consulted once the structure design has been finalized. Additional subsurface evaluation may need to be performed by PSI at that time.

**Purpose and Scope of Services**

The purpose of this field exploration and geotechnical evaluation was to determine the general subsurface conditions at the site and to develop geotechnical design criteria for sheet pile retaining wall of the planned Schultz Pathway project. The scope of the exploration and analysis included a reconnaissance of the project site, completion of three soil borings, field, and laboratory testing of representative portions of the recovered SPT split spoon samples, and corresponding engineering analysis and evaluation of the subsurface materials encountered.

The scope of services did not include any environmental assessment for determining the presence or absence of wetlands, hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on, below or around this site. Any statement in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. Prior to the development of any site an environmental assessment is advisable.

As directed by the scope of work/service provided by Meridian Township, PSI did not provide any service to evaluate or detect the presence of moisture, mold or other biological contaminates in or around any structure or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Meridian Township acknowledge that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Meridian Township further acknowledges that site conditions are outside of PSI’s control and that mold amplification will likely occur or continue to occur in the presence of moisture. As such, PSI cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

PSI also provides an array of complementary environmental and industrial hygiene services to assist you or your design team in successfully assessing and developing properties such as the one referenced in this report. PSI’s environmental consultants apply their experience, local geologic knowledge and thorough understanding of **ASTM** standards, environmental risk, and regulatory knowledge to conduct due diligence assessments of a wide range of property types and proposed developments.



## SITE AND SUBSURFACE CONDITIONS

### Site Location and Description

The project site is located Near 2770 Bennett Road in Meridian Township, Ingham County, Michigan. The project site consists of green space, existing concrete path, and wetland as shown in **Figure No. 2** of the **Appendix**. The following table provides a generalized description of the existing site conditions based on visual observations during the field activities, as well as other available information.

**Table 3: Site Description**

<b>Site Location</b>	Latitude: 42.69746; Longitude: -84.45215; Okemos, MI
<b>Site History</b>	Existing wetland since April 1999 per Google Earth Pro (see <b>Figure No. 1</b> in the <b>Appendix</b> for location)
<b>Existing Site Ground Cover</b>	Green space, existing concrete path, and wetland.
<b>Existing Site Features</b>	Relatively flat
<b>Existing Grade/Elevation Changes</b>	± 5 Feet Estimate (Google Earth Pro)
<b>Site Boundaries/Neighboring Development</b>	North: Wetland East: Okemos schools bus garage driveway; Green space South: Bennett Road West: Schultz Veterinary Clinic driveway

The terrain across the project site is relatively flat, downwards from east to west, with grades varying on the order of approximately ± 6 feet, according to Google Earth Pro. The ground surface of the project site was firm enough at the time of the field services as indicated by the fact that the drilling rig didn't experienced difficulty in accessing the boring locations.

### Field Exploration and Laboratory Testing

The site subsurface conditions were determined by completion of two Standard Penetration Test-SPT soil borings located within the proposed sheet pile retaining wall. The soil borings were advanced to depths of approximately 30 feet below the existing ground surface within or near the proposed sheet pile retaining wall. The boring design element, boring labels, approximate depths, and drilling footage are provided in the following table.

**Table 4: Field Exploration Summary**

Design Element	Number of Borings	Boring Depth (ft)	Drilling Footage (feet)
<b>Proposed Sheet Pile Retaining Wall</b>	2	30	60
<b>TOTAL:</b>	<b>2</b>	---	<b>60</b>

The boring locations and depths of the borings were established, located, and marked in the field by PSI in accordance with the project site locations and boring quantities provided by Meridian Township. The



approximate boring locations are depicted in the Boring Location Diagram, **Figure No. 2** included in the **Appendix**.

The soil borings were performed on October 2, 2024, by means of a CME-55 truck-mounted drilling rig equipped with a rotary head utilizing 3¼ inch hollow-stem augers to advance the boreholes. Representative soil samples were recovered employing split-barrel sampling procedures in general accordance with "Penetration Test and Split-Barrel Sampling of Soils" (**ASTM D1586**). After completion of the test borings the holes were backfilled with the excavated soils. The pertinent field exploration description is provided in the table below.

**Table 5: Field Exploration Description**

<b>Drilling Equipment</b>	Truck Mounted Drilling Equipment
<b>Drilling Method</b>	Continuous Hollow-Stem Augers
<b>Field Testing</b>	Standard Penetration Test – SPT ( <b>ASTM D1586</b> )
<b>Sampling Procedure</b>	Soils: <b>ASTM D1587/1586</b>
<b>Sampling Frequency</b>	2.5-foot intervals to a depth of 10 feet and at 5-foot intervals thereafter
<b>Frequency of Groundwater Level Measurements</b>	During and after drilling
<b>Boring Backfill Procedures</b>	Soil cuttings
<b>Sample Preservation and Transportation Procedure</b>	General Accordance with <b>ASTM D4220</b>

Determination of the ground surface elevations by survey at the test boring positions was not within the scope of PSI’s services. The approximate ground surface elevations at the boring locations performed were obtained from Google Earth Pro and provided Schultz Pathway preliminary construction plans. Prior to final design and construction, field measurement at the boring locations should be made by a professional land surveyor registered in the State of Michigan. References to depths in this report and on the attached soil boring logs are from the existing ground surface unless otherwise noted.

In addition to the field exploration, a representative laboratory-testing program was conducted to evaluate engineering characteristics and geotechnical parameters of the subsurface materials. The laboratory-testing program included visual classification and moisture content tests on all the material recovered. The unconfined compression strength of the plastic/cohesive soils encountered was estimated utilizing a calibrated hand penetrometer. The results of these tests are indicated on the boring logs which are included in the **Appendix**. The laboratory testing program was conducted in general accordance with applicable **ASTM** specifications. The unused portion of the soil samples will be placed in storage at PSI’s Lansing, Michigan facility. Unless otherwise requested in writing, the samples will be discarded after 60 days from the submission of the final report.

**Surface/Subsurface Conditions**

At the time of our field exploration conducted in October 2024, the surface and subsurface general conditions encountered at the project site can be described and summarized in the following table:



<b>Table 6: Existing Surface/Subsurface Summary</b>			
<b>Soil Boring</b>	<b>Approx. Elevation, feet</b>	<b>Surface Material and Thickness</b>	<b>Major Native Strata</b>
<b>SB-01</b> (30ft)	854	12" Topsoil	Gray SANDY LEAN CLAY Gray fine to medium SAND
<b>SB-02</b> (30ft)	856	7½" Topsoil	Brown to Grayish Brown/Gray SANDY LEAN CLAY Gray fine to coarse SAND

A generalized soil description encountered in the borings, beginning at the bottom of the existing topsoil sections, and proceeding downward, is as follows:

**Stratum 1: Brown to Grayish Brown/Gray SANDY Lean Clay (CL).** A stratum of brown to grayish brown/gray sandy lean clay with variable percentages of silt and gravel was encountered directly underneath topsoil layer at both soil boring locations. The brown to grayish brown/gray sandy lean clay extended to depths ranging from approximately six feet and through the maximum depth of exploration of approximately 30 feet beneath the existing ground surface. Un-corrected Standard Penetration Resistance (N-values) ranged from five to 23 blows per foot (bpf). Unconfined compressive strength values were estimated using a hand penetrometer with values ranging from ¾ to greater than 4.5 tsf, indicating consistencies of firm to hard. The moisture content of the tested soil samples from the brown to grayish brown/gray sandy lean clay ranged from ten to 19 percent. The recovered soil samples visually appeared to be in a moist to wet condition when examined in the laboratory. Atterberg limit tests performed on representative composite samples of the native brown to grayish brown/gray sandy lean clay stratum prepared from borings SB-01 and SB-02, indicates the soil to be low to moderately in plasticity with Liquid Limit (LL) ranging from 15 to 18 and Plastic Limits (PL) was 14; based on the moisture contents indicated in the boring logs, this stratum appears to be slightly overconsolidated.

**Stratum 2: Grayish Brown/Gray fine to coarse Sand.** Grayish brown/gray fine to coarse sand with variable amount of silt and gravel interbedded the sandy lean clay stratum at both soil borings SB-01 and SB-02 at a depth of approximately six feet below the existing ground surface and extended to a depth of approximately 28.5 feet below the existing ground surface. Un-corrected Standard Penetration Resistance (N-values) within the grayish brown/gray fine to coarse sand stratum ranged from five to 38 blows per foot, indicating relative densities of loose to dense. The moisture content of the tested soil sample from the gravelly sand stratum ranged from 16 to 21 percent. The samples visually appeared to be in moist to wet conditions when examined in the laboratory. Partial Sieves Analysis (Mechanical Gradation) tests were conducted in accordance with **ASTM C136** on selected samples from both SB-01 and SB-02. Results can be found in the **Appendix**.

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The **Boring Logs** should be reviewed for specific information at individual boring locations. These records include soil descriptions, stratification, penetration resistance, location of the samples, and laboratory test data.



The stratification shown on the **Boring Logs** represent the conditions only at the actual boring locations. Variations may occur and should be expected between boring locations. The stratification represents the approximate boundary between subsurface materials; however, the actual transition may be gradual. Water level information obtained during field operations is also shown on the **Boring Logs**. The **Boring Logs** were prepared on the basis of the laboratory testing and supplemental visual engineering classification, as well as the field logs of the soil conditions encountered.

### **Groundwater Information**

Free groundwater was encountered during drilling and observed upon completion of drilling operations at both soil borings at a depth of approximately 14 feet below the existing ground surface, during early of October 2024. Collapse of the soils below groundwater (i.e., “wet cave”) was observed during drilling operations at both soil boring locations at depths ranged between 21 and 22 feet below the existing ground surface. The **Boring Logs** included in the **Appendix** should be reviewed for specific information as to depths of groundwater and dry caves.

It is possible for the groundwater table to vary within the depths explored during other times of the year depending upon climatic conditions (seasonal fluctuation). Groundwater monitoring wells are required to accurately define the position and fluctuation of the groundwater table, especially if a boring is drilled in cohesive soil, where several days or weeks may be required for the groundwater to reach a static level. The installation of such monitoring wells was not included in the scope of services for this project.

### **Site Seismic Classification**

Ingham County in Michigan lies in the Central Stable Tectonic Region and in Seismic Zone Area 0 of probable seismic activity of the Building Officials Congress of America (**BOCA**), National Building Code, and the Uniform Building Code (UBC). This zone indicates that minor damage due to occasional earthquakes might be expected in this area.

In the 2015 Michigan Building Code (MBC), the State of Michigan has adopted the provisions of the International Building Code (IBC). The Site Class is based on a weighted average of known or estimated soil properties for the uppermost 100 feet of the subsurface profile. Soil borings at the project site extended to a maximum depth of approximately 30 feet below the existing ground surface. Based on the regional geologic mapping, as well as data available on the Water Well Record Retrieval System of the Department of Environmental Quality in the State of Michigan, PSI anticipates that the subsurface conditions below the explored depth when auger refusal was reached may consist of alternating deposits of competent sand, gravel, and clay with bedrock located at a depth of approximately 100 feet or more below the existing ground surface. Bedrock most likely is part of the Saginaw formation. Based on our review of the available data, knowledge of regional geology, the borings’ Standard Penetration Test (SPT) N-values and auger refusals, and approximated soil shear strength PSI estimates that the seismic design for this project, based on the upper 100 feet of the subsurface soil profile would be **Site Class D**.

The 2015 International Building Code requires a site class for the calculation of earthquake design forces. This class is a function of soil type (i.e., depth of soil and stratum types). Based on the depth of the rock



(i.e., weathered rock) and the estimated shear strength of the soil at the boring locations, **Site Class “D”** is recommended.

The USGS-NEHRP probabilistic ground motion values near Latitude 42.69742881, and -84.45221540 are as follows:

Table 7: USGS-NEHRP Probabilistic Ground Motion Values					
Period (seconds)	2% Probability of Event in 50 years (%g)	Site Coefficients	Max. Spectral Acceleration Parameters	Design Spectral Acceleration Parameters	
0.2 (S <sub>s</sub> )	8.2	F <sub>a</sub> = 1.6	S <sub>ms</sub> = 0.131	S <sub>Ds</sub> = 0.087	T <sub>0</sub> = 0.165
1.0 (S <sub>1</sub> )	4.5	F <sub>v</sub> = 2.4	S <sub>m1</sub> = 0.108	S <sub>D1</sub> = 0.072	T <sub>s</sub> = 0.827

$$S_{ms} = F_a S_s \quad S_{Ds} = 2/3 * S_{ms} \quad T_0 = 0.2 * S_{D1} / S_{Ds}$$

$$S_{m1} = F_v S_1 \quad S_{D1} = 2/3 * S_{m1} \quad T_s = S_{D1} / S_{Ds}$$

The Site Coefficients, F<sub>a</sub> and F<sub>v</sub> were interpolated from 2015 IBC Tables 1613.3.3(1) and 1613.3.3(2) as a function of the site classification and the mapped spectral response acceleration at the short (S<sub>s</sub>) and 1 second (S<sub>1</sub>) periods. The development of shear strains tending to cause liquefaction of sand deposits is governed by the character of the ground motion (i.e., acceleration and frequency), soil type, groundwater level, and in-situ stress conditions. PSI believes the risk of liquefaction occurring at this site is low based on mostly fine grained soils and the site being in a low seismic activity area.

## EVALUATION AND RECOMMENDATIONS

PSI has performed their analysis based on the information developed during this exploration, it is determinant to have a sheet pile retaining wall system for the proposed Schultz Pathway Sheet Pile Retaining Wall. The resulting recommendations are provided in the following sections. If our estimations or understandings of the project are considered incorrect or if conditions during construction are significantly different from those described in this report, please contact PSI immediately in writing so that we may amend our recommendations presented in this report if appropriate and if desired by Meridian Township.

### Site Preparation

PSI anticipates that the site preparation and earthwork activities associated with the proposed Schultz Pathway Sheet Pile Retaining Wall construction will consist of the construction of new substructure and superstructure elements. PSI recommends that all earthwork operations be performed under current Ingham County specifications and be properly monitored in the field.

Construction of the proposed Schultz Pathway sheet pile retaining wall will take place above and below the elevation of the groundwater elevation and within the proximity of the Schultz Pathway wet land. Appropriate measures should be taken to control infiltration of water and allow construction to take place under relatively dry conditions. Water levels and flow within the waterway will vary with the season and recent precipitation events. PSI recommends that the earthwork/excavation/sheet pile contractor verify the actual groundwater seepage conditions at the time of the excavation and



construction activities and propose the groundwater control plan for the Ingham County resident engineer's approval.

Prior to site grading activities or excavation, existing underground utilities, and structures, should be identified and rerouted or properly abandoned in-place. Existing underground utilities that are not rerouted or abandoned should be adequately marked and protected to minimize the potential for damage during construction activities.

### **SCZ – 18 Sheet Pile Retaining Wall Recommendations**

Earth pressures on sheet pile retaining walls are influenced by structural design of the walls, conditions of wall restraint, methods of construction and/or compaction, and the strength of the materials being restrained. The most common conditions for sheet pile retaining wall design are the active and passive conditions. Active conditions apply to relatively flexible earth retention structures, where some rotation may occur to mobilize soil shear strength. Passive state represents the maximum possible pressure when a structure is pushed against the soil and is used in sheet pile wall design to help resist active pressure. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure should be reduced by one-half to two-thirds for design purposes.

The adequacy of the proposed sheet pile geometry and SCZ-18 section was analyzed using the computer software SPW911 v2.4, developed by Pile Buck, Inc. SPW911 is a design and analysis software for modeling the shoring of excavations and bulkheads in stratified soil using sheet pile walls. Calculation methods are based on the British Steel Piling Handbook and the US Steel Sheet Piling Design Manual. The sheet pile wall option for this project was for an unsupported wall at the top; the sheet pile wall works as a cantilever wall embedded in the ground with a free height of six feet.

Based on a review of the analysis outputs, the **Inputs/Outputs** included in the **Appendix** should be reviewed for specific information as soil subsurface stratum and sheet pile embedment (the total **SCZ-18** Sheet Pile Embedment is approximately 12.5 feet with a free height of six feet; the total length of the sheets is 18.5 feet). The resulting applied bending moment is less than the maximum resisting moment for the sheet pile section proposed. In addition, deflection of the top of the sheeting is anticipated to be 0.4 in. There, it appears that the permanent sheeting is adequate as currently designed.

The recommended earth pressure coefficients assume constantly functioning drainage systems are installed between walls and soil backfill to prevent the accidental buildup of hydrostatic pressures and lateral stresses in excess of those stated. If a functioning drainage system is not installed, lateral earth pressures should be determined using the buoyant weight of the soil (approximately 128 pcf). Hydrostatic pressures calculated with the unit weight of water (62.4 pcf) should be added to these earth pressures to obtain the total stresses for design.

The surcharge loadings anticipated to be located a short distance behind sheet pile retaining wall, they may also exert appreciable additional lateral pressures. If an imaginary line projected downward at a 26-degree angle from the bottom near edge of the surcharge load does not intersect the wall, the effect of the load on the wall may be negligible. Whenever this line intersects the wall, the effect of the surcharge loads should be added to the recommended earth pressures to determine total lateral stresses.



## **CONSTRUCTION CONSIDERATIONS**

### **Drainage and Groundwater Considerations**

Free groundwater was encountered during drilling and observed upon completion of drilling operations at both soil borings at a depth of approximately 14 feet below the existing ground surface, during early of October 2024. Therefore, difficulty with groundwater seepage and subgrade instability may not be anticipated during earthwork, excavation and construction associated with the proposed sheet pile retaining wall structure project. It is possible for the groundwater table to vary within the depths explored during other times of the year depending upon climatic conditions (seasonal fluctuation). PSI recommends that the Contractor verify the actual groundwater and seepage conditions at the time of the construction activities and propose the groundwater control methods for the Engineer's approval, including the disposal of discharge water.

Every effort should be made to keep the excavations and any other prepared subgrades dry if water is encountered or if rainfall or snowmelt occurs during construction. During wet weather periods, increases in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. In addition, soils that become wet may be slow to dry and thus significantly retard the progress of grading and compaction activities. It will, therefore, be advantageous to perform earthwork and foundation construction activities during dry weather.

Water should not be allowed to collect in foundation or subsurface level excavations or other prepared subgrades of the construction area, either during or after construction. Water accumulation should be removed from shallow excavations by pumping from sump pits placed around the perimeter of the excavation. Positive site surface drainage should be provided to reduce infiltration of surface water. The grades should be sloped away from the proposed structures and surface drainage should be collected and discharged.

### **Excavation Safety Considerations**

Typically, soils penetrated by augers can be removed with conventional earthmoving equipment (backhoe and/or trencher). However, subsurface excavation equipment varies, and field refusal conditions may vary as well. Therefore, it is possible that difficult excavation conditions may be encountered at the proposed site location between the boring locations.

Excavation near any existing structure or utility must be performed with the utmost of care and under the supervision of the geotechnical engineer's representative. Locations of all underground utilities within the proposed site must be verified by the Contractor prior to carry out any excavation.

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (**OSHA**) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better ensure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavation or footing excavations, be constructed in accordance with OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the Owner and the Contractor could be liable for substantial penalties.



The Contractor is solely responsible for designing and constructing stable, safe, temporary excavations and should shore, slope or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The Contractor's "responsible person", as defined in **29 CFR Part 1926**, must evaluate the soil exposed in the excavations as part of the Contractor's safety procedures.

The angle of the excavation side slopes must strictly be decided based on the soil type and unconfined compressive strength of the excavated soil per OSHA requirements. For Type A soils, such as clay above water table having unconfined compressive strength values equal to or more than 1½ ton per square foot (tsf), the maximum allowable slope for excavations up to 20 feet deep is ¾ (Horizontal) :1 (Vertical). For Type B soils, such as clay above water table having unconfined compressive strength values between ½ to 1½ ton per square foot (tsf), or angular gravel, the maximum allowable slope for excavations up to 20 feet deep is 1 (Horizontal) :1 (Vertical). For Type C soils, such as clay above water table having unconfined compressive strength values less than ½ ton per square foot (tsf), or granular soils such as gravel and sand, and all submerged soils, the maximum allowable slope for excavations up to 20 feet deep is 1½ (Horizontal) :1 (Vertical). The Contractor should be aware that slope height, slope inclination, and excavation depth should not exceed the specified local, state, and federal regulations.

Earthwork, subgrade preparation, and foundation construction operations must be conducted in strict accordance with the project specifications and under the supervision of the geotechnical engineer or his representative. PSI is providing this information solely as a service to Meridian Township. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulation.

### **GEOTECHNICAL RISK**

The concept of risk is an important aspect of the geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. The analytical tools which geotechnical engineers use are generally empirical and must be used in conjunction with engineering judgment, experience, and regular observation during the construction activities. Therefore, the solutions and recommendations presented in the geotechnical evaluation should not be considered risk-free and, more importantly, are not a guarantee that the interaction between the soils and the proposed structure will perform as planned. The engineering recommendations presented in the preceding sections constitute PSI's professional estimate of those measures that are necessary for the proposed structure to perform according to the proposed design based on the information generated and referenced during this evaluation, and PSI's experience in working with these conditions.



## REPORT LIMITATIONS

The recommendations submitted in this report are based on the available subsurface information obtained by PSI and the project information furnished by **Meridian Township**. If there are any revisions to the plans for this project, or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the earthwork, subgrade preparation and foundation design parameter recommendations are required. If PSI is not notified of such changes, PSI will not be responsible for the impact of those changes on the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional engineering practices in the local area. No other warranties are implied or expressed.

This report has been prepared for the exclusive use of Meridian Township and their authorized representatives. This report is intended for the specific application to the proposed Schultz Pathway Retaining Wall (sheet pile retaining wall) that will be located Near 2770 Bennett Road in Meridian Township, Ingham County, Michigan.



## APPENDIX

[www.intertek.com/building](http://www.intertek.com/building)



**SITE LOCATION DIAGRAM**  
Schultz Pathway Retaining Wall  
East of 2770 Bennett Road  
Meridian Township, Ingham County, Michigan

**FIGURE NO. 1**  
PSI Project No. 04061067  
Prepared By: Jordan Most  
Prepared On: September 19, 2024



**BORING LOCATION DIAGRAM**  
Schultz Pathway Retaining Wall  
East of 2770 Bennett Road  
Meridian Township, Ingham County, Michigan

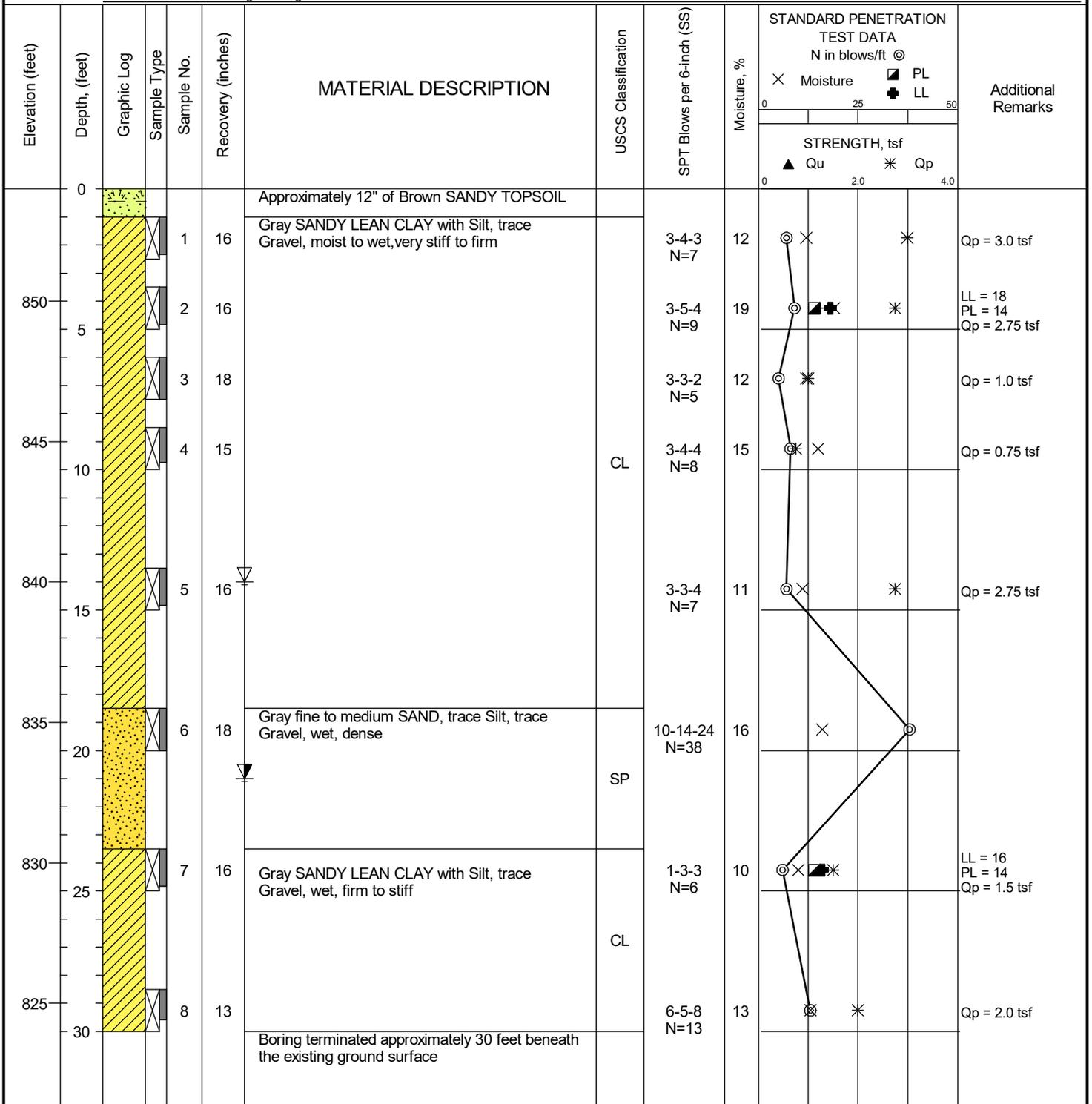
**FIGURE NO. 2**  
PSI Project No. 04061067  
Prepared By: Jordan Most  
Prepared On: September 19, 2024

**DATE STARTED:** 10/2/24 **DRILL COMPANY:** PSI, Inc.  
**DATE COMPLETED:** 10/2/24 **DRILLER:** D. Guajardo **LOGGED BY:** I. Al-Hemyari  
**COMPLETION DEPTH:** 30.0 ft **DRILL RIG:** CME-55  
**BENCHMARK:** N/A **DRILLING METHOD:** 3 1/4" HSA  
**ELEVATION:** 854 ft **SAMPLING METHOD:** SS  
**LATITUDE:** 42.6975° **HAMMER TYPE:** Automatic  
**LONGITUDE:** -84.45276° **EFFICIENCY:** N/A%  
**STATION:** N/A **OFFSET:** N/A **REVIEWED BY:** Jordan Most  
**REMARKS:** Borehole backfilled with auger cuttings

## BORING SB-01

<b>Water</b>	▽	While Drilling	14 feet
	▼	Upon Completion	N/A
	▽	Cave In Depth	21 feet

**BORING LOCATION:**  
 See Boring Location Diagram



Professional Service Industries, Inc.  
 3120 Sovereign Drive, Suite C  
 Lansing, MI 48911  
 Telephone: (517) 394-5700

**PROJECT NO.:** 0406-1067  
**PROJECT:** Schultz Pathway Retaining Wall  
**LOCATION:** Near 2770 Bennett Road  
 Meridian Township  
 Ingham County, Michigan

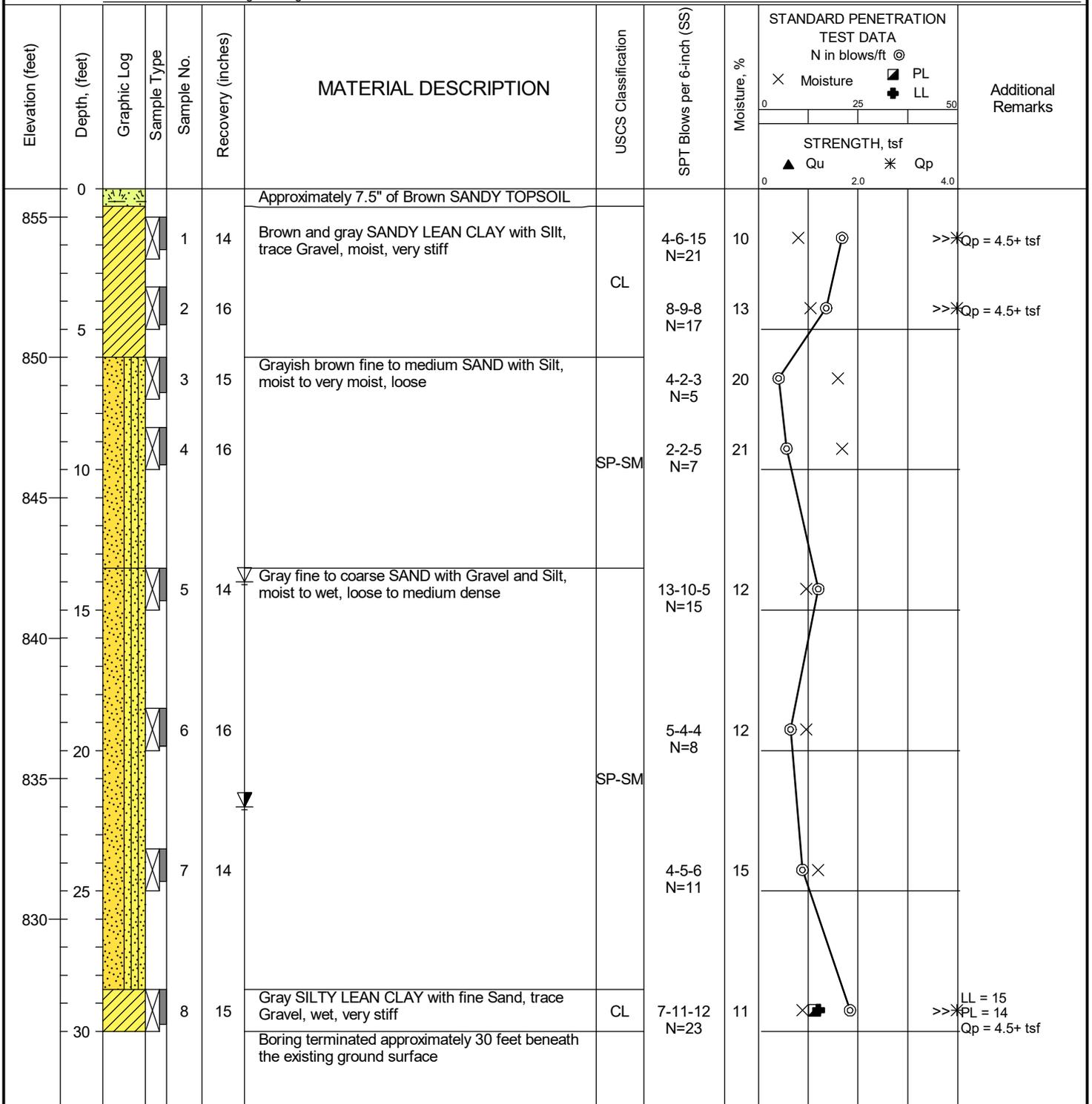
**DATE STARTED:** 10/2/24  
**DATE COMPLETED:** 10/2/24  
**COMPLETION DEPTH:** 30.0 ft  
**BENCHMARK:** N/A  
**ELEVATION:** 856 ft  
**LATITUDE:** 42.69749°  
**LONGITUDE:** -84.45158°  
**STATION:** N/A **OFFSET:** N/A  
**REMARKS:** Borehole backfilled with auger cuttings

**DRILL COMPANY:** PSI, Inc.  
**DRILLER:** D. Guajardo **LOGGED BY:** I. Al-Hemyari  
**DRILL RIG:** CME-55  
**DRILLING METHOD:** 3 1/4" HSA  
**SAMPLING METHOD:** SS  
**HAMMER TYPE:** Automatic  
**EFFICIENCY:** N/A%  
**REVIEWED BY:** Jordan Most

## BORING SB-02

<b>Water</b>	▽ While Drilling	14 feet
	▼ Upon Completion	N/A
	▽ Cave In Depth	22 feet

**BORING LOCATION:**  
 See Boring Location Diagram



Professional Service Industries, Inc.  
 3120 Sovereign Drive, Suite C  
 Lansing, MI 48911  
 Telephone: (517) 394-5700

**PROJECT NO.:** 0406-1067  
**PROJECT:** Schultz Pathway Retaining Wall  
**LOCATION:** Near 2770 Bennett Road  
 Meridian Township  
 Ingham County, Michigan

## GENERAL NOTES

### SAMPLE IDENTIFICATION

The Unified Soil Classification System (USCS), AASHTO 1988 and ASTM designations D2487 and D-2488 are used to identify the encountered materials unless otherwise noted. Coarse-grained soils are defined as having more than 50% of their dry weight retained on a #200 sieve (0.075mm); they are described as: boulders, cobbles, gravel or sand. Fine-grained soils have less than 50% of their dry weight retained on a #200 sieve; they are defined as silts or clay depending on their Atterberg Limit attributes. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size.

### DRILLING AND SAMPLING SYMBOLS

SFA: Solid Flight Auger - typically 4" diameter flights, except where noted.	☒ SS: Split-Spoon - 1 3/8" I.D., 2" O.D., except where noted.
HSA: Hollow Stem Auger - typically 3 1/4" or 4 1/4" I.D. openings, except where noted.	■ ST: Shelby Tube - 3" O.D., except where noted.
M.R.: Mud Rotary - Uses a rotary head with Bentonite or Polymer Slurry	▮ RC: Rock Core
R.C.: Diamond Bit Core Sampler	⬇ TC: Texas Cone
H.A.: Hand Auger	☞ BS: Bulk Sample
P.A.: Power Auger - Handheld motorized auger	☒ PM: Pressuremeter
	CPT-U: Cone Penetrometer Testing with Pore-Pressure Readings

### SOIL PROPERTY SYMBOLS

N: Standard "N" penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. Split-Spoon.
N <sub>60</sub> : A "N" penetration value corrected to an equivalent 60% hammer energy transfer efficiency (ETR)
Q <sub>u</sub> : Unconfined compressive strength, TSF
Q <sub>p</sub> : Pocket penetrometer value, unconfined compressive strength, TSF
w%: Moisture/water content, %
LL: Liquid Limit, %
PL: Plastic Limit, %
PI: Plasticity Index = (LL-PL), %
DD: Dry unit weight, pcf
▼, ▼, ▼ Apparent groundwater level at time noted

### RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Relative Density</u>	<u>N - Blows/foot</u>
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	50 - 80
Extremely Dense	80+

### ANGULARITY OF COARSE-GRAINED PARTICLES

<u>Description</u>	<u>Criteria</u>
Angular:	Particles have sharp edges and relatively plane sides with unpolished surfaces
Subangular:	Particles are similar to angular description, but have rounded edges
Subrounded:	Particles have nearly plane sides, but have well-rounded corners and edges
Rounded:	Particles have smoothly curved sides and no edges

### GRAIN-SIZE TERMINOLOGY

<u>Component</u>	<u>Size Range</u>
Boulders:	Over 300 mm (>12 in.)
Cobbles:	75 mm to 300 mm (3 in. to 12 in.)
Coarse-Grained Gravel:	19 mm to 75 mm (¾ in. to 3 in.)
Fine-Grained Gravel:	4.75 mm to 19 mm (No.4 to ¾ in.)
Coarse-Grained Sand:	2 mm to 4.75 mm (No.10 to No.4)
Medium-Grained Sand:	0.42 mm to 2 mm (No.40 to No.10)
Fine-Grained Sand:	0.075 mm to 0.42 mm (No. 200 to No.40)
Silt:	0.005 mm to 0.075 mm
Clay:	<0.005 mm

### PARTICLE SHAPE

<u>Description</u>	<u>Criteria</u>
Flat:	Particles with width/thickness ratio > 3
Elongated:	Particles with length/width ratio > 3
Flat & Elongated:	Particles meet criteria for both flat and elongated

### RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term</u>	<u>% Dry Weight</u>
Trace:	< 5%
With:	5% to 12%
Modifier:	>12%

## GENERAL NOTES

(Continued)

### CONSISTENCY OF FINE-GRAINED SOILS

<u>Q<sub>u</sub> - TSF</u>	<u>N - Blows/foot</u>	<u>Consistency</u>
0 - 0.25	0 - 2	Very Soft
0.25 - 0.50	2 - 4	Soft
0.50 - 1.00	4 - 8	Firm (Medium Stiff)
1.00 - 2.00	8 - 15	Stiff
2.00 - 4.00	15 - 30	Very Stiff
4.00 - 8.00	30 - 50	Hard
8.00+	50+	Very Hard

### MOISTURE CONDITION DESCRIPTION

<u>Description</u>	<u>Criteria</u>
Dry:	Absence of moisture, dusty, dry to the touch
Moist:	Damp but no visible water
Wet:	Visible free water, usually soil is below water table

### RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term</u>	<u>% Dry Weight</u>
Trace:	< 15%
With:	15% to 30%
Modifier:	>30%

### STRUCTURE DESCRIPTION

<u>Description</u>	<u>Criteria</u>	<u>Description</u>	<u>Criteria</u>
Stratified:	Alternating layers of varying material or color with layers at least ¼-inch (6 mm) thick	Blocky:	Cohesive soil that can be broken down into small angular lumps which resist further breakdown
Laminated:	Alternating layers of varying material or color with layers less than ¼-inch (6 mm) thick	Lensed:	Inclusion of small pockets of different soils
Fissured:	Breaks along definite planes of fracture with little resistance to fracturing	Layer:	Inclusion greater than 3 inches thick (75 mm)
Slickensided:	Fracture planes appear polished or glossy, sometimes striated	Seam:	Inclusion 1/8-inch to 3 inches (3 to 75 mm) thick extending through the sample
		Parting:	Inclusion less than 1/8-inch (3 mm) thick

### SCALE OF RELATIVE ROCK HARDNESS

<u>Q<sub>u</sub> - TSF</u>	<u>Consistency</u>
2.5 - 10	Extremely Soft
10 - 50	Very Soft
50 - 250	Soft
250 - 525	Medium Hard
525 - 1,050	Moderately Hard
1,050 - 2,600	Hard
>2,600	Very Hard

### ROCK BEDDING THICKNESSES

<u>Description</u>	<u>Criteria</u>
Very Thick Bedded	Greater than 3-foot (>1.0 m)
Thick Bedded	1-foot to 3-foot (0.3 m to 1.0 m)
Medium Bedded	4-inch to 1-foot (0.1 m to 0.3 m)
Thin Bedded	1¼-inch to 4-inch (30 mm to 100 mm)
Very Thin Bedded	½-inch to 1¼-inch (10 mm to 30 mm)
Thickly Laminated	1/8-inch to ½-inch (3 mm to 10 mm)
Thinly Laminated	1/8-inch or less "paper thin" (<3 mm)

### ROCK VOIDS

<u>Voids</u>	<u>Void Diameter</u>
Pit	<6 mm (<0.25 in)
Vug	6 mm to 50 mm (0.25 in to 2 in)
Cavity	50 mm to 600 mm (2 in to 24 in)
Cave	>600 mm (>24 in)

### GRAIN-SIZED TERMINOLOGY

(Typically Sedimentary Rock)

<u>Component</u>	<u>Size Range</u>
Very Coarse Grained	>4.76 mm
Coarse Grained	2.0 mm - 4.76 mm
Medium Grained	0.42 mm - 2.0 mm
Fine Grained	0.075 mm - 0.42 mm
Very Fine Grained	<0.075 mm

### ROCK QUALITY DESCRIPTION

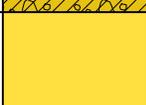
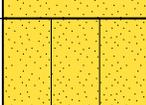
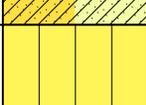
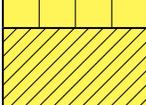
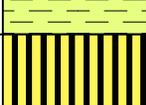
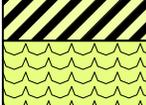
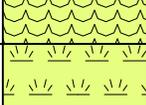
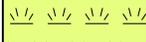
<u>Rock Mass Description</u>	<u>RQD Value</u>
Excellent	90 - 100
Good	75 - 90
Fair	50 - 75
Poor	25 - 50
Very Poor	Less than 25

### DEGREE OF WEATHERING

Slightly Weathered:	Rock generally fresh, joints stained and discoloration extends into rock up to 25 mm (1 in), open joints may contain clay, core rings under hammer impact.
Weathered:	Rock mass is decomposed 50% or less, significant portions of the rock show discoloration and weathering effects, cores cannot be broken by hand or scraped by knife.
Highly Weathered:	Rock mass is more than 50% decomposed, complete discoloration of rock fabric, core may be extremely broken and gives clunk sound when struck by hammer, may be shaved with a knife.

# SOIL CLASSIFICATION CHART

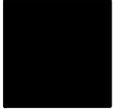
NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS  MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS  CLEAN GRAVELS  (LITTLE OR NO FINES)			<b>GW</b>	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
				<b>GP</b>	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
				<b>GM</b>	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	GRAVELS WITH FINES  (APPRECIABLE AMOUNT OF FINES)			<b>GC</b>	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
					<b>SW</b>	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
					<b>SP</b>	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
	SAND AND SANDY SOILS  CLEAN SANDS  (LITTLE OR NO FINES)				<b>SM</b>	SILTY SANDS, SAND - SILT MIXTURES
					<b>SC</b>	CLAYEY SANDS, SAND - CLAY MIXTURES
					<b>ML</b>	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	FINE GRAINED SOILS  MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS  LIQUID LIMIT LESS THAN 50			<b>CL</b>	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				<b>OL</b>	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
				<b>MH</b>	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS	
SILTS AND CLAYS  LIQUID LIMIT GREATER THAN 50					<b>CH</b>	INORGANIC CLAYS OF HIGH PLASTICITY
					<b>OH</b>	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
					<b>PT</b>	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS
HIGHLY ORGANIC SOILS				<b>PT</b>	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

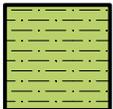
# Graphic Symbols for Materials and Rock Deposits



**CONCRETE**  
Portland Cement Concrete



**BITUMINOUS CONCRETE**



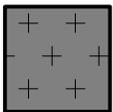
**CLAYSTONE**



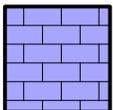
**COAL**  
Coal, Anthracite Coal



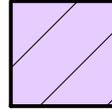
**CONGLOMERATE/BRECCIA**  
Conglomerate, Breccia



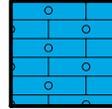
**IGNEOUS ROCK**  
Anorthosite, Basalt, Metabasalt, Diabase (Gabbro), Gabbro, Granite/Granodionite, Homfels, Pegmatite, Rhyolite/Metarhyolite



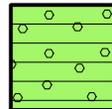
**LIMESTONE**  
Limestone, Dolomite



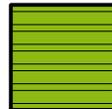
**METAMORPHIC ROCK**  
Amphibolite, Gneiss, Marble, Phyllite, Quartzite, Schist, Serpentinite, Slate



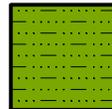
**CHERT**



**SANDSTONE**  
Sandstone, Orthoquartzite (Sandstone)



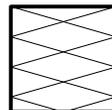
**SHALE**



**SILTSTONE**



**NO RECOVERY**



**VOID**

### ATTERBERG LIMITS (ASTM D4318)

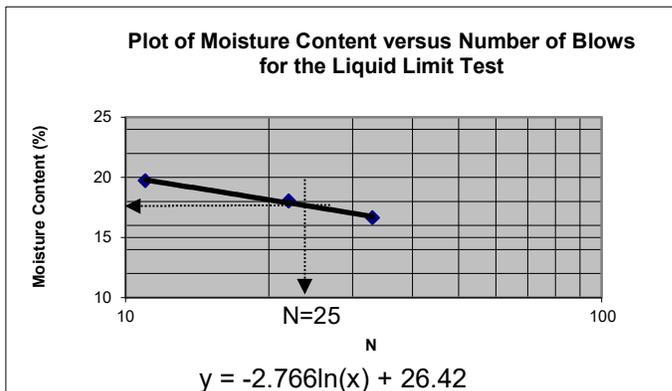
**Client:** Meridian Township - Department of Public Works  
**Project Name:** Proposed Schultz Pathway Retaining Wall  
**Project No.:** 04061067  
**Location:** Meridian Township, Ingham County, Michigan  
**Source:** SB-01  
**Sample No.:** SS2 to SS4  
**Sample Depth:** 3.5' - 10.0'  
**Date:** 10/7/2024  
**Tested by:** LD  
**Checked by:**  
**Estimated % Soil retained on No. 40:** **Air-dried Sample**   
**Sample Description:** SANDY LEAN CLAY with Silt, trace Gravel, gray

#### LIQUID LIMIT TEST (Method A)

Can No.	Weight of Can W <sub>1</sub> (g)	Weight of Can + Wet Soil W <sub>2</sub> (g)	Weight of Can + Dry Soil W <sub>3</sub> (g)	Number of Blows (N)	Moisture Content w (%)
64	22.53	33.76	31.91	11	<b>19.7</b>
PP	22.55	35.37	33.41	22	<b>18.0</b>
3M	22.77	36.37	34.43	33	<b>16.6</b>

#### PLASTIC LIMIT TEST

Can No.	Weight of Can W <sub>1</sub> (g)	Weight of Can + Wet Soil W <sub>2</sub> (g)	Weight of Can + Dry Soil W <sub>3</sub> (g)	Plastic Limit w (%)
D	10.96	15.92	15.30	<b>14.3</b>
15	10.26	13.83	13.37	<b>14.8</b>



Liquid Limit (LL) = **18**  
 Plastic Limit (PL) = **14**  
 Plasticity Index (PI) = **4**  
 PI = LL - PL



**Materials in Solid Finer than the No. 200 Sieve**  
**(ASTM D1140)**

Project Name:	Proposed Schultz Pathway Retaining Wall	Boring Number:	SB-01
Project Number:	04061067	Sample Number:	SS2-SS4
Sample Date:	10/2/2024	Sample Depth:	3.5'-10.0'
Test Date:	10/7/2024	Tested By:	LD
		Checked By:	TK

Sample Description: **Gray SANDY LEAN CLAY with Silt, trace Gravel, moist, firm to stiff**

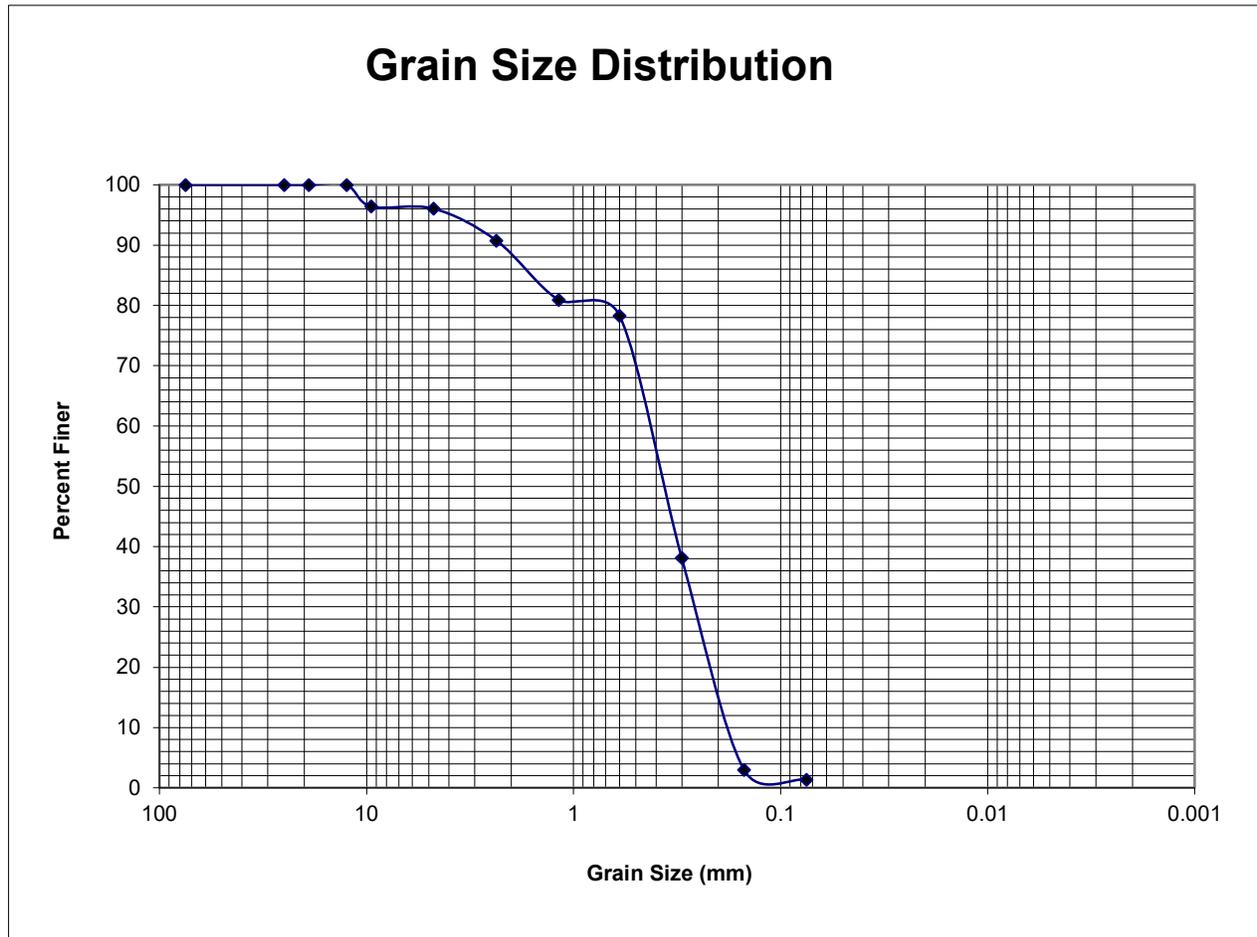
Tare Number / Tare Weight (g):	683.5
Dry Weight of Sample and Tare before Wash (g):	1022.90
Dry Weight of Sample and Tare after Wash (g):	861.8
Loss By Wash (g):	161.1
% Loss By Wash:	47.5%

The specimen was soaked for: 0.25 hrs.

Oven: 03-OV-408   
Scale: 09-BAL-408   
Sieve: 049-SV-408

<b>Project:</b> Proposed Schultz Pathway Retaining Wall	<b>Project #:</b> 04061067
<b>Date Sampled:</b> 10/2/2024	<b>Date Tested:</b> 10/7/2024
<b>Sampled by:</b> PSI - David & Ibrahim	<b>Source:</b> SB-01; SS6
<b>Location:</b> Meridian Township, Ingham County, Michigan	<b>Depth:</b> 18.5' - 20.0'

Soil Information:						
% >1.5 in.=	0.0	PI=	n/a	D <sub>10</sub> =	0.18	
% Gravel=	3.9	LL=	n/a	D <sub>30</sub> =	0.28	
% Sand=	94.7	PI=	n/a	D <sub>60</sub> =	0.42	
	Coarse	5.3%	USCS:	SP	Cu=	2.3
	Medium	12.5%	AASHTO:	A-3	Cc=	1.0
	Fine	76.9%	Description: <b>SAND, fine to coarse, trace silt and gravel, gray</b>			
% Fines=	1.4					
	Silt	n/a				
	Clay	n/a				



**ATTERBERG LIMITS (ASTM D4318)**

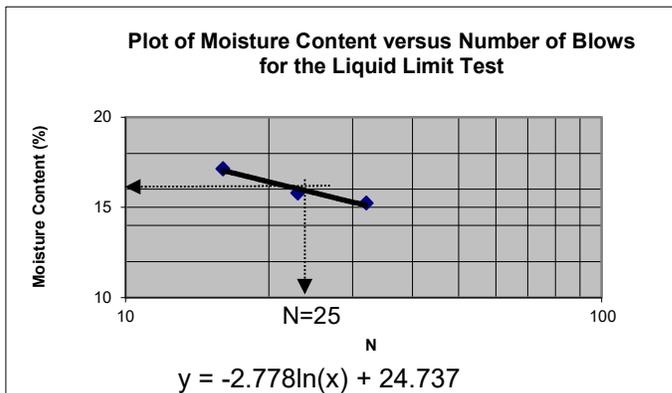
**Client:** Meridian Township - Department of Public Works  
**Project Name:** Proposed Schultz Pathway Retaining Wall  
**Project No.:** 04061067  
**Location:** Meridian Township, Ingham County, Michigan  
**Source:** SB-01  
**Sample No.:** SS7 & SS8  
**Sample Depth:** 23.5' - 30.0'  
**Date:** 10/7/2024  
**Tested by:** LD  
**Checked by:**  
**Estimated % Soil retained on No. 40:** **Air-dried Sample**   
**Sample Description:** SANDY LEAN CLAY with Silt, trace Gravel, gray

**LIQUID LIMIT TEST (Method A)**

Can No.	Weight of Can W <sub>1</sub> (g)	Weight of Can + Wet Soil W <sub>2</sub> (g)	Weight of Can + Dry Soil W <sub>3</sub> (g)	Number of Blows (N)	Moisture Content w (%)
RV	22.37	31.66	30.3	16	<b>17.2</b>
777	24.52	30.68	29.84	23	<b>15.8</b>
VW	22.37	27.74	27.03	32	<b>15.2</b>

**PLASTIC LIMIT TEST**

Can No.	Weight of Can W <sub>1</sub> (g)	Weight of Can + Wet Soil W <sub>2</sub> (g)	Weight of Can + Dry Soil W <sub>3</sub> (g)	Plastic Limit w (%)
O18	13.11	17.76	17.16	<b>14.8</b>
O22	13.51	18.48	17.86	<b>14.3</b>



Liquid Limit (LL) = **16**  
 Plastic Limit (PL) = **14**  
 Plasticity Index (PI) = **2**  
 PI = LL - PL



**Materials in Solid Finer than the No. 200 Sieve**  
**(ASTM D1140)**

Project Name:	Proposed Schultz Pathway Retaining Wall	Boring Number:	SB-01
Project Number:	04061067	Sample Number:	SS7-SS8
Sample Date:	10/2/2024	Sample Depth:	23.5'-30.0'
Test Date:	10/7/2024	Tested By:	LD
		Checked By:	TK

Sample Description: **Gray SANDY LEAN CLAY with Silt, trace Gravel, moist, firm to stiff**

Tare Number / Tare Weight (g):	413.6
Dry Weight of Sample and Tare before Wash (g):	733.70
Dry Weight of Sample and Tare after Wash (g):	582.4
Loss By Wash (g):	151.3
% Loss By Wash:	47.3%

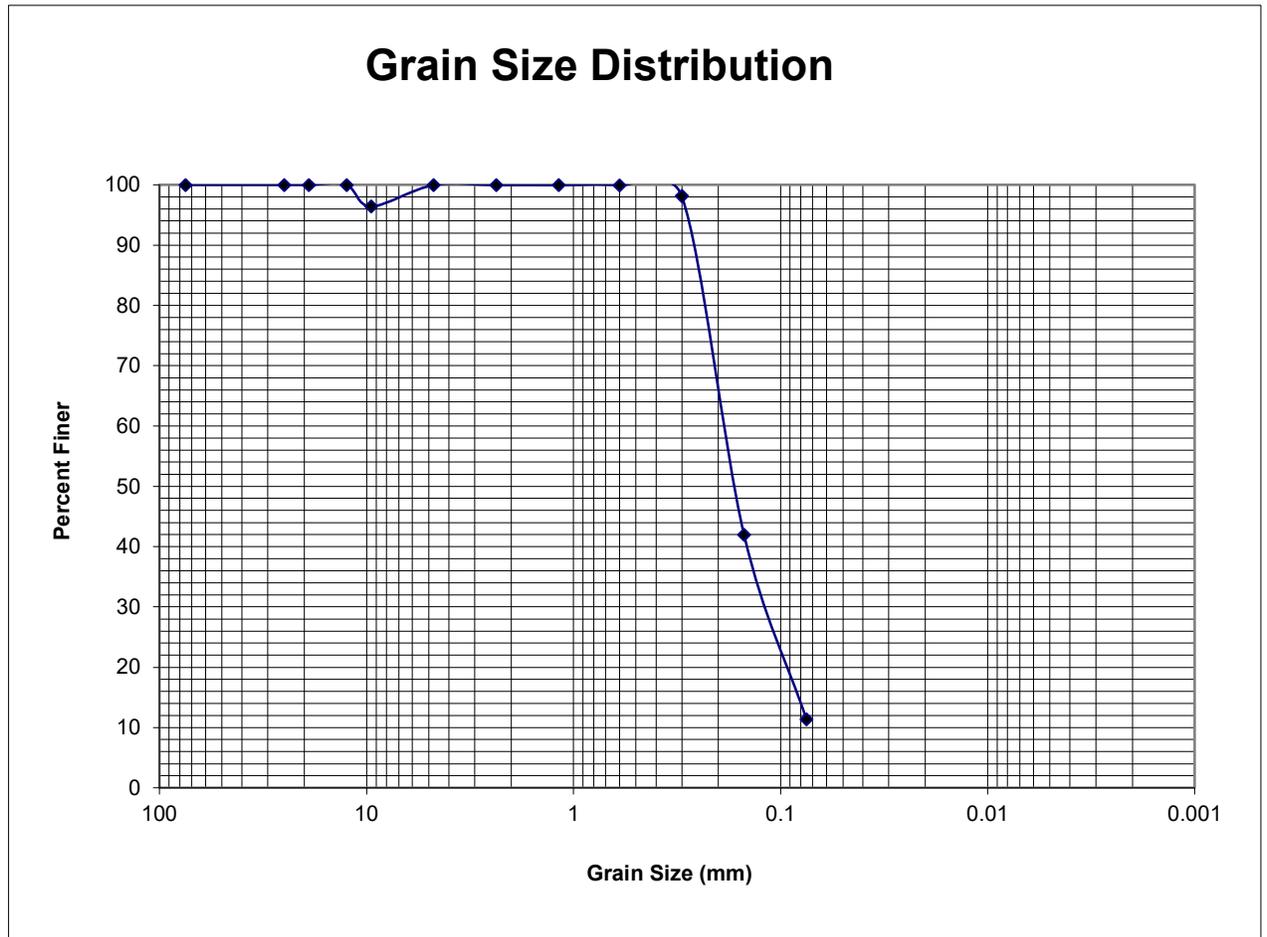
The specimen was soaked for: 0.25 hrs.

- Oven: 03-OV-408
- Scale: 09-BAL-408
- Sieve: 049-SV-408



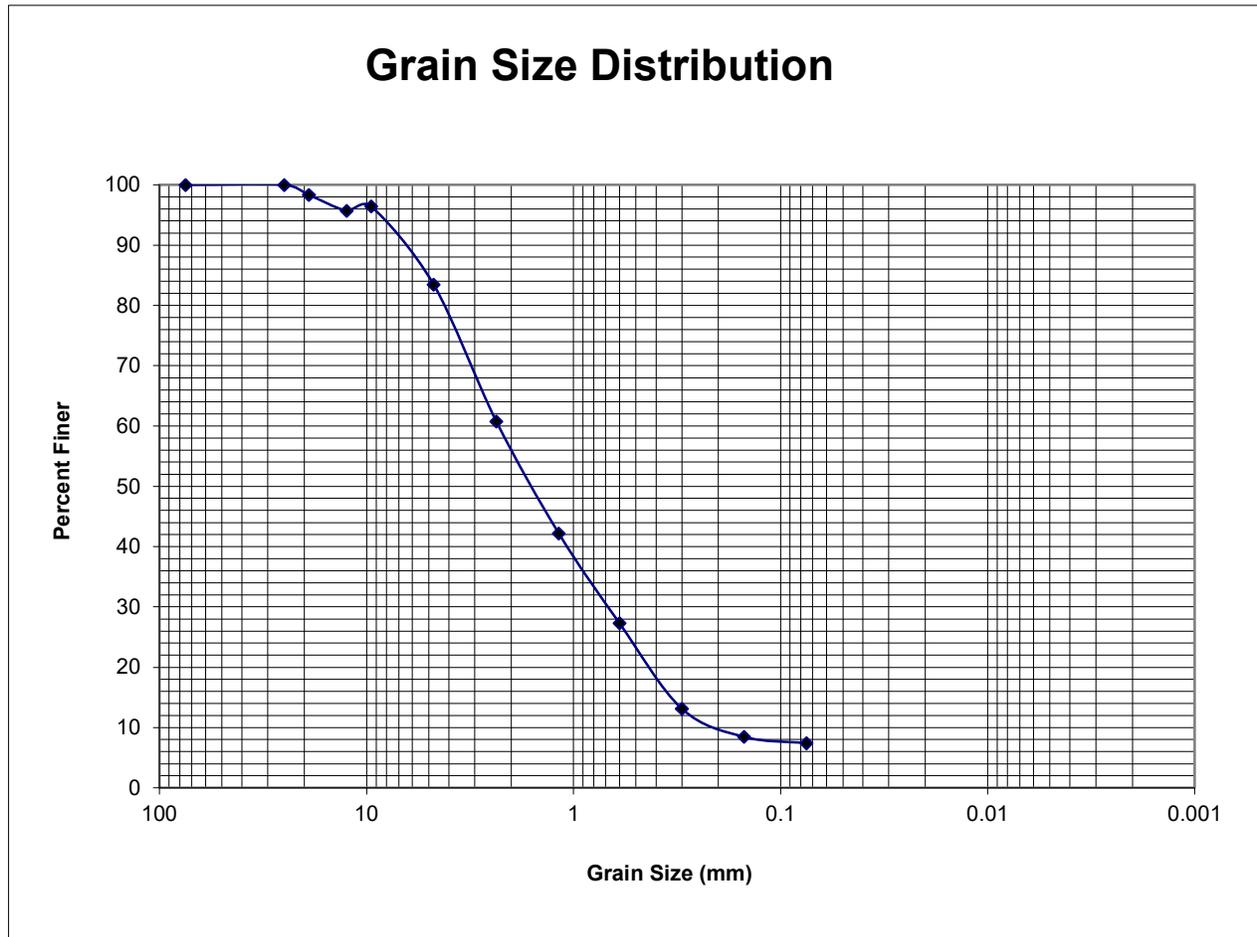
<b>Project:</b> Proposed Schultz Pathway Retaining Wall	<b>Project #:</b> 04061067
<b>Date Sampled:</b> 10/2/2024	<b>Date Tested:</b> 10/7/2024
<b>Sampled by:</b> PSI - David & Ibrahim	<b>Source:</b> SB-02; SS3&SS4
<b>Location:</b> Meridian Township, Ingham County, Michigan	<b>Depth:</b> 6.0' - 10.0'

Soil Information:						
% >1.5 in.=	0.0	PI=	n/a	D <sub>10</sub> =	N/A	
% Gravel=	0.0	LL=	n/a	D <sub>30</sub> =	0.14	
% Sand=	88.6	PI=	n/a	D <sub>60</sub> =	0.19	
	Coarse	0.0%	USCS:	<b>SP-SM</b>	Cu=	N/A
	Medium	0.1%	AASHTO:	<b>A-2-4</b>	Cc=	N/A
	Fine	88.5%	Description: <b>SAND, fine to medium with silt, grayish brown</b>			
% Fines=	11.4					
	Silt	n/a				
	Clay	n/a				



<b>Project:</b> Proposed Schultz Pathway Retaining Wall	<b>Project #:</b> 04061067
<b>Date Sampled:</b> 10/2/2024	<b>Date Tested:</b> 10/7/2024
<b>Sampled by:</b> PSI - David & Ibrahim	<b>Source:</b> SB-02; SS5&SS6
<b>Location:</b> Meridian Township, Ingham County, Michigan	<b>Depth:</b> 13.5' - 20.0'

Soil Information:						
% >1.5 in.=	0.0	PI=	n/a	D <sub>10</sub> =	0.22	
% Gravel=	16.5	LL=	n/a	D <sub>30</sub> =	0.69	
% Sand=	76.1	PI=	n/a	D <sub>60</sub> =	2.30	
	Coarse	22.7%	USCS:	SP-SM	Cu=	10.5
	Medium	33.4%	AASHTO:	A-3	Cc=	0.9
	Fine	19.9%	Description: <b>SAND, fine to coarse with silt and gravel, gray</b>			
% Fines=	7.4					
	Silt	n/a				
	Clay	n/a				



### ATTERBERG LIMITS (ASTM D4318)

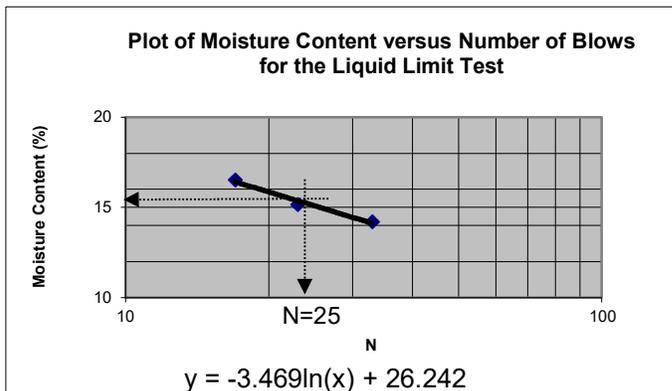
**Client:** Meridian Township - Department of Public Works  
**Project Name:** Proposed Schultz Pathway Retaining Wall  
**Project No.:** 04061067  
**Location:** Meridian Township, Ingham County, Michigan  
**Source:** SB-02  
**Sample No.:** SS8  
**Sample Depth:** 28.5' - 30.0'  
**Date:** 10/7/2024  
**Tested by:** LD  
**Checked by:**  
**Estimated % Soil retained on No. 40:** **Air-dried Sample**   
**Sample Description:** SILTY LEAN CLAY with fine Sand, trace Gravel, gray

#### LIQUID LIMIT TEST (Method A)

Can No.	Weight of Can W <sub>1</sub> (g)	Weight of Can + Wet Soil W <sub>2</sub> (g)	Weight of Can + Dry Soil W <sub>3</sub> (g)	Number of Blows (N)	Moisture Content w (%)
XT	22.77	35.25	33.48	17	<b>16.5</b>
OU812	22.23	33.70	32.19	23	<b>15.2</b>
CD	33.13	41.49	40.45	33	<b>14.2</b>

#### PLASTIC LIMIT TEST

Can No.	Weight of Can W <sub>1</sub> (g)	Weight of Can + Wet Soil W <sub>2</sub> (g)	Weight of Can + Dry Soil W <sub>3</sub> (g)	Plastic Limit w (%)
PQ	20.44	25.35	24.73	<b>14.5</b>
RSV	20.43	24.75	24.19	<b>14.9</b>



Liquid Limit (LL) = **15**  
 Plastic Limit (PL) = **14**  
 Plasticity Index (PI) = **1**  
 PI = LL - PL



**Materials in Solid Finer than the No. 200 Sieve**  
**(ASTM D1140)**

Project Name:	Proposed Schultz Pathway Retaining Wall	Boring Number:	SB-02
Project Number:	04061067	Sample Number:	SS8
Sample Date:	10/2/2024	Sample Depth:	28.5'-30.0'
Test Date:	10/7/2024	Tested By:	LD
		Checked By:	TK

Sample Description: **Gray SILTY LEAN CLAY with fine Sand, trace Gravel, wet, very stiff**

Tare Number / Tare Weight (g):	31.2
Dry Weight of Sample and Tare before Wash (g):	169.60
Dry Weight of Sample and Tare after Wash (g):	66.2
Loss By Wash (g):	103.4
% Loss By Wash:	74.7%

The specimen was soaked for: 0.25 hrs.

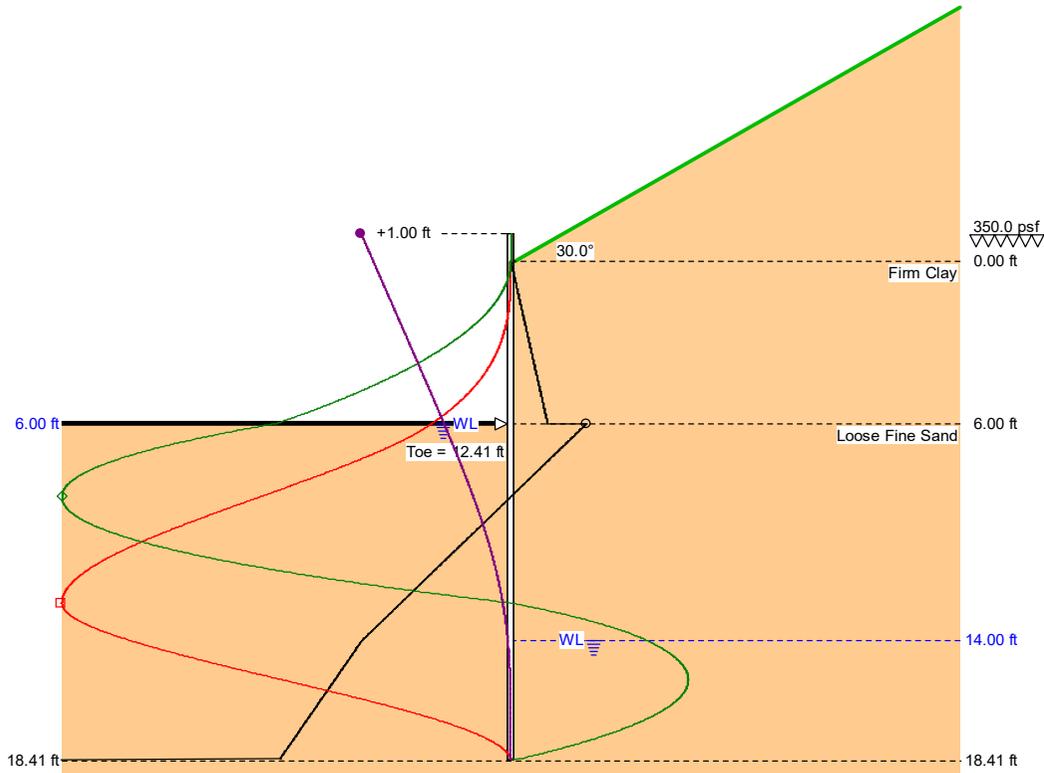
- Oven: 03-OV-408
- Scale: 09-BAL-408
- Sieve: 049-SV-408

Client: Meridian Township  
 Site: Meridian Township, MI  
 Tel: (517) 853-4468

Title: Proposed Schultz Pathway  
 Retaining Wall  
 Designer: T. Khalaff  
 Page: 1  
 Date: 10.27.24

Sheet: SCZ-18  
 Pressure: Rankine  
 FOS: 1.0 ( $K_p+1.5$ ;  $C+1.5$ )  
 Toe: Cantilever

Maximum	d (ft)
○ 392.3 psf	6.00
□ 6540.8 ftlb/ft	12.62
◇ 1106.7 lb/ft	8.70
● 0.4 in	-1.00



**Intertek - PSI**

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 Tel: (517) 394-5700

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 Email: pilebuck@pilebuck.com  
 Web: www.pilebuck.com

Client: Meridian Township Site: Meridian Township, MI Tel: (517) 853-4468 Title: Proposed Schultz Pathway Retaining Wall Designer: T. Khalaff Page: 2 Date: 10.27.24 Sheet: SCZ-18 Pressure: Rankine FOS: 1.0 ( $K_p+1.5$ ; $C+1.5$ ) Toe: Cantilever	<u>Input Data</u>										
	Depth Of Excavation = 6.00 ft Surcharge = 350.0 psf Slope (active) = 30.0 degrees	Depth Of Active Water = 14.00 ft Depth Of Passive Water = 6.00 ft	Water Density = 62.43 pcf Minimum Fluid Density = 31.82 pcf								
<u>Soil Profile</u>											
<u>Depth (ft)</u>	<u>Soil Name</u>	$\gamma$ (pcf)	$\gamma'$ (pcf)	C (psf)	$C_a$ (psf)	$\phi$ (°)	$\delta$ (°)	$K_a$	$K_{ac}$	$K_p$	$K_{pc}$
0.00	Firm Clay	124.00	56.00	1250.0 (833.3)	0.0	0.0	0.0	0.99	1.99	1.01	2.01
6.00	Loose Fine Sand	105.00	65.55	0.0	0.0	28.0	0.0	0.36	0.00	2.77 (1.85)	0.00 (0.00)
28.50	Loose Coarse Sand	110.00	48.00	0.0	0.0	30.0	0.0	0.33	0.00	3.00 (2.00)	0.00 (0.00)
30.00	Stiff Clay	130.00	68.00	1750.0 (1166.7)	0.0	0.0	0.0	1.00	2.00	1.00	2.00
( ) indicates factored value used in calculations. Factor(s): $K_p+1.5$ ; $C+1.5$											
<u>Solution</u>											
<u>Sheet</u>											
<u>Sheet Name</u>	<u>l (in<sup>4</sup>/ft)</u>	<u>E (psi)</u>	<u>Z (in<sup>3</sup>/ft)</u>	<u>f (psi)</u>	<u>Maximum Bending Moment (ftlb/ft)</u>	<u>Upstand (ft)</u>	<u>Toe (ft)</u>	<u>Pile Length (ft)</u>			
SCZ-18	90.48	3.04E+07	18.10	24970.3	37663.5	1.00	12.41	19.41			
<u>Maxima</u>											
	<u>Maximum</u>	<u>Depth</u>									
<u>Bending Moment</u>	6540.8 ftlb/ft	12.62 ft									
<u>Deflection</u>	0.4 in	-1.00 ft									
<u>Pressure</u>	392.3 psf	6.00 ft									
<u>Shear Force</u>	1106.7 lb/ft	8.70 ft									

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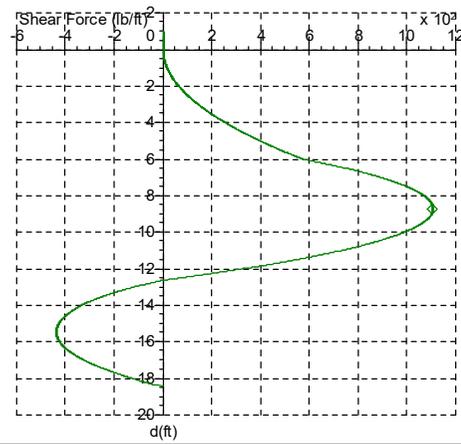
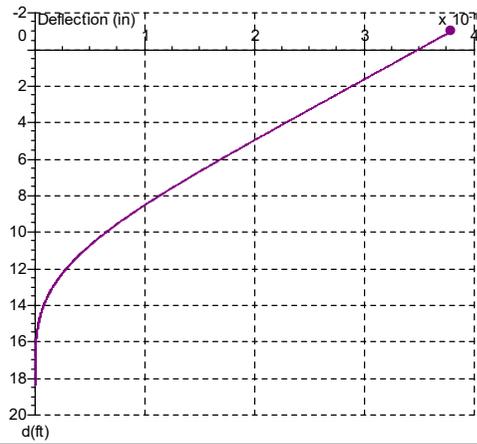
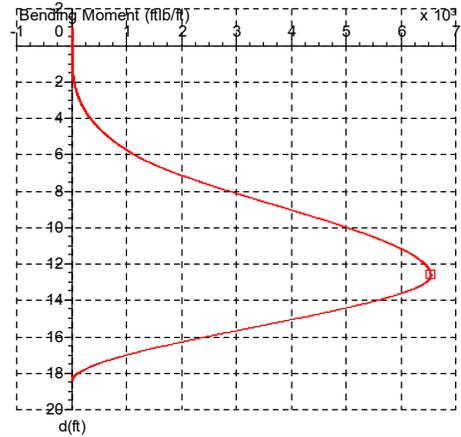
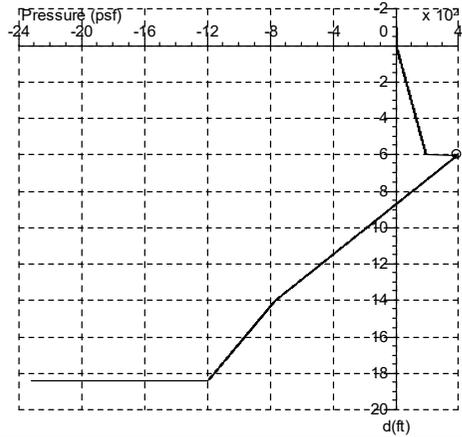
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 Web: www.pilebuck.com

Client: Meridian Township  
 Site: Meridian Township, MI  
 Tel: (517) 853-4468

Title: Proposed Schultz Pathway  
 Retaining Wall  
 Designer: T. Khalaff  
 Page: 3  
 Date: 10.27.24

Sheet: SCZ-18  
 Pressure: Rankine  
 FOS: 1.0 ( $K_p+1.5$ ;  $C+1.5$ )  
 Toe: Cantilever

	Maximum	d (ft)
○	392.3 psf	6.00
□	6540.8 ftlb/ft	12.62
◇	1106.7 lb/ft	8.70
●	0.4 in	-1.00



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Client: Meridian Township Site: Meridian Township, MI Tel: (517) 853-4468	depth (ft)	P (psf)	M (ft/lb/ft)	D (in)	F (lb/ft)	depth (ft)	P (psf)	M (ft/lb/ft)	D (in)	F (lb/ft)	depth (ft)	P (psf)	M (ft/lb/ft)	D (in)	F (lb/ft)
Title: Proposed Schultz Pathway Retaining Wall Designer: T. Khalaff Page: 4 Date: 10.27.24	0.00	0.0	0.0	0.3	0.0	6.19	366.4	1261.9	0.2	648.6	12.38	-535.5	6525.4	0.0	126.3
Sheet: SCZ-18 Pressure: Rankine FOS: 1.0 (K <sub>p</sub> +1.5; C+1.5) Toe: Cantilever	0.16	5.2	0.0	0.3	0.5	6.35	342.9	1370.7	0.2	705.8	12.54	-559.0	6539.4	0.0	38.0
	0.33	10.3	0.2	0.3	1.7	6.52	319.3	1488.5	0.2	759.2	12.71	-582.6	6535.8	0.0	-32.6
	0.49	16.0	0.7	0.3	4.1	6.68	295.8	1614.6	0.1	808.7	12.87	-606.1	6501.5	0.0	-83.9
	0.65	21.1	1.5	0.3	7.2	6.84	272.2	1748.4	0.1	854.5	13.03	-629.7	6436.8	0.0	-131.3
	0.81	26.3	3.0	0.3	11.0	7.01	248.7	1889.3	0.1	896.4	13.20	-653.2	6344.0	0.0	-175.0
	0.98	31.4	5.1	0.3	15.8	7.17	222.8	2051.8	0.1	938.1	13.36	-676.8	6225.6	0.0	-214.8
	1.14	36.6	8.0	0.3	21.3	7.33	199.2	2205.7	0.1	972.1	13.52	-700.3	6083.7	0.0	-250.9
	1.30	41.7	11.9	0.3	27.7	7.49	175.7	2364.7	0.1	1002.2	13.68	-723.9	5920.8	0.0	-283.1
	1.47	46.9	16.9	0.3	34.9	7.66	152.1	2528.3	0.1	1028.5	13.85	-747.4	5739.3	0.0	-311.5
	1.63	52.0	23.1	0.3	42.9	7.82	128.6	2695.9	0.1	1051.0	14.01	-772.7	5520.7	0.0	-338.4
	1.79	57.2	30.6	0.3	51.8	7.98	105.0	2866.9	0.1	1069.7	14.17	-788.4	5307.2	0.0	-359.6
	1.95	62.3	39.7	0.3	61.5	8.15	81.5	3040.6	0.1	1084.6	14.34	-804.1	5081.5	0.0	-378.3
	2.12	67.5	50.4	0.3	72.0	8.31	57.9	3216.4	0.1	1095.7	14.50	-819.9	4845.0	0.0	-394.4
	2.28	72.6	62.8	0.3	83.4	8.47	34.4	3393.7	0.1	1102.9	14.66	-835.6	4599.3	0.0	-408.0
	2.44	77.8	77.1	0.3	95.6	8.63	10.8	3571.9	0.1	1106.4	14.82	-851.3	4345.9	0.0	-419.1
	2.61	82.9	93.5	0.3	108.7	8.80	-12.7	3750.4	0.1	1106.3	14.99	-867.1	4086.5	0.0	-427.6
	2.77	88.6	114.0	0.3	124.0	8.96	-36.3	3928.6	0.1	1102.5	15.15	-882.8	3822.6	0.0	-433.5
	2.93	93.8	135.0	0.3	138.8	9.12	-59.8	4106.0	0.1	1094.9	15.31	-898.5	3555.8	0.0	-436.9
	3.10	98.9	158.6	0.3	154.4	9.29	-83.4	4281.8	0.1	1083.5	15.48	-914.3	3287.5	0.0	-437.8
	3.26	104.1	184.6	0.3	170.8	9.45	-109.3	4472.8	0.1	1066.6	15.64	-930.0	3019.4	0.0	-436.1
	3.42	109.2	213.4	0.2	188.1	9.61	-132.8	4643.5	0.1	1047.2	15.80	-945.7	2753.1	0.0	-431.9
	3.58	114.4	245.1	0.2	206.3	9.77	-156.4	4810.8	0.1	1024.0	15.97	-961.5	2490.1	0.0	-425.1
	3.75	119.5	279.7	0.2	225.2	9.94	-179.9	4974.1	0.1	997.0	16.13	-977.2	2231.9	0.0	-415.8
	3.91	124.7	317.5	0.2	245.0	10.10	-203.5	5132.7	0.1	966.2	16.29	-994.5	1955.3	0.0	-402.6
	4.07	129.8	358.5	0.2	265.6	10.26	-227.0	5286.1	0.1	931.6	16.45	-1010.2	1712.4	0.0	-388.0
	4.24	135.0	402.9	0.2	287.1	10.43	-250.6	5433.6	0.1	893.1	16.62	-1026.0	1479.1	0.0	-370.8
	4.40	140.1	450.8	0.2	309.4	10.59	-274.1	5574.7	0.1	850.9	16.78	-1041.7	1257.1	0.0	-351.0
	4.56	145.3	502.4	0.2	332.5	10.75	-297.7	5708.6	0.0	804.9	16.94	-1057.4	1047.9	0.0	-328.8
	4.72	150.4	557.7	0.2	356.4	10.91	-321.2	5834.9	0.0	755.0	17.11	-1073.2	853.1	0.0	-303.9
	4.89	155.6	617.0	0.2	381.2	11.08	-344.7	5952.9	0.0	701.3	17.27	-1088.9	674.2	0.0	-276.5
	5.05	161.3	686.9	0.2	409.5	11.24	-368.3	6061.9	0.0	643.9	17.43	-1104.6	512.8	0.0	-246.6
	5.21	166.4	754.9	0.2	436.0	11.40	-391.8	6161.3	0.0	582.6	17.59	-1120.4	370.4	0.0	-214.2
	5.38	171.6	827.2	0.2	463.4	11.57	-415.4	6250.6	0.0	517.5	17.76	-1136.1	248.7	0.0	-179.1
	5.54	176.7	904.0	0.2	491.6	11.73	-441.3	6336.4	0.0	441.5	17.92	-1151.8	149.1	0.0	-141.6
	5.70	181.9	985.4	0.2	520.6	11.89	-464.8	6402.4	0.0	368.4	18.08	-1167.6	73.2	0.0	-101.5
	5.86	187.0	1071.5	0.2	550.5	12.06	-488.4	6456.3	0.0	291.5	18.25	-1183.3	22.6	0.0	-58.8
	6.03	392.1	1162.6	0.2	587.7	12.22	-511.9	6497.5	0.0	210.8	18.41	-2327.9	0.0	0.0	0.0

Intertek - PSI

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Tel: (517) 394-5700

SPW911, v2.40



# Important Information About Your Geotechnical Engineering Report

*Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.*

*The following information is provided to help you manage your risks.*

## **Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects**

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

## **Read the Full Report**

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

## **A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors**

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

## **Subsurface Conditions Can Change**

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

## **Most Geotechnical Findings Are Professional Opinions**

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

## **A Report's Recommendations Are *Not* Final**

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

### **A Geotechnical Engineering Report Is Subject to Misinterpretation**

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

### **Do Not Redraw the Engineer's Logs**

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

### **Give Contractors a Complete Report and Guidance**

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

### **Read Responsibility Provisions Closely**

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

### **Geoenvironmental Concerns Are Not Covered**

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

### **Obtain Professional Assistance To Deal with Mold**

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

### **Rely, on Your ASFE-Member Geotechnical Engineer for Additional Assistance**

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you ASFE-member geotechnical engineer for more information.



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## Intertek

For more than 135 years, companies around the world have depended on Intertek to help ensure the quality and safety of their products, processes and systems.

We go beyond testing, inspecting and certifying products; we are a Total Quality Assurance provider to industries worldwide. Through our global network of state-of-the-art facilities and industry-leading technical expertise we provide innovative and bespoke Assurance, Testing, Inspection and Certification services to customers. We provide a systemic approach to supporting our customers' Quality Assurance efforts in each of the areas of their operations including R&D, raw materials sourcing, components suppliers, manufacturing, transportation, distribution and retail channels, and consumer management.

Intertek is an industry leader with more than 42,000 employees in 1,000 locations in over 100 countries. We deliver Quality Assurance expertise 24 hours a day, 7 days a week with our industry-winning processes and customer-centric culture. Whether your business is local or global, we can help to ensure that your products meet quality, health, environmental, safety, and social accountability standards for virtually any market around the world. We hold extensive global accreditations, recognitions, and agreements, and our knowledge of and expertise in overcoming regulatory, market, and supply chain hurdles is unrivaled.

***Our Mission***  
**To exceed our customers' expectations with innovative and bespoke Assurance, Testing, Inspection and Certification services for their operations and supply chain. Globally. 24/7.**

Intertek can sharpen your competitive edge

- With reliable testing and certification for faster regulatory approval
- Through rapid, efficient entry to virtually any market in the world
- With Total Quality Assurance across your supply chain
- Through innovative leadership in meeting social accountability standards
- By reducing cost and minimizing health, safety, and security risks
- By becoming a TRUSTED BRAND



## PSI

Professional Service Industries, Inc. (PSI), an Intertek company, nationally recognized consulting engineering and testing firm providing integrated services in several disciplines, including environmental consulting, building envelope consulting and testing, geotechnical engineering, construction materials testing and engineering, asbestos management and facilities engineering and consulting. We are recognized as one of the largest engineering design consulting companies in the US. We have been providing engineering consulting services to Fortune 500 clients and governmental agencies for over 100 years. However, our proudest accomplishment is the large number of clients that we have serviced for many years that keep coming back because of our responsiveness, commitment to listening to our clients, and consistent quality of service.

PSI has been providing business and industry with objective, accurate and useful information for more than 100 years. Today, we employ approximately 2,300 skilled personnel in 100 offices nationwide.

Distinguished as both a local and a national leader in engineering and environmental services, PSI is recognized in several disciplines including the following:

- Geotechnical Engineering
- Construction Materials Testing and Special Inspection
- Environmental Consulting
- Industrial Hygiene
- Nondestructive Examination
- Pavement Evaluation Services
- Building Science Solutions
  - Building Envelope
  - Curtainwall
  - Acoustic
  - Fire/Life Safety
  - Technology
  - Roof Consulting

**PSI can provide outstanding consulting engineering and testing services; however, most of all we desire to demonstrate our commitment to excellence.**

PSI provides its clients with ***Information To Build On*** in making knowledgeable, cost-effective business decisions that help their clients reduce expenses, improve quality and decrease liabilities.

### **A Commitment To Excellence**

PSI maintains the highest professional and ethical standards, which include an economic awareness to provide the highest quality of personnel and service at a reasonable cost to our clients. Our unique combination of local, independent offices and nationwide resources means our project managers have the full responsibility for managing your local projects, and also have the national resources to handle the most challenging and complex projects, regardless of size.

While PSI's growth has been notable, even more impressive has been our ability to grow without sacrificing our technical knowledge or personalized attention to our clients. Recognition of the importance of our clients and repeat business has been a key factor in PSI's success. PSI will not sacrifice quality, value, or service to our clients.

## **A Commitment To Excellence (continued)**

Our staff of professionals consists of the following:

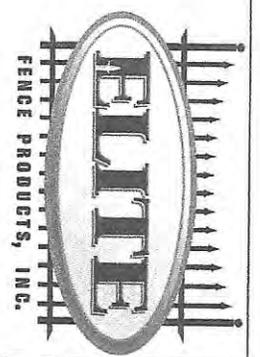
- Professional Engineers (PE/PEng)
- Registered Roof Consultants (RRC)
- Registered Architects (AIA)
- Certified Industrial Hygienists (CIH)
- Registered Soil Scientists
- Engineers-In-Training (EIT)
- Registered Geologists

Our field and laboratory technicians are trained in-house and at special schools and seminars. Our project managers and technicians are certified by associations such as the following and also work with other specialized organizations within each discipline.

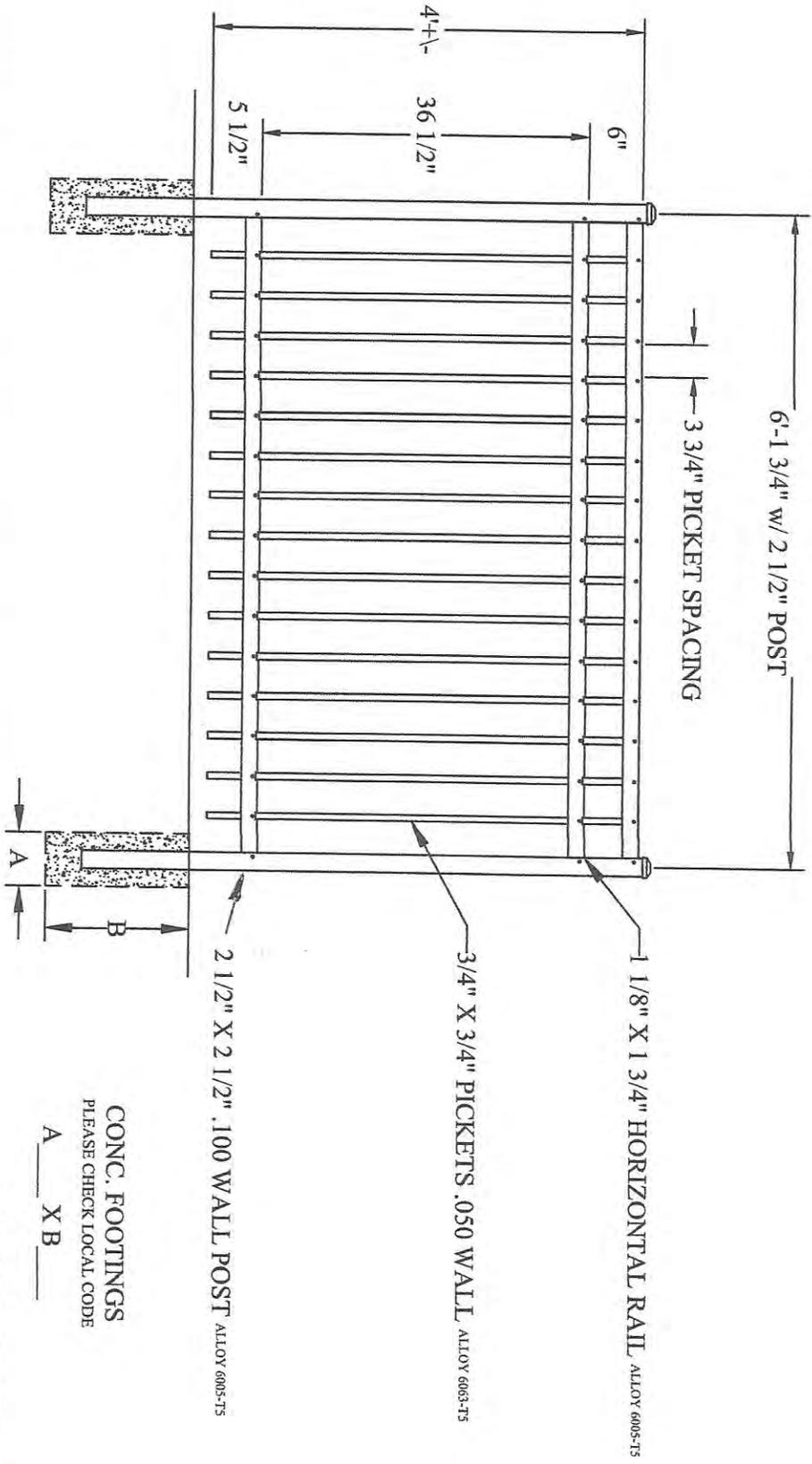
- Roofing Industry Educational Institute (RIEI)
- Roof Consultants Institute (RCI)
- American Concrete Institute (ACI)
- National Institute for the Certification of Engineering Technicians (NICET)
- American Welding Society (AWS)
- International Code Council (ICC)
- International Fire Council (IFC)

Since our founding, we have dedicated ourselves to excellence both in our technical expertise and in customer service. It is this principal upon which we have based our organization and established a national reputation as a leader in the field of professional engineering, testing and consulting services.

**PSI's Vision... is to be the most trusted, integrated provider of "Information To Build On" for clients that buy, sell, design, construct, develop, finance and manage properties and infrastructure. By being safe 24/7/365, hiring and retaining the best employees, efficiently managing projects, and building close client relationships, we will be successful in growing PSI and in balancing the needs of our employees, clients and investors.**



STANDARD PICKET



CONC. FOOTINGS  
PLEASE CHECK LOCAL CODE  
A \_\_\_\_\_ X B \_\_\_\_\_

NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

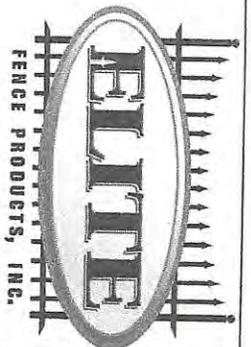
**EFF-20**  
COMMERCIAL

4' HIGH 3-RAIL  
ALUMINUM FENCE PANEL  
1-1-16 V.1.0 KS KS STD DRAWING

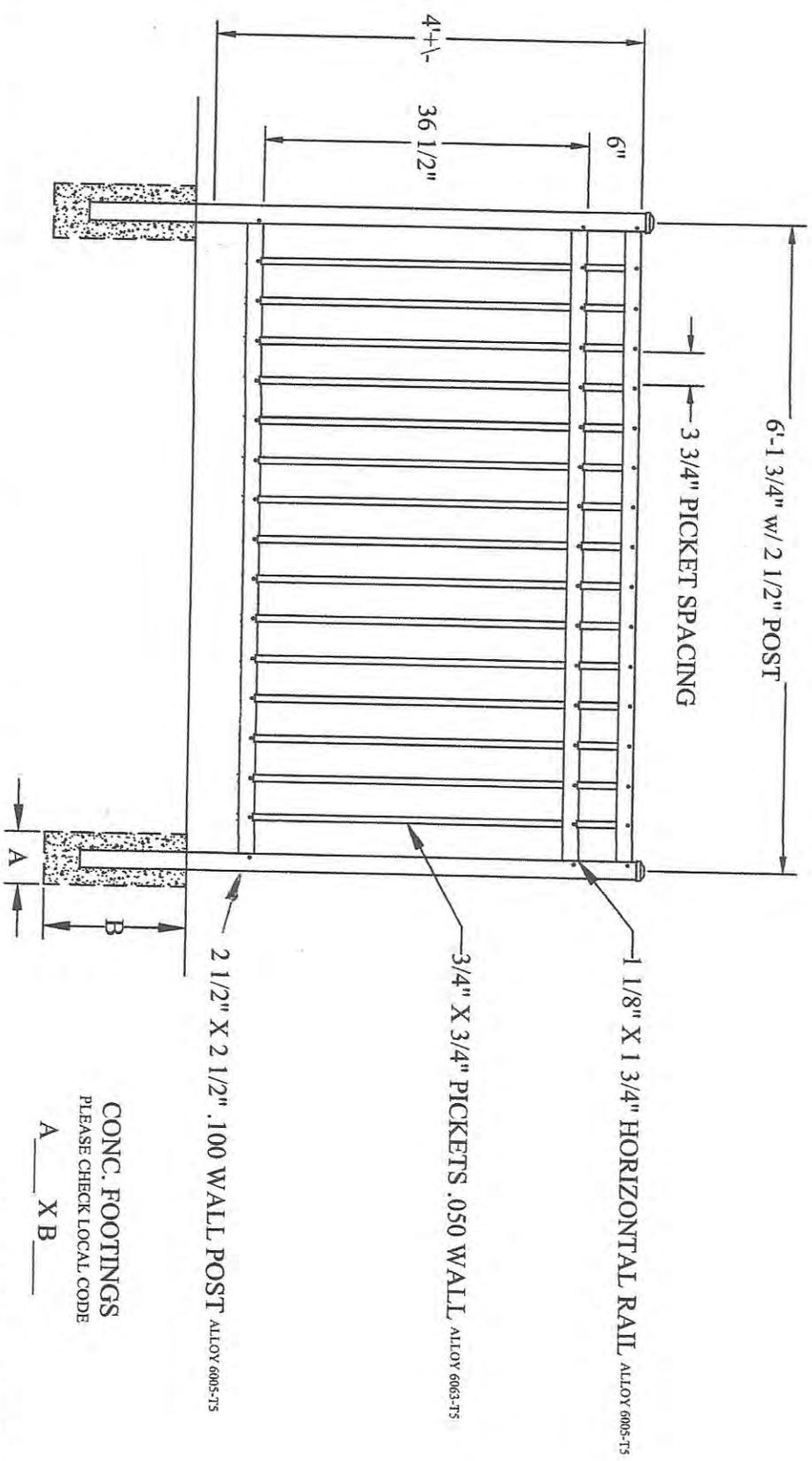
CONTRACTOR  
PROJECT

COLOR  
DATE

**ELITE**  
CHESTERFIELD TOWNSHIP, MI 48051  
WWW.ELITEFENCE.COM  
1-800-783-1331



*Flush Bottom Picket*



CONC. FOOTINGS  
PLEASE CHECK LOCAL CODE  
A X B

NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

**EFFE-20**  
COMMERCIAL

4' HIGH 3-RAIL  
ALUMINUM FENCE PANEL

CONTRACTOR:

PROJECT:

DATE:

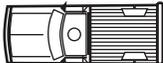


50925 RICHARD W. BLVD  
CHESTERFIELD TOWNSHIP, MI 48051  
WWW.ELITEFENCE.COM  
1-800-783-1331

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**Table 6H-2. Meaning of Symbols on Typical Application Diagrams (MI)**



	Arrow panel
	Arrow panel support or trailer (shown facing down)
	Changeable message sign or support trailer
	Channelizing device
	Crash Cushion
	Direction of temporary traffic detour
	Direction of traffic
	Traffic Regulator
	High level warning device (Flag tree)
	Luminaire
	Pavement markings that should be removed for a long term project
	Sign (shown facing left)
	Surveyor
	Temporary barrier
	Temporary barrier with warning lights
	Traffic or Pedestrian signal
	Truck mounted attenuator
	Type III Barricade
	Warning lights
	Work space
	Work vehicle

**Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams**

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	30 (100)	30 (100)	30 (100)
Urban (high speed)*	100 (350)	100 (350)	100 (350)
Rural	150 (500)	150 (500)	150 (500)
Expressway / Freeway	300 (1,000)	450 (1,500)	800 (2,640)

\* Speed category to be determined by highway agency

\*\* Distances are shown in meters (feet). The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The third sign is the first one in a three-sign series encountered by a driver approaching a TTC zone.)

**Table 6H-4. Formulas for Determining Taper Lengths**

Speed Limit (S)	Taper Length (L) Meters	Speed Limit (S)	Taper Length (L) Feet
60 km/h or less	$L = \frac{WS^2}{155}$	40 mph or less	$L = \frac{WS^2}{60}$
70 km/h or more	$L = \frac{WS}{1.6}$	45 mph or more	$L = WS$

Where: L = taper length in meters (feet)

W = width of offset in meters (feet)

S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in km/h (mph)

**Notes for Figure 6H-18—Typical Application 18 (MI)**  
**Lane Closure on Minor Street**

**Standard:**

1. This TTC shall be used only for low-speed facilities having low traffic volumes.

Option:

2. Where the work space is short, where road users can see the roadway beyond, and where volume is low, vehicular traffic may be self-regulating.

**Standard:**

3. Where vehicular traffic cannot effectively self-regulate, one or two **traffic regulators** shall be used as illustrated in Figure 6H-10.

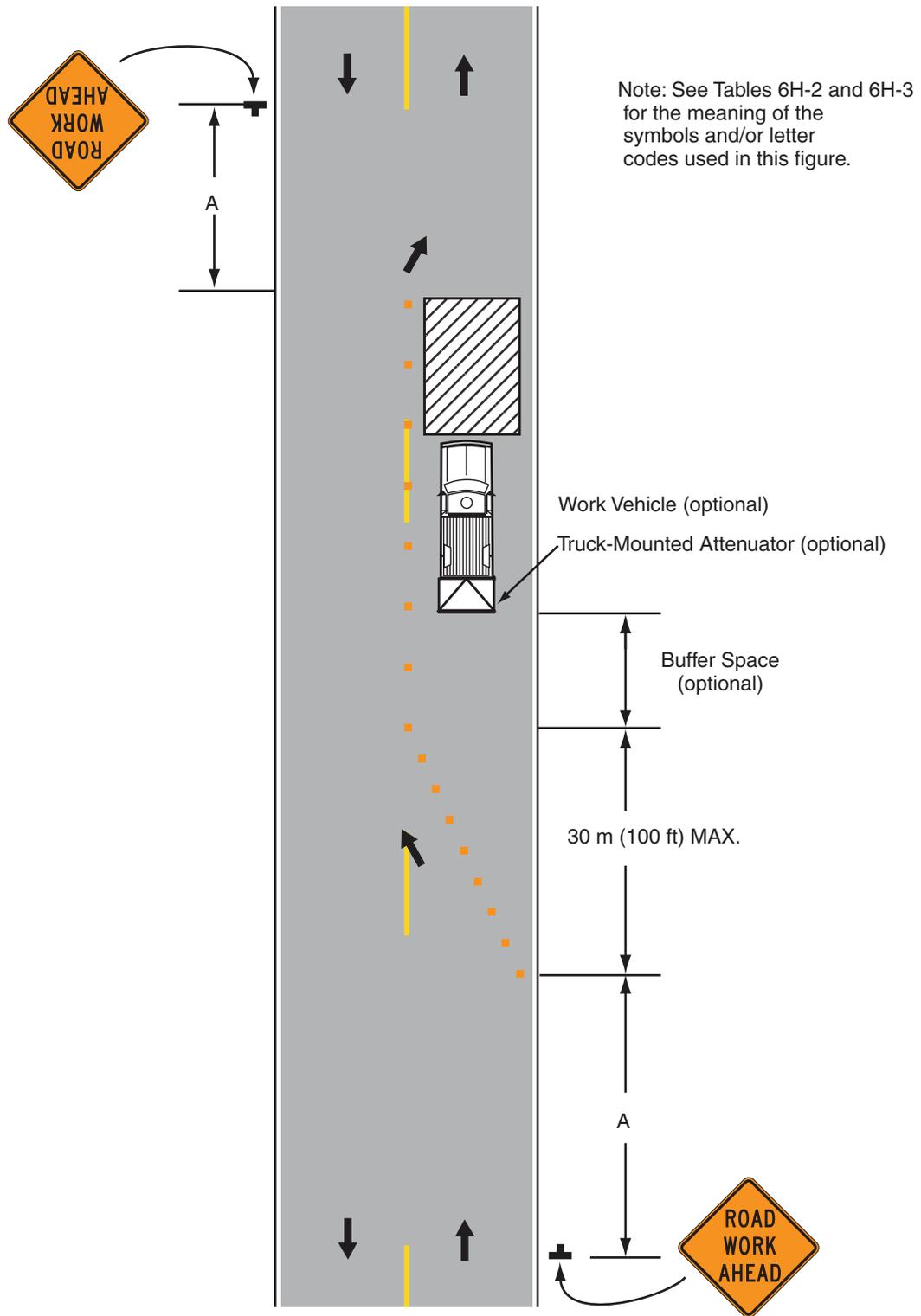


Option:

4. Flashing warning lights and/or flags may be used to call attention to the advance warning signs.
5. A truck-mounted attenuator may be used on the work vehicle and the shadow vehicle.



**Figure 6H-18. Lane Closure on Minor Street (MI) (TA-18)**



**Typical Application 18**

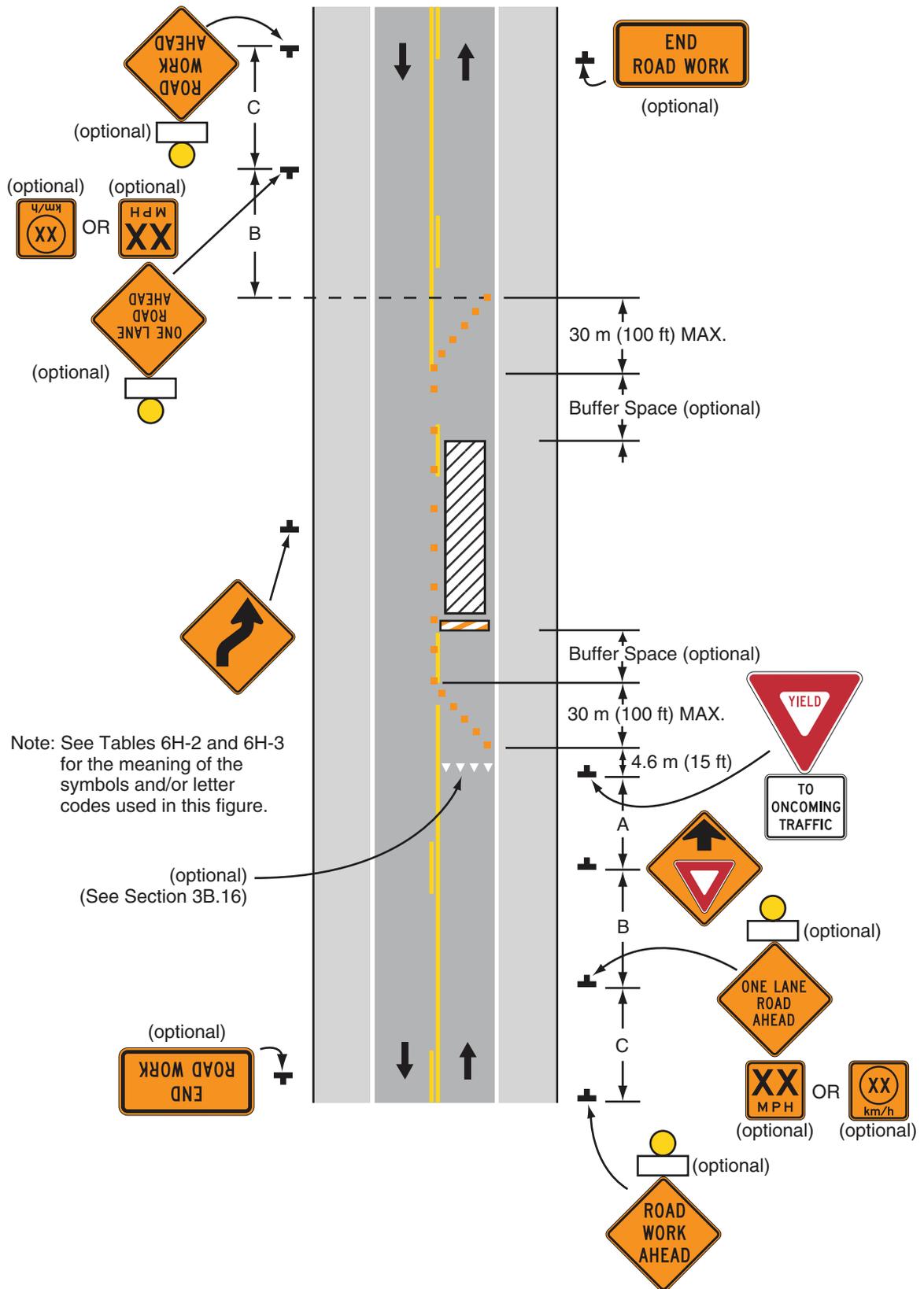
**Notes for Figure 6H-11—Typical Application 11 (MI)**  
**Lane Closure on Two-Lane Road with Low Traffic Volumes**

## Option:



1. This TTC zone application may be used as an alternate to the TTC application shown in Figure 6H-10 (using [traffic regulators](#)) when the following conditions exist:
  - a. Vehicular traffic volume is such that sufficient gaps exist for vehicular traffic that must yield.
  - b. Road users from both directions are able to see approaching vehicular traffic through and beyond the work site and have sufficient visibility of approaching vehicles.
2. The Type B flashing warning lights may be placed on the ROAD WORK AHEAD and the ONE LANE ROAD AHEAD signs whenever a night lane closure is necessary.

**Figure 6H-11. Lane Closure on Two-Lane Road with Low Traffic Volumes (MI)**

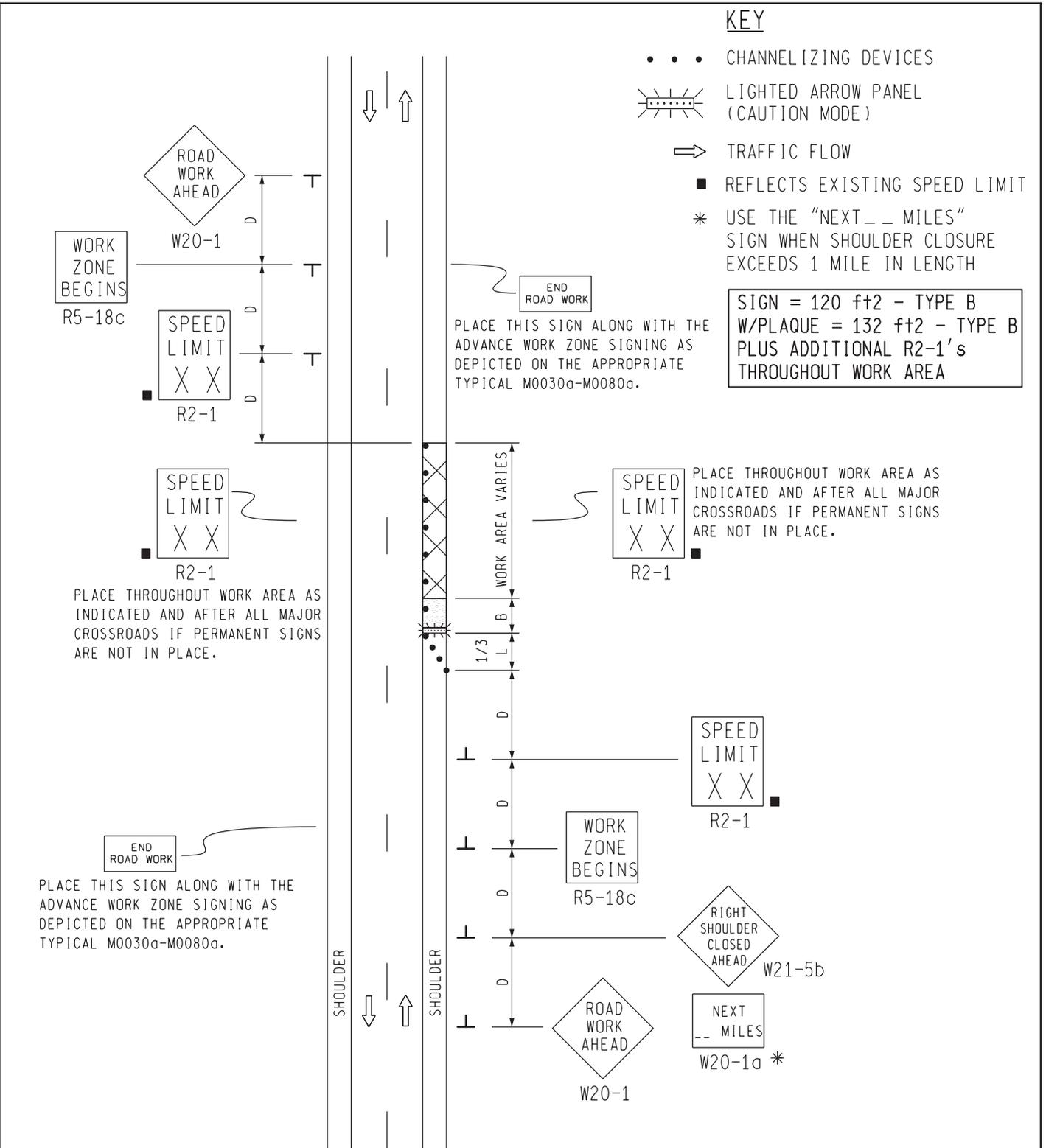


**Typical Application 11**

**KEY**

- • • CHANNELIZING DEVICES
-  LIGHTED ARROW PANEL (CAUTION MODE)
-  TRAFFIC FLOW
- REFLECTS EXISTING SPEED LIMIT
- \* USE THE "NEXT -- MILES" SIGN WHEN SHOULDER CLOSURE EXCEEDS 1 MILE IN LENGTH

SIGN = 120 ft± - TYPE B  
 W/PLAQUE = 132 ft± - TYPE B  
 PLUS ADDITIONAL R2-1's  
 THROUGHOUT WORK AREA



PLACE THROUGHOUT WORK AREA AS INDICATED AND AFTER ALL MAJOR CROSSROADS IF PERMANENT SIGNS ARE NOT IN PLACE.

PLACE THROUGHOUT WORK AREA AS INDICATED AND AFTER ALL MAJOR CROSSROADS IF PERMANENT SIGNS ARE NOT IN PLACE.

PLACE THIS SIGN ALONG WITH THE ADVANCE WORK ZONE SIGNING AS DEPICTED ON THE APPROPRIATE TYPICAL M0030a-M0080a.

**MDOT**  
 Michigan Department of Transportation  
 TRAFFIC AND SAFETY  
 MAINTAINING TRAFFIC  
 TYPICAL

TYPICAL TEMPORARY TRAFFIC CONTROL  
 FOR A SHOULDER CLOSURE ON A TWO  
 LANE TWO-WAY ROADWAY  
 NO SPEED REDUCTION

APX - C-7  
 NOT TO SCALE

DRAWN BY: CON:AE:djf	OCTOBER 2011	M0110a	SHEET 1 OF 2
CHECKED BY: BMM:CRB	PLAN DATE:		
FILE: PW RD/TS/Typicals/Signs/MT NON FWY/M0110a.dgn REV. 10/04/2011			

## NOTES

1. D = DISTANCE BETWEEN TRAFFIC CONTROL DEVICES  
 $1/3 L$  = MINIMUM LENGTH OF TAPER  
 B = LENGTH OF LONGITUDINAL BUFFER  
 SEE M0020a FOR "D," "L," AND "B" VALUES
2. ALL NON-APPLICABLE SIGNING WITHIN THE CIA SHALL BE MODIFIED TO FIT CONDITIONS, COVERED OR REMOVED.
3. DISTANCES BETWEEN SIGNS, THE VALUES FOR WHICH ARE SHOWN IN TABLE D, ARE APPROXIMATE AND MAY NEED ADJUSTING AS DIRECTED BY THE ENGINEER.
- 3A. THE "WORK ZONE BEGINS" (R5-18c) SIGN SHALL BE USED ONLY IN THE INITIAL SIGNING SEQUENCE IN THE WORK ZONE. SUBSEQUENT SEQUENCES IN THE SAME WORK ZONE SHALL OMIT THIS SIGN AND THE QUANTITIES SHALL BE ADJUSTED APPROPRIATELY.
- 4E. THE MAXIMUM RECOMMENDED DISTANCE(S) BETWEEN CHANNELIZING DEVICES SHOULD BE EQUAL IN FEET TO THE POSTED SPEED IN MILES PER HOUR ON TAPER(S) AND TWICE THE POSTED SPEED IN THE PARALLEL AREA(S).
5. FOR OVERNIGHT CLOSURES, TYPE III BARRICADES SHALL BE LIGHTED.
6. WHEN CALLED FOR IN THE FHWA ACCEPTANCE LETTER FOR THE SIGN SYSTEM SELECTED, THE TYPE A WARNING FLASHER, SHOWN ON THE WARNING SIGNS, SHALL BE POSITIONED ON THE SIDE OF THE SIGN NEAREST THE ROADWAY.
7. ALL TEMPORARY SIGNS, TYPE III BARRICADES, THEIR SUPPORT SYSTEMS AND LIGHTING REQUIREMENTS SHALL MEET NCHRP 350 CRASHWORTHLY REQUIREMENTS STIPULATED IN THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE STANDARD PLANS AND APPLICABLE SPECIAL PROVISIONS. ONLY DESIGNS AND MATERIALS APPROVED BY MDOT WILL BE ALLOWED.
8. WHEN BUFFER AREAS ARE ESTABLISHED, THERE SHALL BE NO EQUIPMENT OR MATERIALS STORED OR WORK CONDUCTED IN THE BUFFER AREA.
- 29A. THE TYPE OF REFLECTIVE SHEETING USED FOR THE W20-1a PLAQUE SHALL BE THE SAME AS THE TYPE USED FOR THE PARENT SIGN.

### SIGN SIZES

DIAMOND WARNING	- 48" x 48"
W20-1a PLAQUE	- 48" x 36"
R2-1 REGULATORY	- 48" x 60"
R5-18c REGULATORY	- 48" x 48"

APX - C-8

NOT TO SCALE

 TRAFFIC AND SAFETY MAINTAINING TRAFFIC TYPICAL	TYPICAL TEMPORARY TRAFFIC CONTROL FOR A SHOULDER CLOSURE ON A TWO LANE TWO-WAY ROADWAY NO SPEED REDUCTION	
	DRAWN BY: CON:AE:djf	OCTOBER 2011
CHECKED BY: BMM:CRB	PLAN DATE:	SHEET 2 OF 2
FILE: PW RD/TS/Typicals/Signs/MT NON FWY/M0110a.dgn REV. 10/04/2011		

PLACE THROUGHOUT WORK AREA AS INDICATED AND AFTER ALL MAJOR CROSSROADS IF PERMANENT SIGNS ARE NOT IN PLACE.

PLACE THIS SIGN ALONG WITH THE ADVANCE WORK ZONE SIGNING AS DEPICTED ON THE APPROPRIATE TYPICAL M0030a-M0080a.

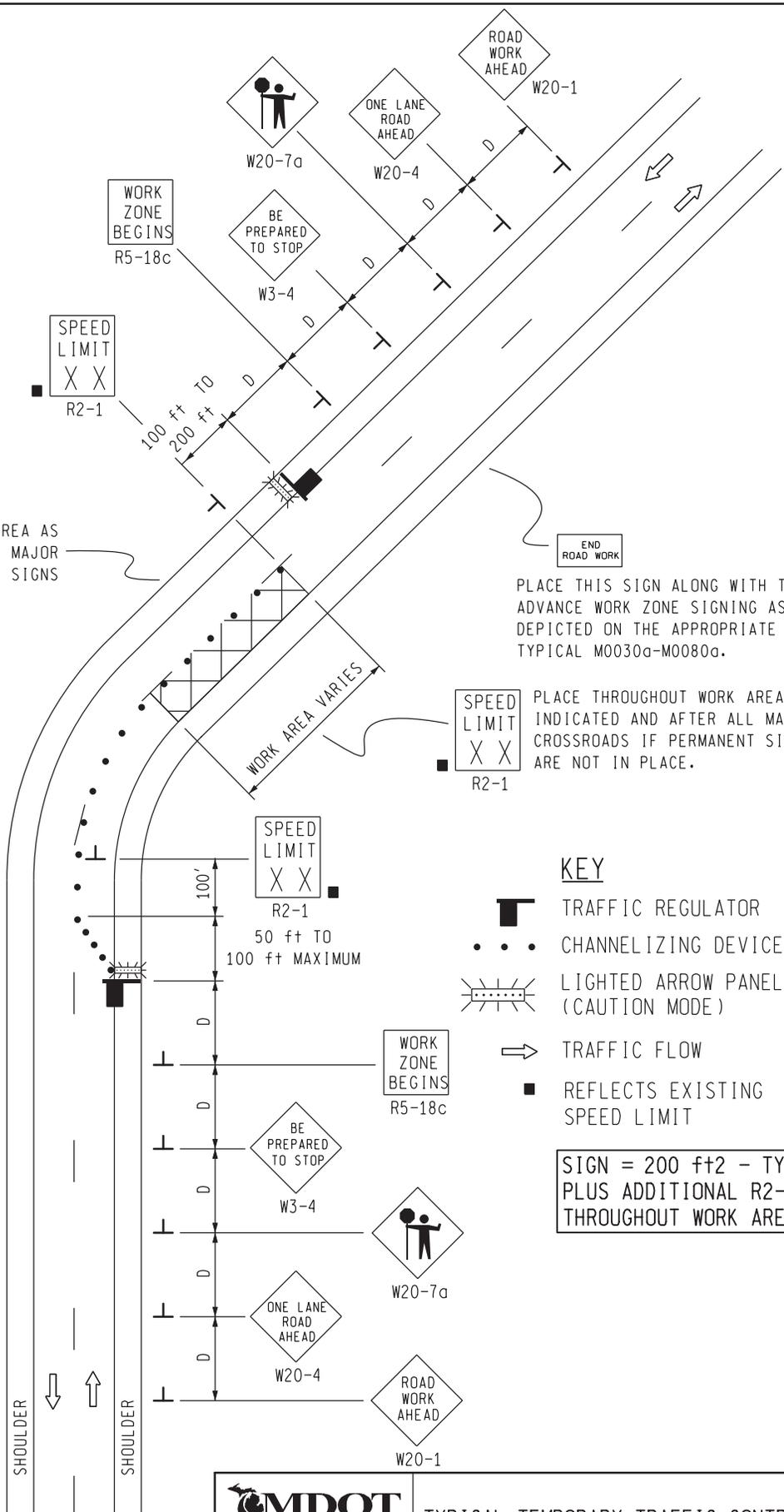
PLACE THROUGHOUT WORK AREA AS INDICATED AND AFTER ALL MAJOR CROSSROADS IF PERMANENT SIGNS ARE NOT IN PLACE.

PLACE THIS SIGN ALONG WITH THE ADVANCE WORK ZONE SIGNING AS DEPICTED ON THE APPROPRIATE TYPICAL M0030a-M0080a.

**KEY**

-  TRAFFIC REGULATOR
-  CHANNELIZING DEVICES
-  LIGHTED ARROW PANEL (CAUTION MODE)
-  TRAFFIC FLOW
-  REFLECTS EXISTING SPEED LIMIT

SIGN = 200 ft± - TYPE B PLUS ADDITIONAL R2-1's THROUGHOUT WORK AREA



**MDOT**  
Michigan Department of Transportation  
TRAFFIC AND SAFETY  
MAINTAINING TRAFFIC  
TYPICAL

TYPICAL TEMPORARY TRAFFIC CONTROL FOR A TWO-LANE TWO-WAY ROADWAY WHERE ONE LANE IS CLOSED UTILIZING TRAFFIC REGULATORS, NO SPEED REDUCTION

DRAWN BY: CON:AE:djf  
CHECKED BY: BMM:CRB

OCTOBER 2011  
PLAN DATE:

M0140a

SHEET  
1 OF 2

APX - C-9  
NOT TO SCALE

## NOTES

- 1H. D = DISTANCE BETWEEN TRAFFIC CONTROL DEVICES AND LENGTH OF LONGITUDINAL BUFFERS  
SEE **M0020a** FOR "D" VALUES.
2. ALL NON-APPLICABLE SIGNING WITHIN THE CIA SHALL BE MODIFIED TO FIT CONDITIONS, COVERED OR REMOVED.
3. DISTANCES BETWEEN SIGNS, THE VALUES FOR WHICH ARE SHOWN IN TABLE D, ARE APPROXIMATE AND MAY NEED ADJUSTING AS DIRECTED BY THE ENGINEER.
- 3A. THE "WORK ZONE BEGINS" (R5-18c) SIGN SHALL BE USED ONLY IN THE INITIAL SIGNING SEQUENCE IN THE WORK ZONE. SUBSEQUENT SEQUENCES IN THE SAME WORK ZONE SHALL OMIT THIS SIGN AND THE QUANTITIES SHALL BE ADJUSTED APPROPRIATELY.
- 4A. THE MAXIMUM RECOMMENDED DISTANCE(S) BETWEEN CHANNELIZING DEVICES IN THE TAPER AREA(S) SHOULD BE 15 FEET AND SHOULD BE EQUAL IN FEET TO TWICE THE POSTED SPEED IN MILES PER HOUR IN THE PARALLEL AREA(S).
5. FOR OVERNIGHT CLOSURES, TYPE III BARRICADES SHALL BE LIGHTED.
6. WHEN CALLED FOR IN THE FHWA ACCEPTANCE LETTER FOR THE SIGN SYSTEM SELECTED, THE TYPE A WARNING FLASHER, SHOWN ON THE WARNING SIGNS, SHALL BE POSITIONED ON THE SIDE OF THE SIGN NEAREST THE ROADWAY.
7. ALL TEMPORARY SIGNS, TYPE III BARRICADES, THEIR SUPPORT SYSTEMS AND LIGHTING REQUIREMENTS SHALL MEET NCHRP 350 CRASHWORTHLY REQUIREMENTS STIPULATED IN THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE STANDARD PLANS AND APPLICABLE SPECIAL PROVISIONS. ONLY DESIGNS AND MATERIALS APPROVED BY MDOT WILL BE ALLOWED.
9. ALL TRAFFIC REGULATORS SHALL BE PROPERLY TRAINED AND SUPERVISED.
- 9A. IN ANY OPERATION INVOLVING MORE THAN ONE TRAFFIC REGULATOR, ONE PERSON SHOULD BE DESIGNATED AS HEAD TRAFFIC REGULATOR.
10. ALL TRAFFIC REGULATORS' CONDUCT, THEIR EQUIPMENT, AND TRAFFIC REGULATING PROCEDURES SHALL CONFORM TO THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CURRENT EDITION OF THE MDOT HANDBOOK ENTITLED "TRAFFIC REGULATORS INSTRUCTION MANUAL."
11. WHEN TRAFFIC REGULATING IS ALLOWED DURING THE HOURS OF DARKNESS, APPROPRIATE LIGHTING SHALL BE PROVIDED TO SUFFICIENTLY ILLUMINATE THE TRAFFIC REGULATOR'S STATIONS.
- 12E. THE MAXIMUM DISTANCE BETWEEN THE TRAFFIC REGULATORS SHALL BE NO MORE THAN 2 MILES IN LENGTH UNLESS RESTRICTED FURTHER IN THE SPECIAL PROVISIONS FOR MAINTAINING TRAFFIC. ALL SEQUENCES OF MORE THAN 2 MILES IN LENGTH WILL REQUIRE WRITTEN PERMISSION FROM THE ENGINEER BEFORE PROCEEDING.
13. WHEN INTERSECTING ROADS OR SIGNIFICANT TRAFFIC GENERATORS (SHOPPING CENTERS, MOBILE HOME PARKS, ETC.) OCCUR WITHIN THE ONE-LANE TWO-WAY OPERATION, INTERMEDIATE TRAFFIC REGULATORS AND APPROPRIATE SIGNING SHALL BE PLACED AT THESE LOCATIONS.
14. ADDITIONAL SIGNING AND/OR ELONGATED SIGNING SEQUENCES SHOULD BE USED WHEN TRAFFIC VOLUMES ARE SIGNIFICANT ENOUGH TO CREATE BACKUPS BEYOND THE W3-4 SIGNS.
15. THE HAND HELD (PADDLE) SIGNS REQUIRED BY THE MMUTCD TO CONTROL TRAFFIC WILL BE PAID FOR AS PART OF FLAG CONTROL.
- 28E. THE TRAFFIC REGULATORS SHOULD BE POSITIONED AT OR NEAR THE SIDE OF THE ROAD SO THAT THEY ARE SEEN CLEARLY AT A MINIMUM DISTANCE OF 500 FEET. THIS MAY REQUIRE EXTENDING THE BEGINNING OF THE LANE CLOSURE TO OVERCOME VIEWING PROBLEMS CAUSED BY HILLS AND CURVES.

### SIGN SIZES

DIAMOND WARNING - 48" x 48"  
 R2-1 REGULATORY - 48" x 60"  
 R5-18c REGULATORY - 48" x 48"

**APX - C-10**

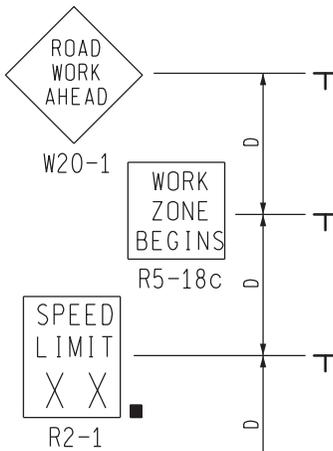
**NOT TO SCALE**

 TRAFFIC AND SAFETY <b>MAINTAINING TRAFFIC          TYPICAL</b>	<b>TYPICAL TEMPORARY TRAFFIC CONTROL FOR          A TWO-LANE TWO-WAY ROADWAY WHERE ONE          LANE IS CLOSED UTILIZING TRAFFIC          REGULATORS, NO SPEED REDUCTION</b>	
	DRAWN BY: CON:AE:djf CHECKED BY: BMM:CRB	OCTOBER 2011 PLAN DATE:
FILE: PW RD/TS/Typicals/Signs/MT NON FWY/M0140a.dgn REV. 10/04/2011		

**KEY**

- • • CHANNELIZING DEVICES
- ⚡ LIGHTED ARROW PANEL
- ➡ TRAFFIC FLOW
- REFLECTS EXISTING SPEED LIMIT

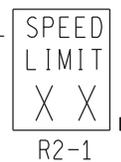
SIGN = 136 ft±2 - TYPE B PLUS ADDITIONAL R2-1's THROUGHOUT WORK AREA



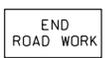
END ROAD WORK  
PLACE THIS SIGN ALONG WITH THE ADVANCE WORK ZONE SIGNING AS DEPICTED ON THE APPROPRIATE TYPICAL M0030a-M0080a.



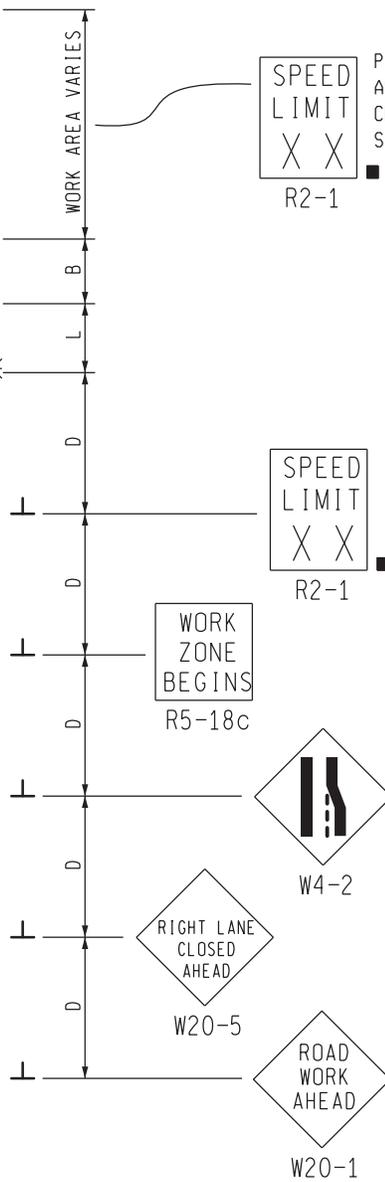
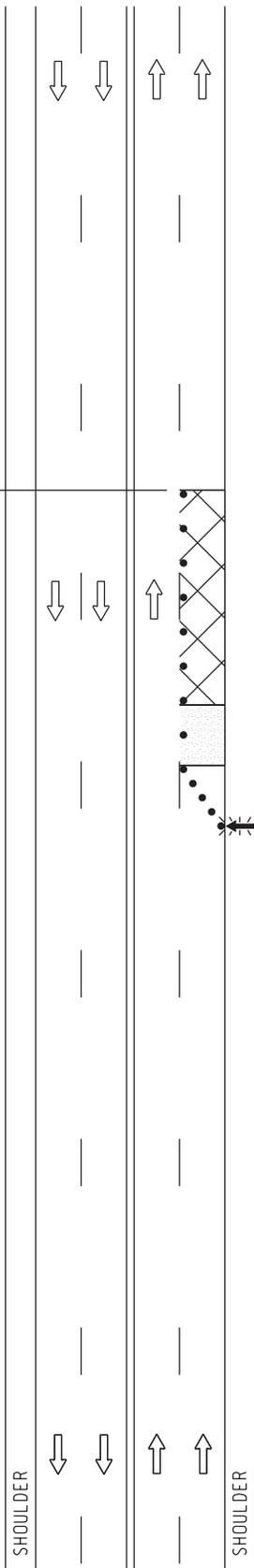
PLACE THROUGHOUT WORK AREA AS INDICATED AND AFTER ALL MAJOR CROSSROADS IF PERMANENT SIGNS ARE NOT IN PLACE.



PLACE THROUGHOUT WORK AREA AS INDICATED AND AFTER ALL CROSSROADS IF PERMANENT SIGNS ARE NOT IN PLACE.



PLACE THIS SIGN ALONG WITH THE ADVANCE WORK ZONE SIGNING AS DEPICTED ON THE APPROPRIATE TYPICAL M0030a-M0080a.



**MDOT**  
Michigan Department of Transportation  
TRAFFIC AND SAFETY  
MAINTAINING TRAFFIC  
TYPICAL

TYPICAL TEMPORARY TRAFFIC CONTROL  
FOR A ONE-LANE CLOSURE ON AN  
UNDIVIDED MULTI-LANE ROADWAY,  
NO SPEED REDUCTION

APX - C-11  
NOT TO SCALE

DRAWN BY: CON:AE:djf	OCTOBER 2011	M0240a	SHEET 1 OF 2
CHECKED BY: BMM:CRB	PLAN DATE:		
FILE: PW RD/TS/Typicals/Signs/MT NON FWY/M0240a.dgn REV.		10/11/2011	

## NOTES

- 1B. D = DISTANCE BETWEEN TRAFFIC CONTROL DEVICES  
L = MINIMUM LENGTH OF TAPER  
B = LENGTH OF LONGITUDINAL BUFFER  
SEE **M0020a** FOR "D," "L," AND "B" VALUES
2. ALL NON-APPLICABLE SIGNING WITHIN THE CIA SHALL BE MODIFIED TO FIT CONDITIONS, COVERED OR REMOVED.
3. DISTANCES BETWEEN SIGNS, THE VALUES FOR WHICH ARE SHOWN IN TABLE D, ARE APPROXIMATE AND MAY NEED ADJUSTING AS DIRECTED BY THE ENGINEER.
- 3A. THE "WORK ZONE BEGINS" (R5-18c) SIGN SHALL BE USED ONLY IN THE INITIAL SIGNING SEQUENCE IN THE WORK ZONE. SUBSEQUENT SEQUENCES IN THE SAME WORK ZONE SHALL OMIT THIS SIGN AND THE QUANTITIES SHALL BE ADJUSTED APPROPRIATELY.
- 4E. THE MAXIMUM RECOMMENDED DISTANCE(S) BETWEEN CHANNELIZING DEVICES SHOULD BE EQUAL IN FEET TO THE POSTED SPEED IN MILES PER HOUR ON TAPER(S) AND TWICE THE POSTED SPEED IN THE PARALLEL AREA(S).
5. FOR OVERNIGHT CLOSURES, TYPE III BARRICADES SHALL BE LIGHTED.
6. WHEN CALLED FOR IN THE FHWA ACCEPTANCE LETTER FOR THE SIGN SYSTEM SELECTED, THE TYPE A WARNING FLASHER, SHOWN ON THE WARNING SIGNS, SHALL BE POSITIONED ON THE SIDE OF THE SIGN NEAREST THE ROADWAY.
7. ALL TEMPORARY SIGNS, TYPE III BARRICADES, THEIR SUPPORT SYSTEMS AND LIGHTING REQUIREMENTS SHALL MEET NCHRP 350 CRASHWORTHLY REQUIREMENTS STIPULATED IN THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE STANDARD PLANS AND APPLICABLE SPECIAL PROVISIONS. ONLY DESIGNS AND MATERIALS APPROVED BY MDOT WILL BE ALLOWED.
8. WHEN BUFFER AREAS ARE ESTABLISHED, THERE SHALL BE NO EQUIPMENT OR MATERIALS STORED OR WORK CONDUCTED IN THE BUFFER AREA.
21. ALL EXISTING PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH EITHER PROPOSED CHANGES IN TRAFFIC PATTERNS OR PROPOSED TEMPORARY TRAFFIC MARKINGS, SHALL BE REMOVED BEFORE ANY CHANGE IS MADE IN THE TRAFFIC PATTERN. EXCEPTION WILL BE MADE FOR DAYTIME-ONLY TRAFFIC PATTERNS THAT ARE ADEQUATELY DELINEATED BY OTHER TRAFFIC CONTROL DEVICES.
26. THE LIGHTED ARROW PANEL SHALL BE LOCATED AT THE BEGINNING OF THE TAPER AS SHOWN. WHEN PHYSICAL LIMITATIONS RESTRICT ITS PLACEMENT AS INDICATED, THEN IT SHALL BE PLACED AS CLOSE TO THE BEGINNING OF THE TAPER AS POSSIBLE.

### SIGN SIZES

DIAMOND WARNING - 48" x 48"  
R2-1 REGULATORY - 48" x 60"  
R5-18c REGULATORY - 48" x 48"

**APX - C-12**

**NOT TO SCALE**

 <b>TRAFFIC AND SAFETY</b> <b>MAINTAINING TRAFFIC</b> <b>TYPICAL</b>	<b>TYPICAL TEMPORARY TRAFFIC CONTROL</b> <b>FOR A ONE-LANE CLOSURE ON AN</b> <b>UNDIVIDED MULTI-LANE ROADWAY,</b> <b>NO SPEED REDUCTION</b>		
	DRAWN BY: CON:AE:djf	OCTOBER 2011	<b>M0240a</b>
CHECKED BY: BMM:CRB	PLAN DATE:	SHEET 2 OF 2	
FILE: PW RD/TS/Typicals/Signs/MT NON FWY/M0240a.dgn REV. 10/11/2011			



**To: Board Members**  
**From: Scott Hendrickson, Township Supervisor**  
**Date: July 18, 2025**  
**Re: Downtown Development Authority Appointment**

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Currently, there is one vacancy on the Downtown Development Authority (DDA) and the attached application has been received for review and recommendation.

Lexi Denovich is applying to the Downtown Development Authority. Ms. Denovich will serve as the representative of Douglas J. Douglas J is committed to supporting the long-term success and vitality of the downtown area. Through this service, Ms. Denovich hopes to contribute to strategic development efforts, foster meaningful partnerships, and ensure that Douglas J remains an active, engaged stakeholder in the growth and improvement of the DDA.

The following motions have been prepared for Board consideration:

**MOVE TO APPOINT LEXI DENOVIK TO THE DOWNTOWN DEVELOPMENT  
AUTHORITY FOR A TERM ENDING 12/31/25.**

**Attachment:**

1. Public Service Application

\* 1. I am interested in service on one or more of the following public bodies as checked below:  
Downtown Development Authority \*

**\* 2. Summarize your reasons for applying to do this type of service**

I'm applying to serve as a representative of my company because we are committed to supporting the long-term success and vitality of the downtown area. We recognize that a thriving downtown benefits the entire community—including local businesses, residents, and visitors. Through this service, I hope to contribute to strategic development efforts, foster meaningful partnerships, and ensure that our company remains an active, engaged stakeholder in the growth and improvement of our city's core.

**\* 3. Describe education, experience or training which will assist you if appointed.**

I bring hands-on experience from serving on multiple boards and have a long-standing investment in the company I represent. My background in leadership, community involvement, and business operations equips me to contribute effectively. I'm committed to supporting downtown growth and ensuring our community continues to thrive.

(Attach resume if available)

\*\*SKIPPED\*\*

\* Full Name  
Lexi Denovich

\* **Occupation**  
Director of Salon & MedSpa

\* **Place of Employment**  
Douglas J

\* Home Address  
1203 Lincolnshire Dr  
St. Johns 48879

\* Phone (Day)  
989.205.9467

\* Phone (Evening)  
989.205.9467

\* **Email**  
lexi.denovich@douglasj.com

\* **Please type your name in the box below as a digital signature**  
Lexi Denovich

\* **Date and Time**  
05/29/2025

Other than the Downtown Development Authority Board, the Corridor Improvement Authority, and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment. The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years.



**To:** Township Board  
**From:** Samantha Diehl, Communications Manager  
**Date:** July 18, 2025  
**Re:** Govstack Digital Services Agreement

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Municipal websites must be regularly redesigned every three to five years to ensure accessibility, enhance user experience, and incorporate evolving digital features. The current website was last redesigned in 2021.

On April 30, 2025, the Communications Department issued an RFP for vendors to submit redesign proposals. The department received 38 proposals from various vendors. After reviewing proposals and scoring them based on the features, functions, services, and pricing, the department selected Govstack by GHD Digital as the awarded vendor.

The department will work with Govstack over the next six months, and the new website is scheduled to launch on January 1, 2026. Meridian Township's current website is hosted by Granicus, and the contract with them ends December 31, 2025.

Though the work for this redesign will be done in 2025, payment will not be made until 2026 when the new budget starts.

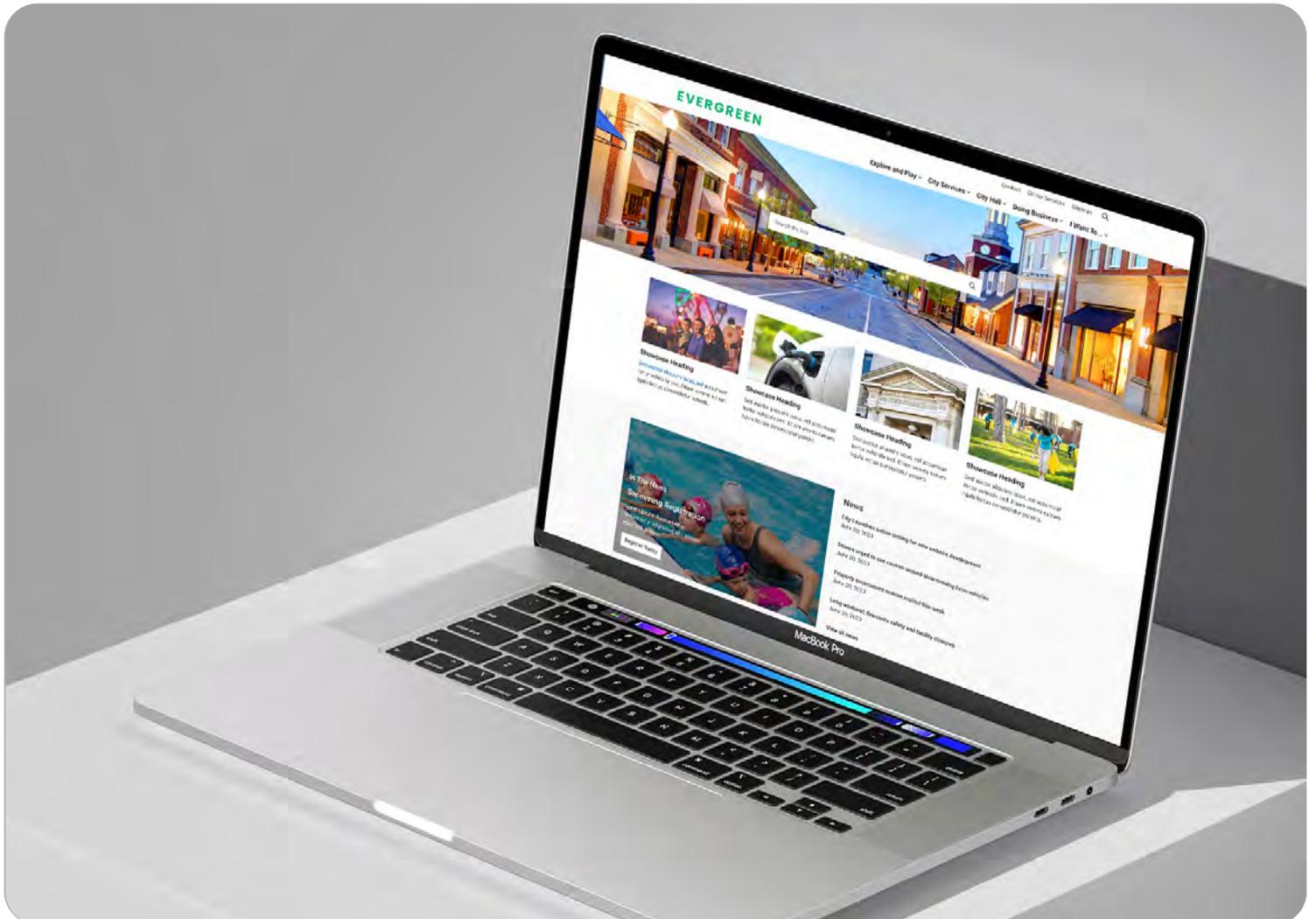
The total cost of the redesign is \$48,730.25. The annual subscription cost of the website will be \$11,225, and the one-time cost to implement the redesign is \$37,505.25. A breakdown of pricing is available in the attached agreement.

The attached agreement is the Digital Services Agreement sent by Govstack, which was reviewed and approved by the Township attorneys.

**Attachments:**

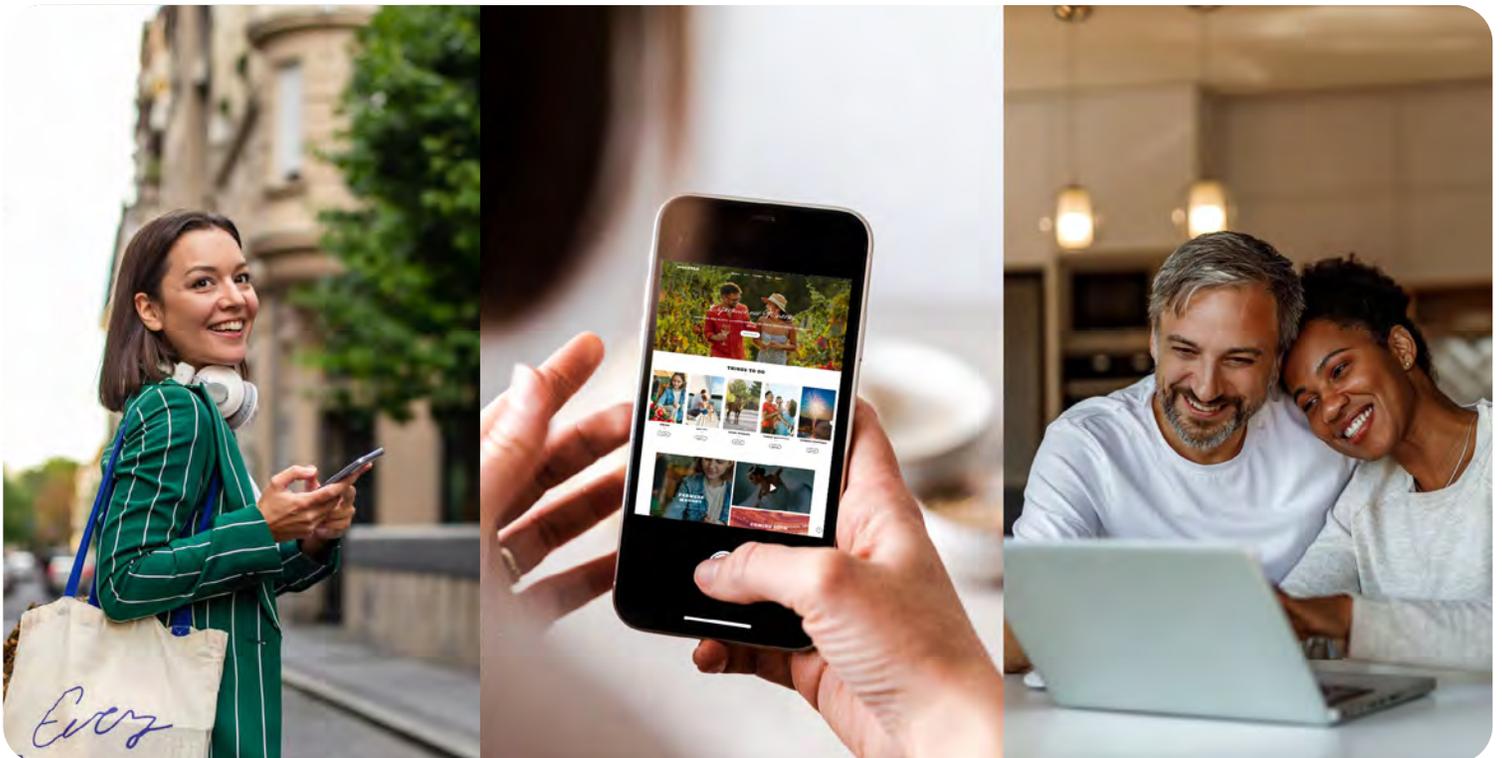
**1. Govstack Digital Services Agreement**

# Transform the way you serve and connect with your community



# A scalable platform that puts the control into your hands

Public sector organizations need to keep pace with the demands of their residents for online information and service delivery, especially in the face of rapid community growth. They also need to provide up-to-date information, but don't always have the technical resources to do this.



→ Transform for good.



# Introducing Govstack®, a platform built for the public sector.

Govstack is a modular and scalable digital platform that enables you to engage, inform, serve, and connect with your community online, while cutting down on the cost and resources necessary to do so.



## Govstack® products →

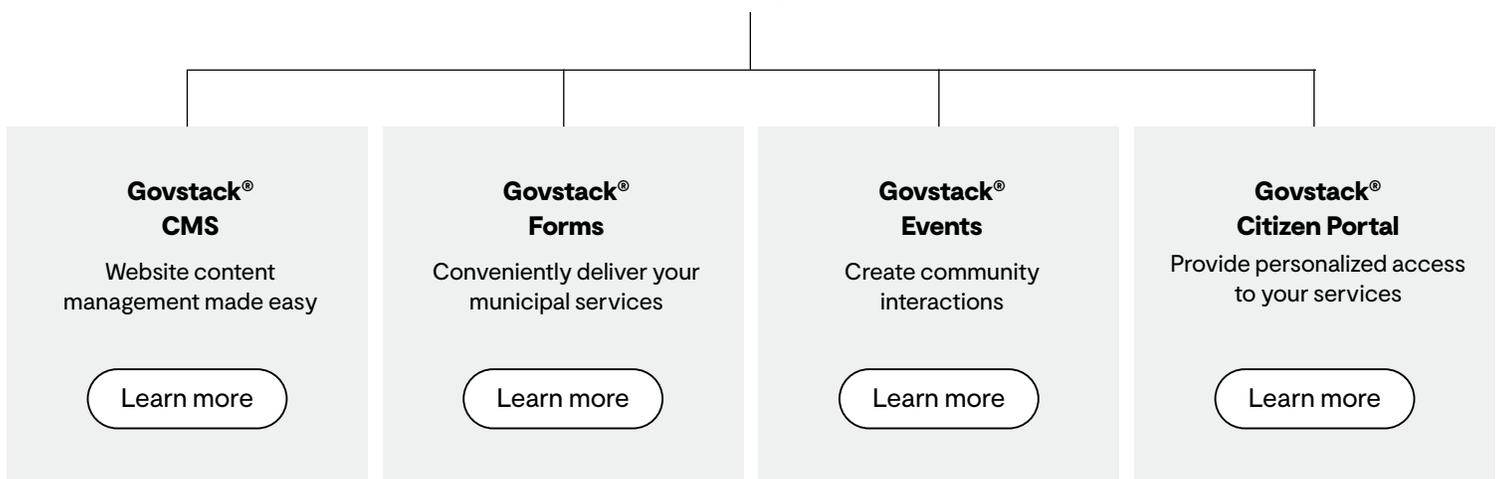
**Govstack® Content Management System (CMS)**, a robust website CMS that puts you in control of the way your content is presented.

**Govstack® Forms**, a customizable forms integration that cuts your operating costs by digitally collecting feedback, and allowing your residents to transact business online.

**Govstack® Events**, an interactive tool to easily manage your events both paid and free. Create multiple calendars, aggregate them for a single master view, plan and publish in collaboration with other departments.

**Govstack® Citizen Portal**, a personalized, citizen engagement portal that provides quick access to key information and services tailored to the unique needs of your residents, wherever and whenever they need it.

### Govstack®



# Tailored to meet your unique needs

-  Powerful flexible intuitive Content Management System
-  Self-serve CMS with low code / no code site builder
-  Create subsites, landing pages, control CSS and brand
-  Easy to update and publish content with workflows and rollbacks
-  Powerful and flexible forms
-  Timely updates, Notification and Alerts system
-  Secure, reliable and accessible WCAG 2.1 Level AA



## Why Govstack<sup>®</sup>?

### ① **Grow as you go**

Evolve with the needs of your community and your organization

### ② **Power with one password**

Increase efficiency and centralize your systems on a single platform to deliver city services to your residents through secure, single sign-on (SSO) access.

### ③ **Increase transparency and improve trust**

Provide your residents with timely information, automated email notifications and feedback forms to enhance trust and foster connection.

### ④ **Reduce your inquiry cost methods**

We understand the pressures and expectations for Council to provide faster, easier, and cost-effective services to the public. And we also recognize the labor shortages that challenge the public sector. That's why we made Govstack, value-driven platform that helps you optimize your workforce and reduce costs, while meeting the online service expectations of your community.

# Features of the platform

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## General

- Subsites
  - Multilingual support
  - Accessibility
  - Responsive on all devices
- 

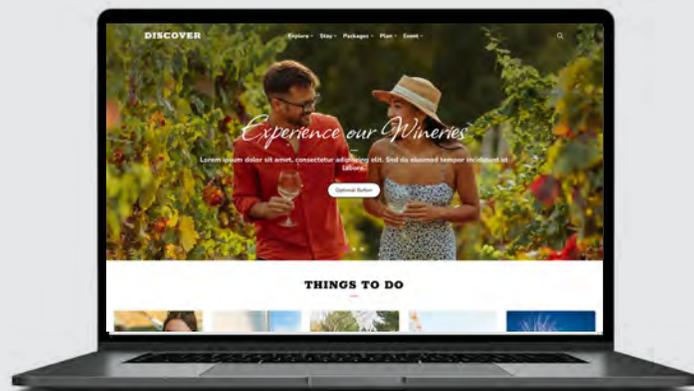
## CMS

- Website themes
  - Website advanced search
  - Upcoming calendar events feed
  - Events calendar
  - Recent news
  - News listing page
  - News article detail page
  - Contact Directory
  - Alert banners & pop-ups
  - Embedded social media feeds
  - News subscriptions
  - Forms
- 

## CMS Back Office (Admin view)

- CMS access with single sign-on
  - Site builder
  - Preview mode editable across multiple device screens
  - Calendar events widget
  - News widget
  - News article
  - News subscriptions
  - Alerts
  - Contact Directory management
  - Landing pages
  - Search engine optimization (SEO)
- 

Figure 1.2 - Govstack template





## DIGITAL SOLUTIONS AGREEMENT →

### Part 1 PURPOSE

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Please see quote.

### Part 2 ACCEPTANCE CRITERIA

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Looks and functions like the selected theme and has been updated based on the logo and brand guidelines provided by the customer. Is responsive to different screen sizes and orientations. Is developed following the practices and guidelines outlined by the WCAG 2.1 level AA standard. All included products and AddOns are installed and configured based on the preferences confirmed by the customer during initiation. Blank pages and navigation based on the approved sitemap are setup. Training was provided for the CMS and all included products and AddOns. A GoLive Plan has been provided to the customer.

### Part 3 DELIVERY SCHEDULE

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Schedule will be provided upon approval of this Statement of Work.



**Part 4 PRODUCTS & SERVICES**

**Products & Services**

	<b>Name</b>	<b>Billing Frequency</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
1	Govstack Standard Plan (CMS, Forms, Events) - Implementation	One-Time	1	\$26,639.00	\$22,643.15 <small>after 15% discount</small>
2	Govstack Parks Facilities Solution - Implementation	One-Time	1	\$1,806.00	\$1,625.40 <small>after 10% discount</small>
3	Content migration - manual - new sitemap - 50 pages	One-Time	2	\$2,342.00	\$4,684.00
4	Sitemap - Full sitemap development	One-Time	1	\$4,515.00	\$4,063.50 <small>after 10% discount</small>
5	Sitemap Public Engagement and Testing	One-Time	1	\$4,988.00	\$4,489.20 <small>after 10% discount</small>
6	Website Governance Guide Template	One-Time	1	\$0.00	\$0.00
7	Writing for the Web and Accessibility On-Demand Video Subscription	One-Time	1	\$0.00	\$0.00
8	Govstack Standard Plan (CMS, Forms, Events) - Subscription	Annually	1	\$7,025.00 / year	\$7,025.00 / year

	Name	Billing Frequency	Quantity	Unit Price	Total
9	Design Node AddOn	Annually	1	\$3,150.00 / year	\$3,150.00 / year
10	CMS - Add-on - Media Manager	Annually	1	\$1,050.00 / year	\$1,050.00 / year
11	Govstack Parks & Facilities Solution - Subscription	Annually	1	\$3,003.00 / year	\$0.00 / year <small>after 100% discount</small>

Annual subtotal \$11,225.00

after \$0,000.00 discount

One-time subtotal \$37,505.25

after \$0,120.75 discount

DocuSigned by:

**Total**

**\$48,730.25**

*Roland Griesmayer*

92C036A329D7450...

Customer: Meridian Township, MI

Contact: Samantha Diehl, Manager, Communications, diehl@meridian.mi.us, (517) 853-4378

Address: 5151 Marsh Road , Meridian charter Township Michigan, United States 48864

License Term: 36 months

Payment Terms: Net 30 days, USD\*Applicable taxes and annual increase the greater of 5% and Inflationary Index not included

Quote Expiry Date: July 31, 2025

Additional Terms:

## Questions? Contact me



Mike Skufca

Account Executive

mike.skufca@ghd.com

+15193404453

## Statement of Work

### 1. Setup and Configuration

- Project Management
- Sample sitemap from a similar organization and a tip sheet of site navigation best practices
- Access to regularly scheduled training webinars, unlimited registration for your organization's domain
- Go live activities

### 2. Requires Govstack CMS

- Setup and Configuration (does not include adding parks or recreation facilities to the directory)
- Project Management
- Training
- Go live activities

### 3. Services include the moving of existing content as-is by the GHD team from your current website to the new website. Writing, editing and formatting are outside of the scope of this service.

To facilitate this transition from the old sitemap to the new, GHD will provide an excel sheet for the client to fill in, mapping which pages on the current site should be migrated to which pages on the new site. Content will be migrated as-is, based on the mapping provided. Your team will map single pages to one another, or multiple pages from the current sitemap to a single page in the new sitemap, as our content migration approach supports 1-to-1 page mapping.

Content Migration Exclusions and Assumptions: <https://www.govstack.com/learning-centre/onboarding/content-migration/>

### 4. GHD Information Architect to create first draft sitemap based on a review of Analytics, existing website, and best practices in navigation and user experience

One (1) presentation to staff of draft sitemap, including overview of website navigation best practices

GHD Information Architect to work through sitemap revisions with you to obtain final version (up to 3 rounds of revisions)

### 5. Public Engagement in website navigation design via Treejack platform

One (1) 30-minute presentation of findings and updated draft sitemap based on findings

\*Website updates to implement sitemap changes are not included

6. A Website Governance Guide will help you build your own plan of action to ensure that content is regularly updated and reviewed so that the website continues to prioritize the end user and provide a positive user experience. Please ask us about our Website Governance consulting service.

7. Writing for the Web Training is 3-hour video course that gives a complete look at how to approach and create comprehensive and accessible web content. This course provides all of the information necessary in an easy-to-understand workshop, easing content providers into the writing process with a clear approach and methodology, including why we write a certain way and how these methods directly benefit your audience. We focus on the use of direct, succinct and user-friendly language across all formats, which includes understanding literacy levels and the best way to present your content, as well as formatting for accessibility standards and best practices. This course covers the main content components to create accessible content (headings, alt text, links, tables) to ensure your content is Accessible WCAG 2.1 Level AA compliant at a minimum. From choosing the right words to the appropriate use of accessible headings, hyperlinks, and tables, this workshop equips writers with the knowledge and tools they need to create completely accessible content, right from the first draft.

8. Platform:

- o Maximum of 75 MAU (Monthly Active Users)
- o Seamless Integration capability
- o Development Professional Services available

CMS:

- o Website Theme
- o Content Management
- o Site Builder
- o Google Search
  - ~ 3rd party fees apply
- o News & Subscriptions
- o Accessible WCAG 2.1 Level AA

Govstack Enterprise Hosting:

- Govstack is hosted in Microsoft Azure with Geographic Zones
- Azure SQL Database
- Disaster Recovery
- High Availability Infrastructure
- Resource scaling
- 99.95% Uptime
- Microsoft Defender for Cloud
- Traffic Management and DDoS Protection with Azure Front Door
- GHD issued SSL/TLS certificates Included through Azure Managed Certificates
- All products use GHD managed certificates with 256-bit encryption. GHD does not support customer issued certificates.
- Hosting Infrastructure Certifications: ISO 27001, SOC 2, SOC 3, HIPAA/HITECH, and PCI-DSS

Events:

- o 2 Calendars

- Public Submission with approvals
- Event email notifications

Forms:

- 50 Forms
- 20,000 submissions (total per year)
  - ~ Reports
  - ~Workflow Automation
  - ~ Status Tracking

Standard Support

- Named Contacts: Designate 2 members of your team authorized to contact Customer support and log tickets
- Email and Online Portal: Access to our online support portal:
  - ~ Create and review your tickets
  - ~ View ticket priority
  - ~ Update ticket notes or status
  - ~ Close or re-open resolved tickets
  - ~ View tickets for your entire organization
  - ~ Portal URL: <https://www.govstack.com/learning-centre>
- Online Resource Centre: Access to product knowledge articles, news, release notes:  
<https://www.govstack.com/learning-centre/>
- After Hours Priority Phone Support for Severity 1 & 2 Incidents

9. The Govstack Design Node provides access to advanced options for configuring the look and feel of your website. Set the layout of your header, build any number of colour options for your content, create a different look and feel for specific parts of your website, and more.

Power users can also write their own CSS and JavaScript through the easy-to-use interface.

10. Gain more control over your website's media with the Media Manager add-on for Govstack CMS.

The add-on lets you add custom meta information and categories to media files (documents, images, videos, etc) to enhance discoverability, and listings of files or media pages to provide easy access to important files and information.

11. Note: Requires Govstack CMS

The Govstack Parks & Facilities solution provides municipal staff with an efficient way to build and manage a comprehensive database of local parks and recreation facilities for display on municipal, tourism, and economic development websites.

Listings can include the park or facility name, address, telephone, fax, website, schedule, and includes an automatically generated map of the location.

Residents and visitors can easily find parks & recreational activities in the community based on specific criteria, such as Location Types, Activities, Amenities, and status.

**Part 5** **EXCLUSIONS, ASSUMPTIONS, AND ADDITIONAL TERMS**

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**1. Exclusions**

- Content writing, editing, or maintenance by GHD
- Sitemap creation or revisions by GHD unless included in quote
- User set-up and permission configuration by GHD
- Integrations into third-party software not identified in scope
- Additional products, modules, or features that are not included in the selected Govstack plan, or as Add Ons under this quote
- Website clean-up assistance such as adding/editing images, photo galleries, tables, accordions, and alt text, or fixing broken links, spelling mistakes, or content-related accessibility errors.

**2. Assumptions**

- Customer will choose from the library of available Govstack themes, and the website will be delivered with the standard homepage and interior page layout for that theme.
- Customer will use GHD's Identity Provider for user accounts
- Customer will be responsible for ensuring all content is accessible, including uploaded documents
- Delivery will include no more than 10 meetings between customer and GHD [Standard only]
- Close Out will be within 6 months of Kickoff
- User Acceptance Testing phase will be no longer than 3 weeks
- If content migration see **Schedule A** <https://www.govstack.com/learning-centre/onboarding/content-migration/>

**3. Additional terms**

Payment for both implementation and annual fees will be due January 1st, 2026.

**Part 6 PAYMENT SCHEDULE**

1. An invoice will be issued to the Customer by GHD for all Implementation or One-Time fees per custom Milestone Schedule.
2. An invoice will be issued to the Customer by GHD for 1 Year's Annual fees 12 weeks following Effective Date of this Agreement.

\*DSA does not include applicable taxes.

Send Invoices to email(s): diehl@meridian.mi.us

**Part 7 CHANGE REQUESTS**

The fees quoted are based on GHD executing the services on a specific, mutually agreed upon, schedule that allows both GHD and Customer reasonable time to perform their tasks. Any deviation from the scope or schedule could result in corresponding changes to the estimated price, dates, responsibilities, or other provisions of the project. Changes that have material impact to any of the foregoing will be accommodated with a Change Order form or a separate Statement of Work as deemed appropriate by both parties. GHD will make reasonable efforts to mitigate the costs associated with the change, with Customer bearing only that portion of costs that cannot be mitigated or otherwise avoided.

GHD's our attached [Terms and Conditions](#) are applicable to this Digital Solutions Agreement and incorporated herein by reference. The offer to perform the Statement of Work for the fees quoted shall expire if not accepted and signed by an authorized representative of Customer on Quote Expiry Date.

IN WITNESS WHEREOF, GHD and Customer have caused this Agreement to be executed by their authorized representatives as of the date of last signature below ("**Effective Date**").

**Customer**

Signed by:

*Scott Hendrickson*

FB9028452BDD44C...

Scott Hendrickson

Township Supervisor

July 9, 2025 | 9:26 AM EDT

**GHD digital**

Signed by:

*Ali Carden*

51BA22000DBE4DB...

**Ali Carden, PMP | A GHD Principal**

Vice President & Global Practice Director,  
Products and Platforms

July 9, 2025 | 10:10 AM EDT

**1. Products.** (a) GHD Digital (hereinafter “GHD”), subject to this Agreement, shall grant the Customer as identified in the Digital Solutions Agreement (“DSA”) a limited, nonexclusive license to use or access GHD’s digital solutions (hereinafter the “Product(s)”) which are identified and described by the DSA. The DSA shall be governed by these terms and conditions, any Third Party Terms, and any documents incorporated by reference (the “Terms”; together with the DSA, the “Agreement”) “GHD” together with Customer, shall be referred individually as a “Party” and jointly as the “Parties”). (b) Customer acknowledges GHD may utilize vendors or third parties to process data or provide Third Party Content or additional functionality to Products. “GHD vendors” as used herein means the third parties contracted with GHD to provide any portion of the Products subject to these Terms. “Authorized End Users” shall mean Administrative Users and Public Users. “Administrative Users” shall mean any of Customer’s employees, representatives, consultants, contractors, or agents who are authorized to use the Product and have been supplied user identifications and passwords by Customer or on Customer’s behalf to use or otherwise access the Products in the manner permitted by this Agreement. “Public Users” shall mean any individuals not affiliated with Customer, such as members of the public, authorized by Customer to use or otherwise access the Products in the manner permitted by this Agreement. “Third Party Terms” shall mean any terms and conditions of third parties and/or GHD vendors which are applicable to the use or access of the Product.

**2. Proprietary Rights.** (a) “IP” means all intellectual property throughout the world, including: copyrights, derivative software and products, graphical user interfaces, screen layouts, trade secrets, trademarks and service marks (including all goodwill), domain names, social media sites, patents, inventions, modifications, improvements, customizations, bug fixes, upgrades, designs, logos and trade dress, moral rights, publicity rights, and privacy rights. “Intellectual Property Rights” means all rights in the IP whether existing under statute or at common law or equity, now or hereafter recognized and any application or right to apply for any of the rights referred to herein and all renewals, extensions, and restorations of the foregoing. (b) Each Party shall retain ownership of their IP and Intellectual Property Rights existing as of the Effective Date, developed or acquired independently of this Agreement, or created during the term of this Agreement, and nothing in this Agreement shall assign any ownership thereof to the other Party. (c) Customer retains all ownership of any IP owned by Customer prior to the date of this Agreement or created by Customer during the term of this Agreement. (d) Customer acknowledges that, unless otherwise specified in this Agreement or the Product, all IP in the Products other than the IP provided by Customer is the property of GHD and that all, GHD domains, designs, templates, formats, pricing, documentation, manuals, software listings, source code, or object code relating to the Products may constitute trade secret, proprietary and/or confidential information of GHD. Any IP such as information, text, graphics, data, links, or other materials appearing in the Product (“Third Party Content”) which is not owned by GHD or Client is subject to Third Party Terms. GHD grants to Customer and Authorized End Users a nonexclusive, non-assignable, nontransferable, nonsublicensable, revocable license to use and access the Products, pursuant to the terms of this Agreement and the End User License Agreement, as applicable. (e) Unless authorized by this Agreement, Customer shall not (i) license, grant, sell, resell, transfer, assign, distribute or otherwise commercially exploit or make available the Products in any way to any third party, other than an Authorized End User; (ii) modify or make derivative works based upon the Products, disassemble, reverse compile, or reverse engineer any part of the Products; or (iii) create Internet “links” to the Products or “frame” or “mirror” any part of the Products, including any content contained in the Products. (f) Customer’s exposure to the Products may result in Customer developing or suggesting IP or other improvements or changes related to the Products (“Feedback”). Customer grants to GHD a worldwide, perpetual, irrevocable, royalty-free license to use, distribute, disclose, and make and incorporate into its services any suggestion, enhancement request, recommendation, correction, or other Feedback provided by Customer or Authorized End Users relating to the operation of the Products. (g) With Customer’s prior written consent, GHD may use Customer’s name, logo, and/or trademark in connection with certain promotional materials, including brochures, websites, press releases, advertising, and other materials promoting the Products, which GHD may disseminate to the public. Customer may withdraw authorization for such use at any time by providing thirty (30) days written notice as provided in Section 23 below.

**3. Data Use.** (a) As between the Parties, Customer owns all right, title, and interest, including all Intellectual Property Rights, in and to Customer Data. “Customer Data” shall mean Customer information, data, and other content, in any form or medium, that is submitted, posted, or otherwise transmitted by or on behalf of a Customer or Authorized End Users. Customer shall be responsible for, and GHD may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by Customer to GHD pursuant to this Agreement. As necessary to provide Product to Customer, Customer grants to GHD a non-exclusive, royalty free, perpetual, irrevocable, worldwide license to access, revise, reproduce, distribute, host, store, manage, process, display, and otherwise use Customer Data and perform all acts with respect to Customer Data, as necessary to provide the Products to Customer, prevent or address Customer’s technical problems with the Products, and meet all other purposes for Customer set forth herein. GHD shall have no obligation to validate any content of the Customer Data for content, correctness, usability, or for any other purpose. Customer shall comply with any reasonable demand by GHD to correct, discontinue, or remedy any violation of applicable laws or regulations pertaining to the Customer Data. (b) Customer agrees that GHD may use Customer Data to add insight, analytics, and data science to the Products and/or to provide or suggest additional solutions and services to Customer. (c) Notwithstanding anything to the contrary in this Agreement, Client authorizes GHD to compile Aggregated Data, and such Aggregated Data shall be proprietary to GHD. “Aggregated Data” means any non-personally identifiable, technical, statistical, or analytical data, including Customer Data, gathered, or generated directly by the Product or by use of the Product, that GHD collects, gathers, and

aggregates periodically as part of its ordinary business operations. Aggregated Data may be used by GHD for any reason, including, on a non-attributed basis to monitor and improve its products and services, for benchmarking purposes of providing additional products and services, or to provide customized services or technologies to its customers. To the extent an assignment of aggregated or de-identified Customer Data is needed to permit GHD to obtain ownership of the right, title, and interest in, to or under, any or all of the aggregated or de-identified Customer Data, Client hereby assigns and transfers the right, title, and interest in, to, and under such aggregated and de-identified Customer Data to GHD. (d) Customer agrees Customer Data stored by GHD will remain within the Customer’s country of origin. Third Parties may Process (as defined herein) Customer Data as set forth in the applicable Third Party Terms. To facilitate user login, Customer acknowledges and agrees that limited encrypted Customer Data consisting of name, username, and/or email address, may be Processed and stored in Canada, regardless of Customer location. (e) Customer’s bandwidth and disk usage shall be limited to the service levels set forth in the DSA. Any exceedance of these levels by Customer shall be subject to additional fees.

**4. Data Protection, Privacy, and Cookies.** (a) Customer agrees that GHD may store some or all Customer Data on systems which may run on a third party cloud storage provider, including but not limited to Azure Cloud. (b) For purposes of data privacy and protection laws, GHD is the data processor and Customer is the data controller of Customer Data and Authorized End Users’ information. Customer represents and warrants that it has complied and will comply with all applicable local, state, national, and foreign laws related to data privacy and the transmission of technical or personal data, including personally identifiable information, and has obtained and/or owns all rights, permissions, and consents necessary in the Customer Data and Authorized End Users’ information necessary to meet all purposes and relevant obligations set forth herein. Customer is responsible for providing privacy notices in relation to data privacy and protection laws to Authorized End Users. (c) If GHD receives, has possession or custody of, access to, or control over, any Customer Data which includes Personal Information then GHD will comply with all applicable laws and regulations in connection with its receipt, use, handling, Processing, access to and storage of Personal Information. “Personal Information” means information Customer (directly or indirectly, including through another party) shares with, discloses to, allows, or provides access to GHD, that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular individual or household, or as Personal Information may otherwise be defined by law. “Processed” or “Processing” means any operation or set of operations that are performed on data or on sets of data, whether or not by automated means. (d) The Product may include cookies on services and use them to recognize user when returning to the Product. Authorized End Users may set their browser so that it does not accept cookies. Cookies must be enabled on the Authorized End User’s web browser, however, if user wishes to access certain personalized features of the Product. (e) GHD’s relevant policies, which are hereby incorporated into this Agreement, are located at:

Privacy Policy: <https://www.ghd.com/en/privacy-policy.aspx> Personal Information Processing Addendum: [https://www.ghd.com/en/resources/trustcenter/PersonalInformationProcessingAddendum\\_1\\_0.pdf](https://www.ghd.com/en/resources/trustcenter/PersonalInformationProcessingAddendum_1_0.pdf)

(f) Customer shall be responsible to comply with all applicable laws in regard to information collected by Customer from Authorized End Users through the use of a Customer created form within the Product.

**5. Data Retention.** (a) The Products are not intended to be a data retention tool. Customer shall be responsible for compliance with any applicable data retention laws and shall maintain independent archives of data which is required to be retained by such laws. (b) During the term of this Agreement, GHD shall retain Customer Data within the Product for a minimum of one (1) year, except for Customer Data in the Events module, which shall be retained for a minimum of three (3) years. Following the expiration or termination of this Agreement, GHD shall not be required retain Customer Data and GHD shall remove such Customer Data from GHD systems within a reasonable period of time. Prior to the removal of Customer Data from GHD systems, Customer may, for an agreed upon fee, elect to download such Customer Data in a mutually agreed format or extend the data retention. Notwithstanding the foregoing, data retention shall be extended as required by applicable laws. (c) A data destruction certificate certifying Customer Data (not including Aggregated Statistics) has been destroyed from GHD hardware and software shall be provided at the Customer’s written request at a cost of five hundred (\$500) dollars, in the currency set forth in the DSA. (d) GHD maintains a daily backup of its systems for thirty (30) days. In certain circumstances, it may be possible to restore data that has been inadvertently deleted by Customer. A request to restore data can be made to Customer support. Fees may be applied to restore deleted content. (e) Provided GHD retains Customer Data for the agreed upon duration, GHD shall have no liability arising from a failure to maintain Customer Data.

**6. Data Security.** GHD will maintain industry standard administrative, technical, and physical safeguards, including but not limited to PCI DSS and ISO 27001 compliance, to protect the security and privacy of Customer Data, in use, in transit, and at rest. These safeguards include, but are not limited to, implementation of adequate privacy and security policies and data breach response plans that comply with industry standards and the requirements of applicable laws and the regulatory agencies responsible for enforcing them. If either Party becomes aware of any unauthorized access to or breach of the Products which includes Customer Data (“Security Incident”), such Party will promptly notify the other in writing of the Security Incident and include the following information: (i) the nature of the Personal Information compromised and how the Security Incident occurred; (ii) the timing of the Security Incident; (iii) the steps taken by the

impacted Party to resolve the Security Incident; and (iv) the measures to be undertaken and implemented to prevent a recurrence of the Security Incident. In the event of a Security Incident, GHD reserves the right to shut down the Product(s) to protect the Parties with reasonable notice to Customer and with no liability to GHD for these or other remedial actions.

**7. Term and Payment.** (a) The term of the license granted to Customer shall be set forth in the DSA and shall continue until the Agreement is terminated or expires pursuant to Section 15. Unless otherwise provided for in the DSA, upon expiration of the initial term, the term will continue with automatic renewals for additional one (1) year terms, unless written notice of cancellation is delivered by one Party to the other thirty (30) days prior to the expiration date. GHD reserves the right to update these Terms at the expiration of each term, subject to GHD providing sixty (60) days' prior notice and obtaining Customer's consent. (b) Beginning on the first-year anniversary of the Effective Date and on each succeeding anniversary of the Effective Date during the term of this agreement, and for each renewal term, GHD shall be entitled to include a price increase of 5% to align with inflation as described in the Consumer Price Index in Canada (<https://www.statcan.gc.ca/en/start>) and the Federal Bureau of Labor Statistics in the US (<https://www.bls.gov/>). GHD will provide sixty (60) days' prior notice to Customer of price increases and will obtain Customer's consent prior to updating the Terms. Continued use of the Product beyond the expiration date shall be considered consent and acceptance of the Terms. (c) GHD shall invoice Customer on a periodic basis for the applicable fees as set forth in the DSA. Customer agrees to pay such invoices within thirty (30) calendar days after the date of the applicable invoice. Unpaid invoices will be subject to a charge of one (1.0%) percent per month on any outstanding balance. (d) GHD shall provide Customer with notice of the unpaid invoices and if payment has not been made by Customer within thirty (30) days of such notice, GHD reserves the right without liability to suspend the Products or Customer's access to the Products. (e) In addition to the rates or charges for the Products specified in the DSA, Customer shall pay all local, federal, and state/ provincial sales tax, goods and services tax, value added tax, and other taxes applicable to the provision of the Products.

**8. Customer Responsibilities.** (a) Customer shall license all third party software and obtain all hardware, at Customer's sole expense, that may be needed for Customer to operate the Products. (b) Customer shall abide by all laws, regulations, and ordinances applicable to the use of the Product, and the terms of this Agreement. Customer assumes responsibility for all acts or omissions of its Authorized End Users and agrees to indemnify and hold GHD harmless, to the fullest extent permitted by law, from any claim howsoever arising from the acts or omissions of its Authorized End Users. (c) Customer shall comply with any demand by GHD to correct, discontinue, or remedy any violation of applicable laws, or regulations, pertaining to Customer Data or any other content collected or used by the Products. (d) Customer may subscribe and consent to receive outage notifications, release notes, and/or other marketing material from GHD. Failure to subscribe may result in Customer not receiving information relevant to their use of the Product. (e) Unless the Customer utilizes Single Sign On ("SSO") where Customer manages their own active directory, Customer will promptly provide to GHD a list of names and other requested information to register each Administrative User to use the Products and shall notify GHD in writing as to any changes including termination of the Administrative Users. Each Administrative User will have a unique User ID for his or her access to the Products which cannot be shared nor transferred. Customer will adopt and maintain such security precautions for User IDs to prevent their disclosure to and use by unauthorized persons and will promptly take steps to remove access for such unauthorized persons and notify GHD if the security or integrity of a User ID or password has been compromised. The number of Administrative Users licensed shall be as set forth in the DSA. Customer may permanently reassign an Administrative User license from one individual to another individual by (1) notifying GHD of the Administrative User whose use of the Products is being terminated and (2) the individual to whom the Administrative User license will be reassigned. Each additional Administrative User may require an additional fee, the amount for which is specified in the DSA. (f) Customer is responsible for all content sent via notification tool, to ensure notifications sent follow anti-spam legislation and will manage subscribers within local laws. Mass notification functionality will only perform up to the levels noted in section 12. Service Levels. (g) Project kick off meeting must occur within the first 3 months following the Effective Date. Project timeline will be provided during Project Kick off meeting. A delay is defined as any instance where the Customer's inaction or delay in meeting agreed deadlines extends any project milestone timeline by more than 15 days beyond the planned schedule. For Customer caused delays, there will be a restart fee representing 30% of implementation fees. In the event that the project timeline is interrupted due to Customer delay, GHD will provide an adjusted project schedule following payment of the Restart Fee. Following payment of the Restart Fee, GHD will take commercially reasonable effort to realign resources, timelines, and priorities. GHD will make all reasonable efforts to adhere to the timeline and deliverables agreed upon during the kickoff meeting, provided that the Customer fulfills their obligations as stipulated in these Terms. GHD shall not be liable for any project delays or missed deadlines resulting from Client's failure to adhere to the agreed timeline, nor shall such delays constitute a breach of these Terms by Company.

**9. Change Order.** Customer may request a modification to the DSA by written request to GHD. The requested changes will become effective only when a change order which describes the scope of the changes, the timing for the performance of any Services, and any fees resulting from the changes is executed by authorized representatives of both parties ("Change Order"). Upon execution, a Change Order will become part of this Agreement.

**10. Customizations & Integrations** are defined as the process of creating software applications, integrating third-party systems, Website custom theme design, implementing custom modifications to Products, or extending Products to meet a specific Customer's requirements. A one-time professional service fee for this work will be outlined in the DSA. The

annual fee includes licensing and hosting only, maintenance and upgrades will be billed on a time- and materials basis and quoted using commercially reasonable efforts. (i) GHD may provide services or Product customization ("Deliverables") as set forth in the DSA. (ii) If the DSA provides Deliverables for evaluation or test purposes (e.g., demo, test, or trial-versions), the Customer's use such version is limited to (a) internal evaluation or test purposes by Customer and, (b) the time period specified by GHD during implementation planning ("User Acceptance Testing" or "UAT"). UAT plans will include tests of all major functions, processes, and interfacing systems. Use of the Deliverables under this section may be subject to functional restrictions, and any use is at the Customer's own risk. GHD disclaims all liability arising from use of the Deliverables during UAT. (c) Unless otherwise specified, Customer shall inspect Deliverables and conduct an acceptance during the Acceptance Period defined by GHD ("Acceptance Period"). Customer shall review and inspect the Deliverables and shall either (i) Provide written acceptance, or (ii) Notify GHD of any non-conformities ("Deficiencies"). GHD will respond within thirty (30) business days and extend the Acceptance Period if necessary. Failure to provide notice of acceptance or rejection constitutes acceptance by Customer. Upon acceptance, GHD will issue an invoice for any annual or unpaid one-time implementation fees specified in the DSA. In the event the Customer finds the Deliverables do not conform to the DSA, within ninety (90) business days following acceptance, GHD will take commercially reasonable steps to remedy the Deliverables. Beyond this period, any further remediation will be billed on a time-and-material basis via a Change Order. Support requests can be submitted through your GHD contact or our Support team. Our Support team cannot provide support under our Product SLA for Customizations and Integrations, including but not limited to change of specifications, endpoints, security requirements, accessibility requirements, software deprecation, changes to third-party environments. GHD shall retain all IP and Intellectual Property Rights created by GHD under this Customization & Integration provision. Limitation of Use: i) Any UAT, test environments or assets will not be used for Productive Use. "Productive Use" means an environment used for Customer's business purposes rather than testing. All major upgrades, modifications, and new systems must be tested by the appropriate users prior to production deployment ("Production"). ii) for Function Triggers: up to 100,000 request per calendar month per application, not to exceed 200,000 requests across all applications per calendar month, iii) API (Application Programming Interface) Calls: up to 250,000 calls per calendar month per application, not to exceed 500,000 API calls across all applications per calendar month, iv) for Web Requests: up to 500,000 per calendar month per application, 1,000,000 web requests across all applications per calendar month, v) Application: Limited to 10 applications per customer. "Application" is defined as code required to execute to fulfill to deliver the solution, where a Customer may have multiple applications to provide the Deliverable. It's estimated that each customer will average 2 applications. "Function Trigger" is defined as application code that executes in GHD's environment to complete processing as part of an Application. "API Calls" are defined as requests made to an Application Programming Interface to retrieve data or initiate a Function Trigger to run. "Web Request" is defined as a request to retrieve a static resource including but not limited to JavaScript files, Cascading Style Sheets (CSS) files, images and documents. Rights in the Deliverables created by GHD under this Product Customization provision.

**11. Equipment.** GHD will not furnish equipment or materials necessary for the Product to Customer and its Authorized End Users, except as expressly provided in the DSA ("Equipment"). If Equipment is provided to Customer by GHD, all Equipment is the sole and exclusive property of GHD. Customer agrees to promptly deliver Equipment, at Customer's cost and risk of loss, to GHD at the end of the license term or earlier, as requested by GHD.

**12. End User Terms.** The Customer shall provide a set of terms and conditions applicable to all Authorized End Users and remain responsible for its contents (often referred to as an End User License Agreement or Terms of Service/Use, herein referenced as the "EULA"), which shall be incorporated by GHD into the Product. GHD is not liable for the contents of the Customer's EULA. However, Customer is required to include in the EULA provisions which limit risk to Customer and GHD, and which are located at: [https://www.ghd.com/en/resources/trustcenter/End\\_User\\_Licensing\\_Agreement\\_Provisions\\_1\\_0.pdf](https://www.ghd.com/en/resources/trustcenter/End_User_Licensing_Agreement_Provisions_1_0.pdf) and or available upon request (the "Mandatory Provisions"). Failure to include the Mandatory Provisions in the EULA, or mutually agreement provisions which meet the same intent, is deemed material breach of this Agreement. Customer agrees GHD is harmless for any liability arising under or in connection with the EULA, including but not limited to, failure to include the Mandatory Provisions.

**13. Third Party Integrations Fees.** Product may be used by Customer in conjunction with one or more third party services. Customer's use of third-party services in conjunction with the Product may be subject to separate fees and Third Party Terms. The functionality of third party integrations may be limited by the availability of data sources from third parties and access to data sources from the third party's vendors. In the event Customer requests third party services be integrated into the Product, the Services required will be addressed through a Change Order, which will be subject to a third party integration fee.

**14. Default.** Customer shall be in "Default" if (i) Customer or its Authorized End User breaches any of the terms of this Agreement, (ii) GHD has reasonable grounds to believe that Customer or an Authorized End User is in breach of this Agreement, or (iii) there is the institution by or against Customer of insolvency, receivership, bankruptcy proceedings or upon Customer ceasing to do business. If GHD reasonably believes Customer to be in Default, GHD shall provide Customer with notice of the nature of such Default. If the Default has not been cured by Customer within thirty (30) days of such notice, GHD shall have the right, at its sole discretion and without notice, to take such remedial actions as it deems appropriate, including without limitation: (i) suspending or terminating Customer's license to access the Products without liability for any losses or damages arising out of or in connection with such suspension or termination; (ii) restricting, downgrading, suspending, or terminating the subscription of, access to, or current or

future use of the Products; (iii) removing any Customer Data that Customer or its Authorized End User has submitted, posted, or displayed; (iv) imposing other restrictions on Customer's use of any features or functions of the Products as GHD may consider appropriate in its sole discretion; and (v) any other corrective actions or penalties that may be available to GHD in law, equity, or contract. GHD shall be in Default if (i) GHD breaches any of the terms of this Agreement, or (ii) insolvency, receivership, bankruptcy proceedings initiated by GHD or upon GHD ceasing to do business. If GHD is in Default, Customer shall provide GHD with notice of the nature of such Default. If a Default, other than a breach of the Warranty obligations in Section 16 of these Terms, has not been cured by GHD within thirty (30) days of such notice, Customer shall have the right to terminate Customer's license to access the Products without further liability for payment, provided all amounts due GHD prior to the Default have been paid. If a Default is a breach of the Warranty obligations in Section 16 of these Terms and such Default has not been cured by GHD within one hundred twenty days (120) days of such notice, Customer shall have the right to suspend payment due GHD until such Default is cured. If GHD is unable or unwilling to cure the Default, GHD shall be entitled to terminate this Agreement.

**15. Termination and Suspension.** The provision of the Products shall expire as set forth in the DSA. Unless explicitly permitted by this Agreement, Customer may not terminate this Agreement during the term of the license as set forth in the DSA without written authorization from GHD. Upon expiration or earlier termination of this Agreement, Customer shall immediately discontinue use of the Product. No expiration, termination, or suspension will affect Customer's obligation to pay all fees due pursuant to the DSA. Customer shall have no right to a refund of any previously paid fees. Any suspension of access to the Products resulting from a Default shall not constitute a termination of the Agreement. Customer's access to the Products shall resume upon Customer no longer being in Default, and upon payment by Customer any costs directly related to the restoration of access to the Products. GHD shall have the right to terminate this agreement as set forth in other provisions of this Agreement.

**16. Warranty.** (a) GHD warrants the functionality of the Product as set forth in the SLA and that the Product will meet applicable accessibility laws in place during the term of this Agreement, except that GHD has no responsibility to monitor or correct any content provided, generated, or uploaded by Customer. (b) Customer understands that the Product, or some features thereof, may be temporarily or permanently discontinued, changed, upgraded, improved, or limited, with reasonable notification to Customer. If, as a result of these changes, the Product is no longer supported by GHD, its vendors, or third parties, GHD shall have the right to terminate portions of, or the entire Agreement. (c) Customer acknowledges that use of the Products is at Customer's own risk, except as otherwise provided herein. GHD is not responsible for protection or privacy of information transferred through the Internet or any other network Customer may utilize. Sensitive data may be protected with the use of encryption that does not violate any governing laws or regulations. Customer acknowledges that GHD has no control over and accepts no responsibility for Customer Data hosted by Customer. (D) EXCEPT AS EXPRESSLY SET OUT IN SECTION 16(a), THE PRODUCTS ARE PROVIDED "AS IS" AND WITHOUT WARRANTIES, GUARANTIES, OR REPRESENTATIONS OF ANY KIND, EXPRESSED OR IMPLIED, AT COMMON LAW, BY COURSE OF CONDUCT OR USAGE IN THE TRADE, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES REGARDING ACCURACY, COMPLETENESS, MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR USE OR PERFORMANCE. GHD DOES NOT WARRANT THAT THE PRODUCTS WILL MEET ALL OF CUSTOMER'S REQUIREMENTS OR THAT IT WILL OPERATE IN ALL COMBINATIONS WHICH MAY BE SELECTED FOR USE BY CUSTOMER OR THAT THE OPERATION OF THE PRODUCTS WILL BE ERROR FREE OR UNINTERRUPTED OR THAT ANY DEFECTS IN THE PRODUCTS WILL BE CORRECTED OR THAT ANY DATA IS COMPLETE OR WHOLLY ACCURATE, OR THAT THE PRODUCTS WILL FUNCTION WITHOUT FAILURE OR INTERRUPTION. (E) UPON CUSTOMER NOTIFYING GHD OF ANY ERRORS, BUGS, OR OTHER PROBLEMS IN THE PRODUCTS, GHD'S SOLE AND EXCLUSIVE RESPONSIBILITY WILL BE TO PROVIDE COMMERCIALY REASONABLE EFFORTS TO CORRECT SUCH PROBLEMS TO THE EXTENT COMMERCIALY FEASIBLE. (e) The Products may contain Third Party Content. Customer acknowledges and agrees that GHD is not responsible or liable for: (i) the availability or accuracy of such Third Party Content. Links to or use of Third Party Content does not imply any endorsement by GHD of the Third Party Content. Customer has the sole responsibility for and assumes all risk arising from Customer's use of any such Third Party Content. Customer further acknowledges that Customer's use of Third Party Content will be subject to the Third Party Terms applicable to such content.

**17. Indemnification.** (a) GHD agrees to indemnify and hold harmless Customer from and against losses, damages, liabilities, and expenses (including reasonable legal fees, court costs, and costs of investigation) to the extent they are caused by the gross negligence or willful misconduct of GHD or based on a claim that the Products infringe on any patent, copyright, trademark, or other intellectual property right of a third party; provided however, that GHD shall have no liability or obligation if the claim arises from (i) any alteration or modification to the Products by Customer or any third party not specifically authorized by GHD, (ii) any combination of the Products by Customer with other programs or data not furnished by GHD; or (iii) any use of the Products by Customer or its Authorized End Users that is prohibited by the EULA or is otherwise outside the permitted use for which the Products are intended. (b) Notwithstanding anything to the contrary contained or implied herein, the GHD Indemnitees (defined below) shall have no liability for any damages, whatsoever relating to the tools, third party software, third party products, or any products or services not developed or provided by GHD. (c) Customer agrees to indemnify and hold harmless, to the fullest extent permitted by law, GHD, its parents, subsidiaries, affiliates, officers, directors, employees, agents, vendors, subcontractors, and any successors or assigns (together the "GHD Indemnitees") from and against any and all losses, damages, liabilities, and expenses (including reasonable legal fees, court costs, and costs of investigation) to the extent caused by (i) any gross negligence or willful misconduct of Customer, (ii) Customer Data and

Customer material infringement of any third party rights, or (iii) any breach by Customer of the terms of this Agreement.

**18. Limitation of Liability.** (a) TO THE MAXIMUM EXTENT PERMITTED BY LAW, FOR ANY DAMAGE CAUSED BY NEGLIGENCE, INCLUDING ERRORS, OMISSIONS, OR OTHER ACTS; OR FOR ANY DAMAGES BASED IN CONTRACT; OR FOR ANY OTHER CAUSE OF ACTION OR THEORY OF LIABILITY; THE GHD INDEMNITEES' LIABILITY SHALL BE LIMITED TO THE AMOUNT ACTUALLY PAID BY CUSTOMER TO GHD DURING THE TWELVE (12) FULL CALENDAR MONTHS IMMEDIATELY PRECEDING THE MONTH IN WHICH THE EVENT UPON WHICH LIABILITY IS PREDICATED FOR THE PRODUCTS PROVIDED BY GHD HEREUNDER. (b) EXCEPT AS EXPRESSLY SET OUT HEREIN, THE GHD INDEMNITEES SHALL NOT BE LIABLE TO CUSTOMER, TO ANYONE CLAIMING BY, THROUGH OR UNDER CUSTOMER, OR TO ANY THIRD PARTY FOR ANY LIABILITY, EXPENSE, INJURY, CLAIM, PENALTY, FINE, INTEREST, OR CAUSE OF ACTION WHATSOEVER OR HOWSOEVER ARISING, INCLUDING, WITHOUT LIMITATION, ANY LOSS OR DAMAGE, DIRECT OR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY, OR FOR LOSS OF PROFIT OR REVENUES, BUSINESS INTERRUPTION, CONTRACT, GOODWILL, OR OTHER BUSINESS OR ECONOMIC LOSS, OR FOR LOST OR DAMAGED DATA, THE AVAILABILITY OF DATA, OR DAMAGE TO NETWORK, COMPUTER, SERVER, OR THE PRODUCTS.

**19. Dispute Resolution.** Both Parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement provided hereunder. The matter may be submitted to the judicial system set forth in Section 20, in which event all litigation and collection expenses, witness fees, court costs, and reasonable legal fees shall be paid to the prevailing Party.

**20. Choice of Law.** If Customer resides in the United States, the laws of the State of Michigan shall govern this Agreement, without reference to conflicts of law rules or principle. If Customer reside in Canada the laws of the Province of Ontario and the laws of Canada applicable therein shall govern this Agreement. Both GHD and Customer specifically disclaim the application of the UN Convention on Contracts for the International Sale of Goods to the interpretation or enforcement of this Agreement. Customer shall bring any action, suit, or other legal proceeding to enforce, directly or indirectly, this Agreement or any right based upon it exclusively in the courts of Ingham County, Michigan.

**21. Contracting Entity.** The term GHD Digital used herein is a marketing name for the entities licensing the Product. For Customers located in the United States of America, the Product is licensed from GHD Services Inc, a Delaware corporation with offices at 2055 Niagara Falls Blvd., Niagara Falls, NY 14304, USA. For Customers located in the Canada, the Product is licensed from GHD Digital (Canada) Limited, formerly eSolutions Group Limited, an Ontario corporation with offices at 455 Phillip St., Waterloo, ON, N2L 3X2, CA.

**22. Force Majeure.** GHD will not be liable for any delay or failure to perform any obligation under this Agreement where the delay or failure results from any unforeseen or unavoidable cause reasonably beyond the affected Party's control ("Force Majeure"). Force Majeure may include, but is not limited to natural events, pandemic, labor, or civil disruption, governmental or legislative actions, or orders of any court or agency having jurisdiction of the Party's actions.

**23. Notice.** Notices pertaining to this Agreement shall be in writing and deemed to have been duly given if delivered by email to the respective Party's contact identified in the Agreement, or at such other address as may be changed by either Party by giving written notice thereof to the other. All notices to GHD pertaining to this Agreement shall be delivered to [digital-legal@ghd.com](mailto:digital-legal@ghd.com).

**24. Insurance.** GHD agrees to carry throughout the Term of this Agreement insurance coverage appropriate to its Products and Services. The certificates of insurance, incorporated herein by reference, confirm GHD's policy details for its commercial general liability, technology professional liability, and cyber liability insurance in effect at the Effective Date. Upon Customer's request, GHD will provide certificates of insurance stating Customer as a certificate holder.

**25. Service Levels.** The Product will meet or exceed the minimum service level standards set out in the Service Level Agreement ("SLA"), subject to change without notice, published at [https://www.ghd.com/en/resources/trustcenter/ServiceLevelAgreement\\_1\\_0.pdf](https://www.ghd.com/en/resources/trustcenter/ServiceLevelAgreement_1_0.pdf) and incorporated into this Agreement.

**26. Piggyback Clause.** This Agreement may be used by other institutions (such as state, province, local and/or public corporations or agencies) who express an interest in piggybacking on this contract in accordance with the terms and conditions of this Agreement at the pricing offered by GHD to Customer at the time of piggybacking. GHD agrees that Customer shall bear no responsibility or liability for any agreements between GHD and the other Institution(s) who desire to exercise this option.

**27. General.** (a) Third Party beneficiaries. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the Parties. (b) Waiver. No failure or delay by either Party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise of any such right, power, or privilege preclude any other or further exercise thereof. (c) Successors and Assignment. Customer may not assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this Agreement without the written consent of GHD. The obligations of the Parties under this Agreement will not terminate upon any attempted assignment that violates this Agreement. Any assignment or attempted assignment violating this Agreement is void. (d) Severability and Survival. The Parties agree that, in the event one or more of the provisions or a portion thereof of this Agreement should be declared void or unenforceable, the remaining

provisions shall not be affected and shall continue in full force and effect. The Parties also agree that the obligations and representations, indemnifications, or limitations of liability contained within this Agreement shall survive the termination of this Agreement. (e) Authority. Customer represents and warrants that the individual accepting this Agreement is doing so with full and complete authority to bind Customer on whose behalf they are acting to every term of this Agreement. Acceptance of this Agreement signifies that Customer has read and agrees with all terms and conditions referenced in this Agreement. (f) Entire Agreement. The DSA, these Terms, and any documents referenced in either document constitute the complete and final agreement between GHD and Customer regarding the subject matter hereof. This Agreement supersedes all prior or contemporaneous communications, representations, undertakings, or understandings of the Parties, whether oral or written, relating to the DSA or the Products. Modifications of this Agreement shall not be binding unless made in writing and signed by an authorized representative of each Party.



**To: Township Board**  
**From: Neighborhoods & Economic Development Director, Amber Clark**  
**Date: July 22, 2025**  
**Re: Haslett Village Square Brownfield Plan Amendment – 1621-1655 Haslett Road**

---

**Summary:**

July 8, 2025 the Township Board held a public hearing regarding the Haslett Village Square Brownfield Plan Amendment #1. The Plan requests the use of school operation millages to support a 23 year capture for redevelopment purposes. This is made possible through the amendment to PA 381, to allow non-core communities the ability to gain access to fund project elements like infrastructure and gap financing.

The Meridian Township Brownfield Redevelopment Authority, has had several meetings discussing the Haslett Village Square concept plan, the Housing TIF, and has held two meetings reviewing the amended Plan. The Plan was noticed in the paper and notification was submitted to impacted tax jurisdictions to allow for comment. No comments in opposition to the Plan were received. The Meridian Township Brownfield Redevelopment Authority approved by resolution, support of the Plan at their July 10, 2025 meeting.

The Township Board has the item on the agenda tonight to determine if the project constitutes a public purpose and if they support the amended Plan as presented.

**HVS Brownfield Amendment Plan Details:**

The redevelopment of the 19.5-acre site into a mixed-use commercial and residential project.

- **Total Tax Increment Revenue (TIR):** \$17,608,772
- **Total Reimbursement Requested:** ~\$14.5 million over 23 years
  - \$3.4 million from local Meridian Township taxes
  - \$11.1 million from millages captured by Ingham County, the Michigan Department of Great Lakes and Energy (EGLE), and the Michigan State Housing Development Authority (MSHDA)

The project site and mixed used development components have remained, much of the request for reimbursement through the Brownfield program are the same as the approved Plan of 2022.



The key difference is the resizing of the overall development in square feet, number of units in the development, housing eligibility, infrastructure, and duration of the capture. We have spoken to the developer and their consultant TriTerra regarding the rental rates of the units versus the Fair Market Rate presented in the MSHDA 2025 Income Limits. Board members wondered if a greater subsidy for the rental units could be included to offer an income limitation support of 80% of the Area Median Income (AMI) instead of 100%-120% as the Plan currently is financially structured. To increase the subsidy of each of the proposed workforce units would create a gap in financing that would terminate the project. The financing of the project based on the Pro forma included in the Plan would provide negative returns that a bank would not finance.

The amended Act 381, PA 90 of 2023 is not an affordable housing policy, but a redevelopment construction policy. Though the new Housing TIF legislation has components that support the affordability of a community. The incentive benefit is granted to the developer, as the State has seen that without the support, housing projects like this would not be constructed.

**Board Decision Criteria:**

When considering a Brownfield Plan, Public Act 381, as amended PA 90 of 2023 requires that the highest level of a governing body, to determine whether the Plan constitutes a public purpose. Public purpose is not defined in the Act, but the Natural Resources and Environmental Protection Act, which is referenced in PA 381, provides some guidance. This includes whether or not a project provides significant and measureable environmental, community, and economic benefits. Economic benefits are generally considered private investment, increases in taxable value, and job creation. If a public purpose is identified, the Board can approve the Plan or approve the Plan with modifications.

The proposed plan meets the standards of a public purpose by:

- Remediating former contamination in the ground which could impact groundwater
- Removing asbestos from the commercial buildings
- Redeveloping a functionally obsolete 19.5 acres
- Updating public infrastructure
- Increasing the number of housing units and affordable housing units in the Township
- Increasing development and jobs
- Redevelopment designated to our high traffic, obsolete commercial area of Haslett, designated a Potential Intensity Change Area (PICA) in the 2017 Masterplan and updated 2023 Masterplan.

The developers are committed to the structure of financing as presented to support workforce housing in Meridian, redevelop an obsolete site, clean up a contaminated site, and invest in Meridian Township.



We have notified the impacted parties, held the Public Hearing, and not before 10 days will discuss approving the Plan as presented. The Township Board will need to make a motion to approve or deny the resolution supporting the proposed Plan amendment.

**We have prepared a motion for your consideration at this time:**

**MOVE TO ADOPT THE RESOLUTION IN SUPPORT OF THE HASLETT VILLAGE SQUARE BROWNFIELD PLAN AMENDMENT #1 FOR PROPERTIES AT 1621 & 1655 HASLETT ROAD, WITH A TOTAL INCREMENT REVENUE OF \$17,608,772 AND DEVELOPER REIMBURSEMENT NOT TO EXCEED \$14,563,048, FOR 23 YEARS.**

**Attachments:**

1. [Proposed Haslett Village Square Redevelopment Brownfield Plan](#)
2. [MTBRA Meeting Minutes - June 12, 2025](#)
3. [DRAFT MTBRA Meeting Minutes - July 10, 2025](#)
4. **Historical MSHDA Income Data Chart**
5. **Resolution in Support of the Haslett Village Square Brownfield Plan Amendment #1**

**RESOLUTION TO APPROVE**

**Haslett Village Square Amended Brownfield Plan  
1621 and 1655 Haslett Road**

**RESOLUTION**

At a regular meeting of the Meridian Township Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, on the 22nd day of July 2025, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, SP Holding Company, LLC has requested approval of for an Amended Brownfield Plan over the Haslett Village shopping center at 1621 and 1655 Haslett Road, allowing for reimbursement of eligible costs through tax increment revenue created from development at the site; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan and voted to recommend approval to the Township Board at its meeting on July 10, 2025; and

WHEREAS, the Township Board held a public hearing on the plan at its meeting on July 10, 2025, as required by the Brownfield Redevelopment Financing Act; and

WHEREAS, the proposed brownfield plan constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, specifically in that it will clean up historic contamination from a former drycleaner, remove hazardous asbestos within the existing buildings, redevelop a functionally obsolete shopping center, and incorporate rental unit rates at or below 120% of the area median income, providing affordable housing units in Meridian Township for the duration of the Brownfield Plan, and increasing the economic activity in the Haslett Potential Intensity Change Area (PICA); and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Public Act 381, as amended, and the property included in the Plan was determined to be a Facility or is a directly adjacent property, which is permitted under the Act; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of Public Act 381, as amended PA 90 of 2023; and

WHEREAS, the proposed eligible activities are reasonable and necessary to adequately address brownfield conditions on the site and provide protection to public health, safety and the environment; and

WHEREAS, the proposed brownfield plan is capped at \$17,608,772 over an 23 year period, with the Meridian Township Brownfield Redevelopment Authority capturing a maximum of

**Resolution to Approve  
Haslett Village Brownfield Plan  
Page 2**

\$1,342,470 for administration, \$604,112 for the Local Brownfield Revolving Fund (LBRF), the State Brownfield Revolving Fund capturing a maximum of \$1,099,142, for total tax increment reimbursement to the development, based on the actual costs of eligible activities, not to exceed \$14,563,048; and

WHEREAS, the amount of captured taxable value estimated to result from the adoption of the plan is reasonable and is expected to be created, if the development proceeds as expected; and

WHEREAS, the Township Board of the Charter Township of Meridian supports the intent of the brownfield plan to facilitate the redevelopment and restoration of environmental and economic viability to the parcel included in the plan.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Haslett Village Brownfield Plan, subject to the following conditions.

1. Approval is in accordance with the brownfield plan prepared by Triterra, with a revision date of June 30, 2025.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township 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 22nd day of July 2025.

\_\_\_\_\_  
Angela Demas  
Meridian Township Clerk

**MERIDIAN TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***HASLETT VILLAGE BROWNFIELD PLAN  
AMENDMENT #1***

**Haslett Village  
1621 and 1655 Haslett Road  
Haslett, Michigan 48840**

Prepared For:

Meridian Township Brownfield Redevelopment Authority  
5151 Marsh Road  
Okemos, Michigan 48864  
Contact: Amber Clark  
Neighborhoods & Economic Development Director  
[Clark@meridian.mi.us](mailto:Clark@meridian.mi.us)  
Phone: 517-853-4568

Prepared By:

Triterra  
1375 S. Washington Avenue, Suite 100  
Lansing, Michigan 48910  
Contact: Dave Van Haaren | Connor Zook  
[dave.vanhaaren@triterra.us](mailto:dave.vanhaaren@triterra.us) | [connor.zook@triterra.us](mailto:connor.zook@triterra.us)  
Phone: 517-853-2152

June 30, 2025

Approved by the Meridian Township BRA on \_\_\_\_\_, 2025  
Approved by the Meridian Charter Township Board of Trustees on \_\_\_\_\_, 2025

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## **1.0 PROJECT SUMMARY**

<b>Project Name:</b>	Haslett Village
<b>Developer:</b>	SP Holding Company, LLC (the “Developer”) 148 S River Ave, Suite 100 Holland, Michigan 49423 Chad Koster and Michael Bosgraaf
<b>Property Location:</b>	1621-1655 Haslett Road Haslett, Michigan 48840
<b>Parcel Information:</b>	33-02-02-10-401-008 and 33-02-02-10-401-009
<b>Type of Eligible Property:</b>	Facility, Adjacent and Contiguous, and Housing Property
<b>Project Description:</b>	<p>This is an amendment to the Meridian Township Brownfield Redevelopment Authority’s Haslett Village Brownfield Plan, approved by the Authority on July 28, 2022, and by the Meridian Charter Township Board of Trustees on September 20, 2022. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to: 1) update the development plans, 2) update/realign proposed eligible activity costs based on current redevelopment plans, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.</p> <p>The Haslett Village project has been improved and restructured to include the construction of twenty-one (21) new buildings, five (5) multi-family buildings, fourteen (14) for-sale townhome buildings, one (1) for-sale rowhouse building, one (1) new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building into a community hub. The new multi-family buildings will total 108,400 gross square feet and include 115 units:</p> <ul style="list-style-type: none"><li>• one, 67-unit apartment building,</li><li>• four, 12-unit stacked flat buildings</li></ul> <p>The new for-sale unit buildings will total 49,310 gross square feet and include 84 units:</p> <ul style="list-style-type: none"><li>• one, 3-unit townhouse building,</li><li>• one, 4-unit townhouse building,</li></ul>

- five, 5-unit townhouse buildings,
- five, 6-unit townhouse buildings,
- two, 8-unit townhouse buildings, and
- one, 6-unit rowhouse building,

The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building will be redeveloped to include a 9,230-square foot building with a restaurant tenant which includes a drive-through, a commercial tenant, and community center. The building will be the community hub for the development.

New parking lots and site improvements will be nestled throughout the complex. On site amenities will include a dog park, trailhead with restroom, activity lawn/park, pickle ball courts, outdoor social space with open and covered terraces, outdoor spool and sundeck, resident playground, food truck staging area with restrooms and a robust network of sidewalks and paths.

Brownfield eligible activities include EGLE pre-approved and department specific activities, asbestos and lead activities, demolition activities, site preparation activities, infrastructure improvement activities, housing development activities in the form of gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a Brownfield application fee.

**Total Capital Investment:** Total capital investment is estimated at \$62,181,343 of which \$14,563,048 is currently proposed for Brownfield Reimbursement to the Developer.

**Estimated Job Creation/Retention:** The redevelopment is anticipated to generate 38 new full-time equivalent (FTE) jobs.

**Duration of Plan:** The duration of this Brownfield Plan is 26 years and includes 23 years of capture of state and local Tax Increment Revenue (TIR) for: 1) reimbursement to the Developer for eligible activities, 2) BRA administration of the Plan, 3) deposits into the BRA's Local Brownfield Revolving Fund (LBRF) and 4) deposits into the State Brownfield Revolving Fund (SBRF). Other economic incentives for the project include a 10-year abatement to local taxes through the Commercial Rehabilitation Act, PA 210 of 2005, as amended.

**Total Captured Tax Increment Revenue: \$17,608,772**

<b>Distribution of New Taxes Paid</b>	
Developer Reimbursement	\$14,563,048
<b><i>Sub-Total Developer Reimbursement</i></b>	<b><i>\$14,563,048</i></b>
State Brownfield Revolving Fund	\$1,099,142
BRA Plan Administrative Fees	\$1,342,470
Local Brownfield Revolving Fund (LBRF)	\$604,112
<b><i>Sub-Total LBRF Deposits, Administrative Fees, New Taxes</i></b>	<b><i>\$3,045,724</i></b>
<b>Grand Total</b>	<b><i>\$17,608,772</i></b>

## 2.0 INTRODUCTION AND PURPOSE

The Meridian Township Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the Meridian Charter Township Board of Trustees (the “Township”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within Meridian Charter Township, Michigan.

Due to the scope, additional municipal requirements, and time elapsed since the approval of the first Brownfield Plan, the proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

## 3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the eastern 19.03-acres of the former Haslett Village Square shopping center property situated on the south side of Haslett Road in Haslett, an unincorporated community in Meridian Charter Township, Ingham County, Michigan (the “Property”). The location of the Property is depicted in Figure 1. Property layout and boundaries are depicted in Figure 2.

The Property is fully defined in the following table and in Figure 3.

Eligible Property		
Address	Tax ID	Basis of Eligibility
1621 Haslett Road	33-02-02-10-401-009	Adjacent and Contiguous and Housing Property
1655 Haslett Road	33-02-02-10-401-008	Facility and Housing Property

The Property is zoned C-2, Commercial District and is located within the Meridian Charter Township. The 2017 Master Plan designates the subject property in the Mixed-Use Core category, while the 2023 Master Plan Update categorizes the Property as Potential Intensity Change Area (PICA) a designation that denotes recommended redevelopment. The Mixed-Use Core category “envisions walkable and engaging streetscapes with varied storefronts and activities. Residential housing is encouraged with a mix of townhomes, upper-story lofts, and apartments. Easy access to public transit should be prioritized and off-street parking should be hidden from the street.”, these characteristics are also applicable to PICA designated nodes.

The Property is surrounded by undeveloped land and active commercial property. Property layout and boundaries are depicted in Figure 2. The legal description of the Property is included in Figure 3c.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) the parcel located at 1655 Haslett Road is a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended; and (c) the parcel located at 1621 Haslett Road is adjacent and contiguous to the “facility” parcel and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcel, and (d) all parcels meet the definition of a “Housing property” under Section 2(y)(ii). Figure 4 depicts environmental impact on the Property.

#### **4.0 PROPOSED REDEVELOPMENT**

The Haslett Village project includes the demolition of two commercial buildings and two former residential dwellings and the construction of 21 new buildings and redevelopment of one commercial building, totaling approximately 180,940 square feet.

The eligible property is comprised of the eastern 19.03-acres of the former Haslett Village Square shopping center property. This property is located within the “Haslett Potential Intensity Change Area (PICA)” as designated in the Meridian Township Master Plan. The Project includes the construction of twenty-one (21) new buildings, five (5) multi-family buildings, fourteen (14) for-sale townhome buildings, one (1) for-sale rowhouse building, one (1) new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building into a community hub. The new multi-family buildings will total 108,400 gross square feet and include 115 units:

- one, 67-unit apartment building, and
- four, 12-unit stacked flat buildings

The new for-sale unit buildings will total 49,310 gross square feet and include 84 units:

- one, 3-unit townhouse building,
- one, 4-unit townhouse building,
- five, 5-unit townhouse buildings,
- five, 6-unit townhouse buildings,
- two, 8-unit townhouse buildings, and
- one, 6-unit rowhouse building,

The apartment building is comprised of one-bedroom units, the stacked flats are a mix of one-bedroom and two-bedroom units, the rowhouses are comprised of two-bedroom units, and the townhouses are a mix of two-bedroom and three-bedroom units.

The existing commercial use along Haslett Road will remain. The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building fronting Haslett Road will be redeveloped to include a 9,230-square-foot restaurant, commercial tenant, and community center. The building will be the community hub for the development and will house a community room, restrooms, a community-oriented commercial tenant, and a small restaurant with a drive-through service lane. It will also be a staging area for events and social activities, including covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

New parking lots and site improvements will be nestled throughout the complex. On site amenities will include

- dog park,
- trailhead with restroom,
- activity lawn/park,
- pickle ball courts,
- outdoor social space with open and covered terraces,
- outdoor pool and sundeck,
- resident playground,
- food truck staging area with restrooms, and
- a robust network of sidewalks and paths.

The current unimproved, natural area at the southwest corner of the property will remain undeveloped/untouched.

The total anticipated investment into the redevelopment project is estimated at \$62,181,343. The development will result in the redevelopment of a contaminated parcel and replacement of predominately underutilized, functionally obsolete buildings. This development will dramatically improve the appearance of the property, significantly increase density to the area and provide additional support to existing retail establishments in the township, as well as create jobs; needs that are all addressed in the 2017 Master Plan. While the new 2023 Master Plan has been adopted by the Township, it states “Meridian Township adopted our current Master Plan in 2017 and in August of 2022, the Planning Commission issued a Notice of Intent to Plan, leading to this update to the 2017 Plan....This update builds on many of the principles established in the 2017 Master Plan, which was a major overhaul of the Township's planning efforts.” One such principle and planning effort from the 2017 Master Plan is “The Haslett mixed use core will benefit from an influx of residential development that places walkability and human scale above traditional suburban living. By providing housing on-site with existing and new commercial buildings, the revitalized area will provide residents with the amenities they need, while retailers will benefit from an invested customer base within easy walking distance.”

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

The redevelopment is anticipated to generate 38 new full-time equivalent jobs.

## **5.0 BROWNFIELD CONDITIONS**

### ***5.1 Environmental***

The former shopping centers and commercial bank were constructed on the Property in 1980 and various occupants including retail, doctors' offices, hair salons, restaurants, grocery stores, a dry cleaner, laundromat, and church have occupied the Property from at least 1982 to 2023. The former residential houses were constructed on the central portion of the Property in 1915, and a one lane dirt road (Raby Road) ran from east to west through the central portion of the Property from at least 1915 to present. In 2023, site demolition removed the former shopping center and residential houses.

A dry cleaner briefly operated at the east end of the former shopping center building (1635 Haslett Road) in the late 1980s. Environmental subsurface investigations completed in 1996 and 2022 included a geophysical survey to evaluate for underground storage tanks system(s), the advancement of eight soil borings and the installation of two soil gas sampling points. The subsurface investigations revealed the presence tetrachloroethylene in soil above the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Residential Drinking Water Protection (DWP) Generic Cleanup Criteria (GCC). Therefore, the Property meets the definition of a "facility", as defined by Section 20101 of PA 451, Part 201, as amended. Additionally, the concentration of tetrachlorethylene in soil represents a potential vapor intrusion (VI) condition for the subject building and planned future buildings in the immediate vicinity. Soil, groundwater, and soil gas sample results are summarized in Table 4, Table 5, and Table 6 respectively. Sample locations and analytical results are depicted in Figure 4.

Additionally, Hazardous Material Surveys conducted at each subject building identified asbestos containing materials (ACM) and these materials will require abatement prior to commencement of demolition and redevelopment activities.

## **5.2 Specific Housing Need**

According to the Tri-County Regional Planning Commission’s 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to “Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among...local governments...and the wide variety of private sector organizations that make up the housing ecosystem.” The proposed project is an outstanding example of an opportunity for collaboration between local government (the Township) and the private sector (the Developer) on a housing project. Another such goal is to “Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.” The proposed project accomplishes this goal by providing an array of housing unit types that are affordable and attainable. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is “Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development.” Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize gap funding through tax increment financing to develop a large-scale mixed use housing property in an area formerly plagued with vacancy and deteriorating buildings.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing gap financing, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period the lesser of, 30 years or the term of the reimbursement. According to Meridian Township’s BRA Policies and Procedures “The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household earning 120% of the Area Median Income or below as defined by MSHDA.” This project, in its entirety, is expected to create 115 total rental housing units, of which 23 (20%) (14 one-bedroom units and 9 two-bedroom units) will utilize Housing TIF. Attainability will be verified through the annual reporting requirements set forth by MSHDA.

### 5.3 Job Growth Data

According to the Bureau of Labor Statistics, both labor force and employment have grown in the last four years. From 2021 through 2024 the labor force in the Lansing-East Lansing Metropolitan Area grew by almost 25,209 people, a 10.9% increase. Labor force and employment growth over the ten-year period of 2014-2024 was 6.2% and 7.9% respectively. The labor force and employment numbers continue to rebound since the Covid-19 pandemic (see table below) and have surpassed the pre-pandemic numbers; more housing is necessary to accommodate the growing labor force of the Lansing-East Lansing Metropolitan Area in Michigan.

Year	Labor Force	Employment
2020	241,025	222,423
2021	231,169	219,374
2022	239,863	229,705
2023	250,065	240,640
2024	256,378	245,108

**6.0 BROWNFIELD PLAN**

**6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities**

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE pre-approved and department specific activities, asbestos and lead activities, demolition activities, site preparation activities, infrastructure improvement activities, housing development activities in the form of gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a Brownfield application fee.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$14,563,048. The eligible activities are summarized below:

<b>Summary of Eligible Activities</b>	
<b>EGLE Eligible Activities</b>	<b>Cost</b>
Pre-Approved Activities	\$45,100
Department Specific Activities	\$60,000
<b>Total Environmental Eligible Activities</b>	<b>\$105,100</b>
<b>MSHDA Eligible Activities</b>	<b>Cost</b>
Asbestos and Lead Activities	\$225,000
Demolition	\$975,000
Site Preparation	\$3,953,700
Infrastructure Improvements	\$5,777,780
Housing Development Activities	\$2,210,381
<b>Total Non-Environmental MSHDA Eligible Activities</b>	<b>\$13,141,861</b>
Contingency (up to 15%) *	\$1,224,087
Brownfield Plan and Act 381 Work Plan Preparation	\$60,000

Brownfield Plan and Act 381 Work Plan Implementation	\$20,000
Brownfield Plan Application Fee	\$12,000
<b>Total Eligible Cost for Reimbursement</b>	<b>\$14,563,048</b>

\* Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan and Act 381 Work Plan preparation and implementation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line-item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Plan is approved by the Meridian Charter Township Board of Trustees.

**6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions**

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA. The base taxable value for this Plan is \$953,555, which is based on the following.

Eligible Property – Base Taxable Value		
Address	Tax ID	2022 Taxable Value
1621 Haslett Road	33-02-02-10-401-009	\$302,141
1655 Haslett Road	33-02-02-10-401-008	\$651,414
<b>TOTAL</b>		<b>\$953,555</b>

The projected new taxable value is estimated at \$17,180,206 in 2030. The actual taxable value will be determined by the Township Assessor after the development is completed. It is estimated that the BRA will capture tax increment revenues from 2023 through 2048 for Developer reimbursement, BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF) and the State Brownfield Revolving Fund (SBRF).

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

<b>Projected Impact on Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>New Taxes to Taxing Units</b>	<b>New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement</b>	<b>Total New Taxes</b>
School Operating	\$12,980	\$2,000,267	\$2,013,248
State Education Tax (SET)	\$14,482	\$2,183,802	\$2,198,284
Ingham County (IVRF)		\$11,103	\$11,103
Farmland Preservation		\$47,221	\$47,221
Animal Control		\$50,776	\$50,776
Ingham ISD Operating		\$67,498	\$67,498
Elder Care		\$101,552	\$101,552
Potter Park Zoo		\$168,779	\$168,779
Parks/Trails		\$168,779	\$168,779
Housing/Homeless		\$169,253	\$169,253
Public Transportation		\$202,697	\$202,697
Juvenile Justice		\$203,103	\$203,103
Health Services		\$213,258	\$213,258
Capital Region Airport Authority		\$236,615	\$236,615
Jail/Justice		\$286,917	\$286,917
911 System		\$287,154	\$287,154
Ingham ISD Vocational Education		\$437,078	\$437,078
Capital Area District Library		\$527,729	\$527,729
Haslett Building and Site		\$661,033	\$661,033
CATA		\$1,011,961	\$1,011,961
Lansing Community College		\$1,275,893	\$1,275,893
Ingham ISD Special Education		\$1,603,972	\$1,603,972
Ingham County Operating		\$2,284,198	\$2,284,198
Meridian Township		\$3,408,136	\$3,408,136

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement	Total New Taxes
Haslett Debt	\$3,051,951		\$3,051,951
<b>Total</b>	<b>\$3,079,413 (14.9%)</b>	<b>\$17,608,773 (85.1%)</b>	<b>\$20,688,186</b>

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the Township Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

### **6.3 Method of Financing Plan Costs and Description of Advances by the Municipality**

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

The BRA will capture 10% of the new local taxes per year for the duration of the Plan to cover its cost to administer the Plan. The LBRA will also deposit 5% of the new local taxes

captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

#### **6.4. Maximum Amount of Note or Bonded Indebtedness**

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

#### **6.5 Duration of Brownfield Plan**

The duration of this Plan is projected to be 26 years, with 23 years of TIR capture; the first year of tax capture is anticipated as 2026.

The Property will become a part of this Plan on the date this Plan is approved by the governing body. In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

#### **6.6 Legal Description, Property Map, Property Characteristics and Personal Property**

An ALTA/NSPS Land Title Survey and legal description of the Property is provided in Figures 3a through 3c. The general Property location and boundaries described in Section 3.0 and depicted on Figures 3a and 3b comprise eligible property as of April 2022.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

#### **6.7 Estimates of Residents and Displacement of Families**

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

#### **6.8 Plan for Relocation of Displaced Persons**

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

## **6.9 Provisions for Relocation Costs**

No persons will be displaced as a result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

## **6.10 Strategy for Compliance with Michigan's Relocation Assistance Law**

No persons will be displaced as a result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

## **6.11 Description of the Proposed Use of Local Brownfield Revolving Fund**

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

The LBRA will capture 5% of new local taxes generated from the Property per year for the duration of the Plan for deposit into the BRA's its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

## **6.12 Other Material that the Authority or Governing Body Considers Pertinent**

The Authority and the Township, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

## **FIGURES**

**Figure 1: Property Location Map**

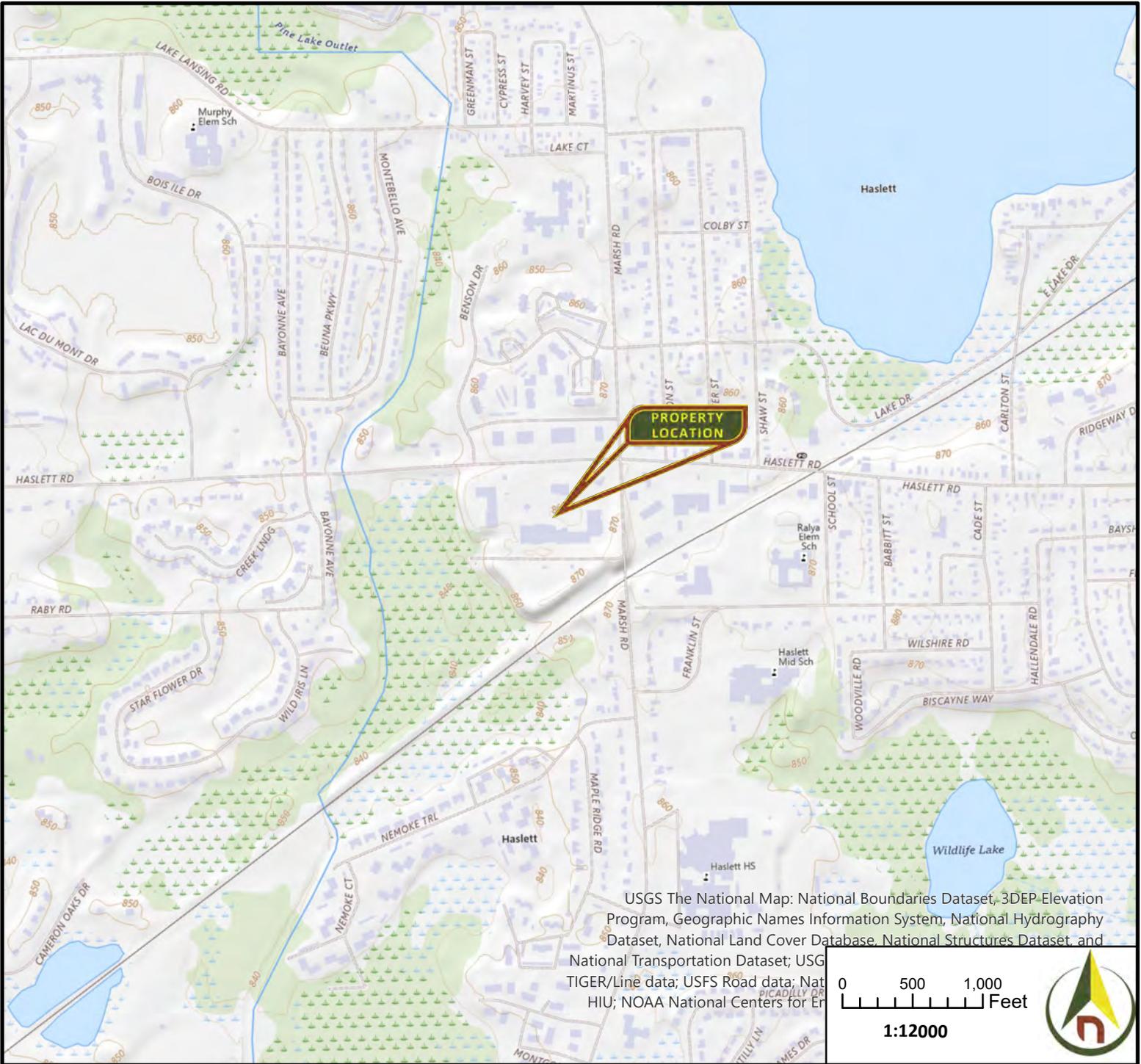
**Figure 2: Eligible Property Map**

**Figure 3a: 1655 Haslett Road – Boundary Survey**

**Figure 3b: 1621 Haslett Road – Boundary Survey**

**Figure 3c: Legal Descriptions**

**Figure 4: Sample Locations with Analytical Results**



# TRITERRA

## FIGURE 1 SUBJECT PROPERTY LOCATION

1621-2671 HALETT ROAD  
HASLETT, MICHIGAN 48840

INGHAM COUNTY  
T4N, R1W, SECTION 10

PROJECT NUMBER 21-2907





**TRITERRA**

**FIGURE 2**

**ELIGIBLE PROPERTY MAP**

PROJECT NUMBER: 21-2907

**1621 & 1655 HASLETT ROAD  
HASLETT, MICHIGAN 48840**

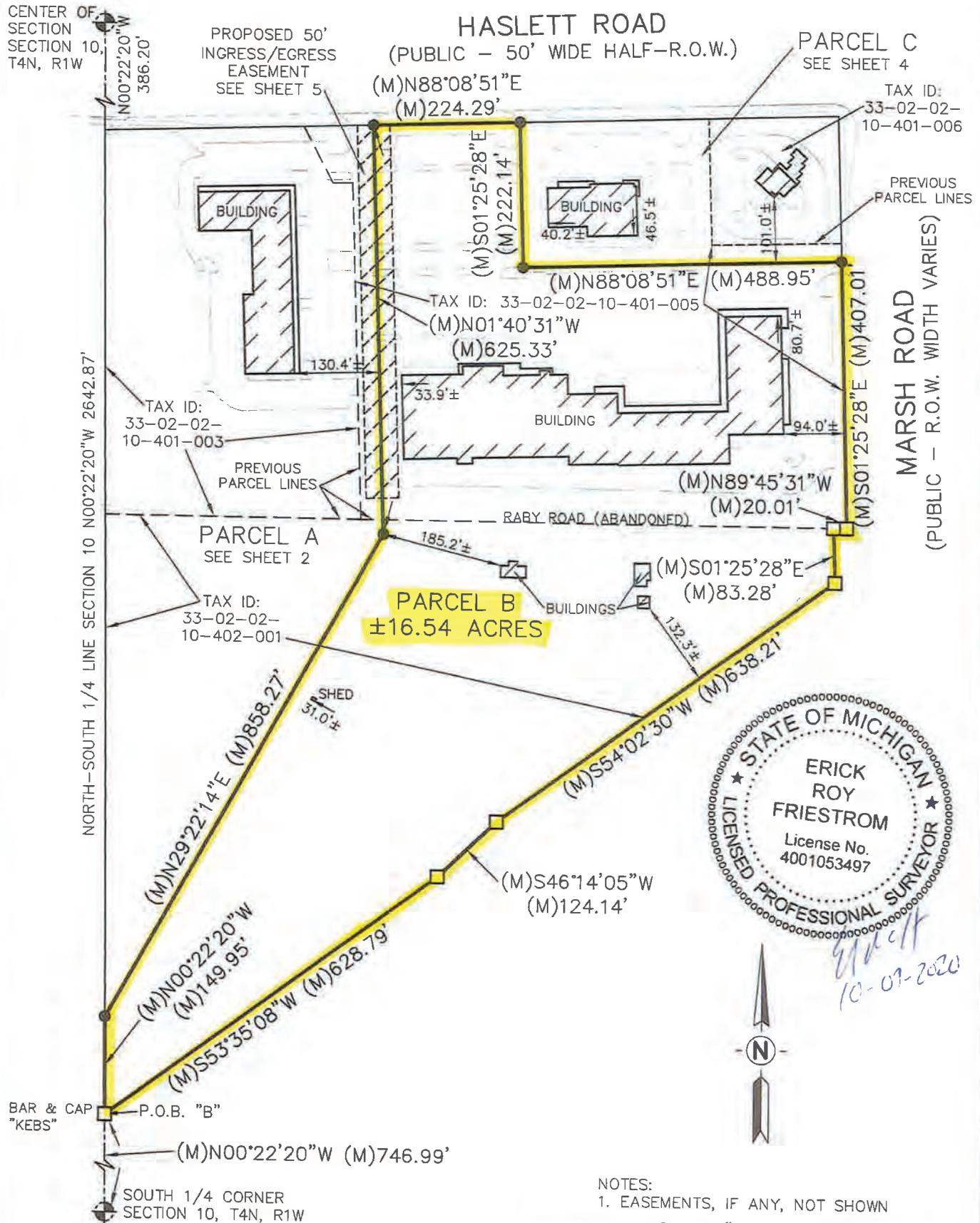
DIAGRAM CREATED BY: CP

DATE: 6/8/2022

CERTIFIED BOUNDARY SURVEY  
PARCEL B DETAIL

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.

DS  
UMM DS  
MB



STATE OF MICHIGAN  
ERICK ROY FRIESTROM  
License No. 4001053497  
LICENSED PROFESSIONAL SURVEYOR

*10-07-2020*

NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

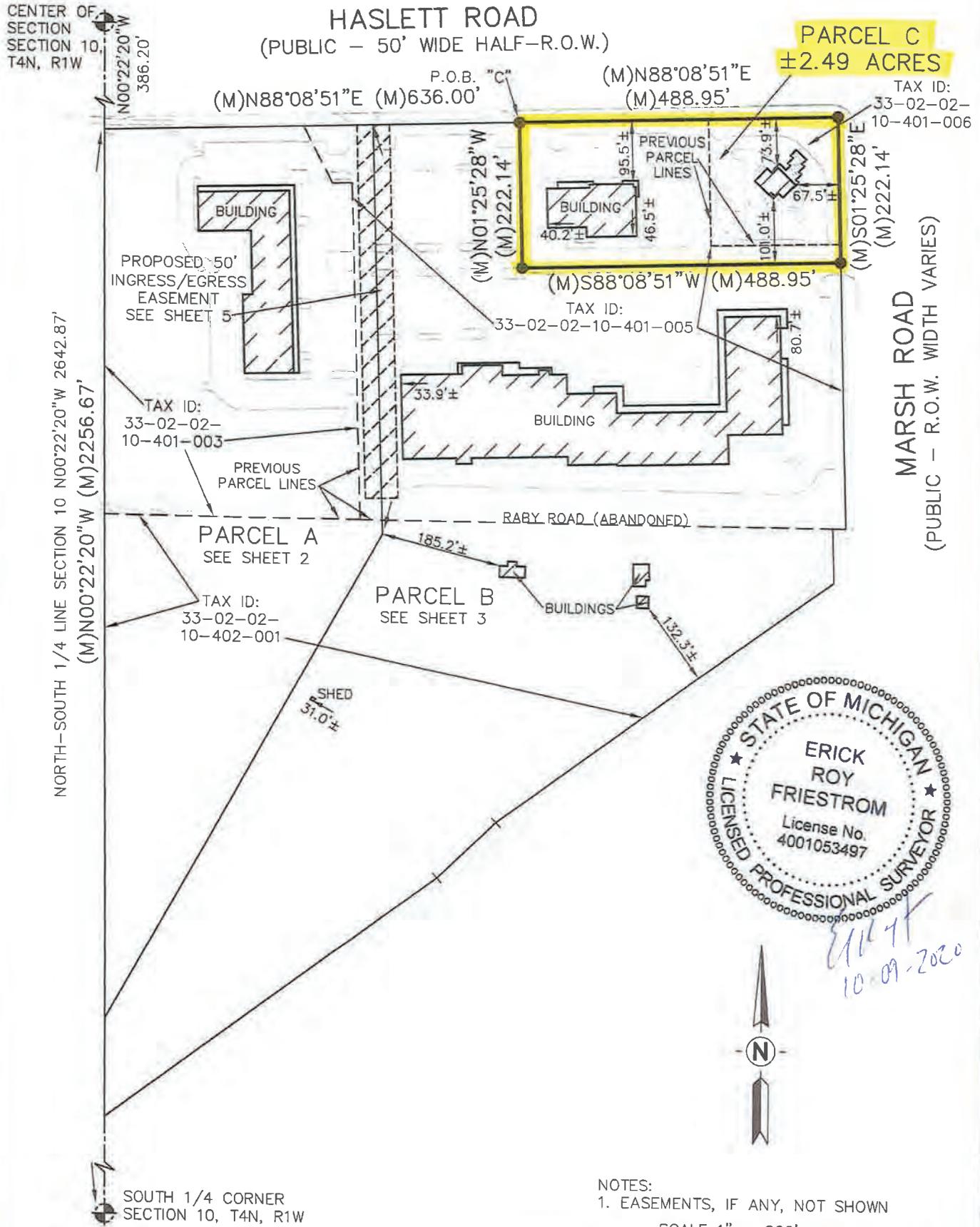
13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SSF	SECTION	10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:	95688.BND
SHEET	3 OF 8		

CERTIFIED BOUNDARY SURVEY  
PARCEL C DETAIL

DS  
UM MB

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.



STATE OF MICHIGAN  
 ERICK ROY FRIESTROM  
 License No. 4001053497  
 LICENSED PROFESSIONAL SURVEYOR

*10/09/2020*



NOTES:  
 1. EASEMENTS, IF ANY, NOT SHOWN  
 SCALE 1" = 200'



LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- ✕ — ✕ = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

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FIELD WORK BY	NAW	JOB NUMBER:	
SHEET	4 OF 8		95688.BND

CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

~~and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:~~

PARCEL A:

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 896.94 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 411.71 feet; thence S01°40'31"E 625.33 feet; thence S29°22'14"W 858.27 feet to the point of beginning; said parcel containing 9.60 acres more or less; said parcel subject to all easements and restrictions if any.

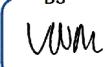
PARCEL B: 1655 Haslett Road

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 149.95 feet; thence N29°22'14"E 858.27 feet; thence N01°40'31"W 625.33 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 224.29 feet; thence S01°25'28"E parallel with the West right-of-way line of Marsh Road 222.14 feet; thence N88°08'51"E parallel with said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line S01°25'28"E 407.01 feet to the centerline of former Raby Road and a jog in the West right-of-way line of said Marsh Road; thence N89°45'31"W along said centerline and jog in right-of-way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: S54°02'30"W 638.21 feet, S46°14'05"W 124.14 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 16.54 acres more or less; said parcel subject to all easements and restrictions if any.

Parcel C: 1621 Haslett Road

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 636.00 feet to the point of beginning; thence N88°08'51"E continuing along said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 222.14 feet; thence S88°08'51"W parallel with said South line 488.95 feet; thence N01°25'28"W parallel with said West line 222.14 feet to the point of beginning; said parcel containing 2.49 acres more or less; said parcel subject to all easements and restrictions if any.

(Continued on Page 8)

DS  DS 



*10-09-2020*

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13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	7 OF 8	95688.BND

# CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

### PROPOSED INGRESS/EGRESS EASEMENT:

A area of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 386.71 feet to the point of beginning; thence N88°08'51"E continuing along said South line 50.00 feet; thence S01°40'31"E 570.00 feet; thence S88°08'51"W 50.00 feet; thence N01°40'31"W 570.00 feet to the point of beginning; said area containing 0.65 acre more or less; said area subject to all other easements and restrictions if any.

### WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 10, T4N, R1W, Liber 7, Page 49

Found bar & cap #16053

Found bar & cap #16053, N80°W, 36.42'

Northeast corner, building foundation, S88°W, 6.11'

Found nail & cap #53497, East side 12" pine, North, 26.84'

Found nail & cap #53497, East side 13" pine, S20°E, 26.34'

Center of section, Section 10, T4N, R1W, Liber 7, Page 47

Found bar & cap

Found nail & tag, North side 16" cherry, S45°E, 65.21'

Found nail & tag, South side 10" oak, West, 41.42'

Found nail & tag, East side 8" oak, N30°W, 5.23'

Found nail & tag, East side 8" cherry, N05°W, 29.69'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

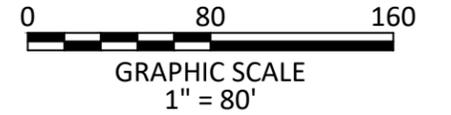


*Erick R. Friestrom*

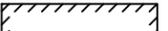
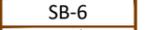
Erick R. Friestrom Date:  
Professional Surveyor No. 53497

10-09-2020

	<b>KEBS, INC.</b>	<b>KYES ENGINEERING BRYAN LAND SURVEYS</b>
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DRAWN BY	SSF	SECTION 10, T4N, R1W
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SHEET	8 OF 8	95688.BND



### SYMBOLS LEGEND

-  SOIL BORING LOCATION
-  EXISTING BUILDING
-  SOIL SAMPLE RESULTS
-  GROUNDWATER SAMPLE RESULTS
-  SOIL GAS SAMPLE RESULTS

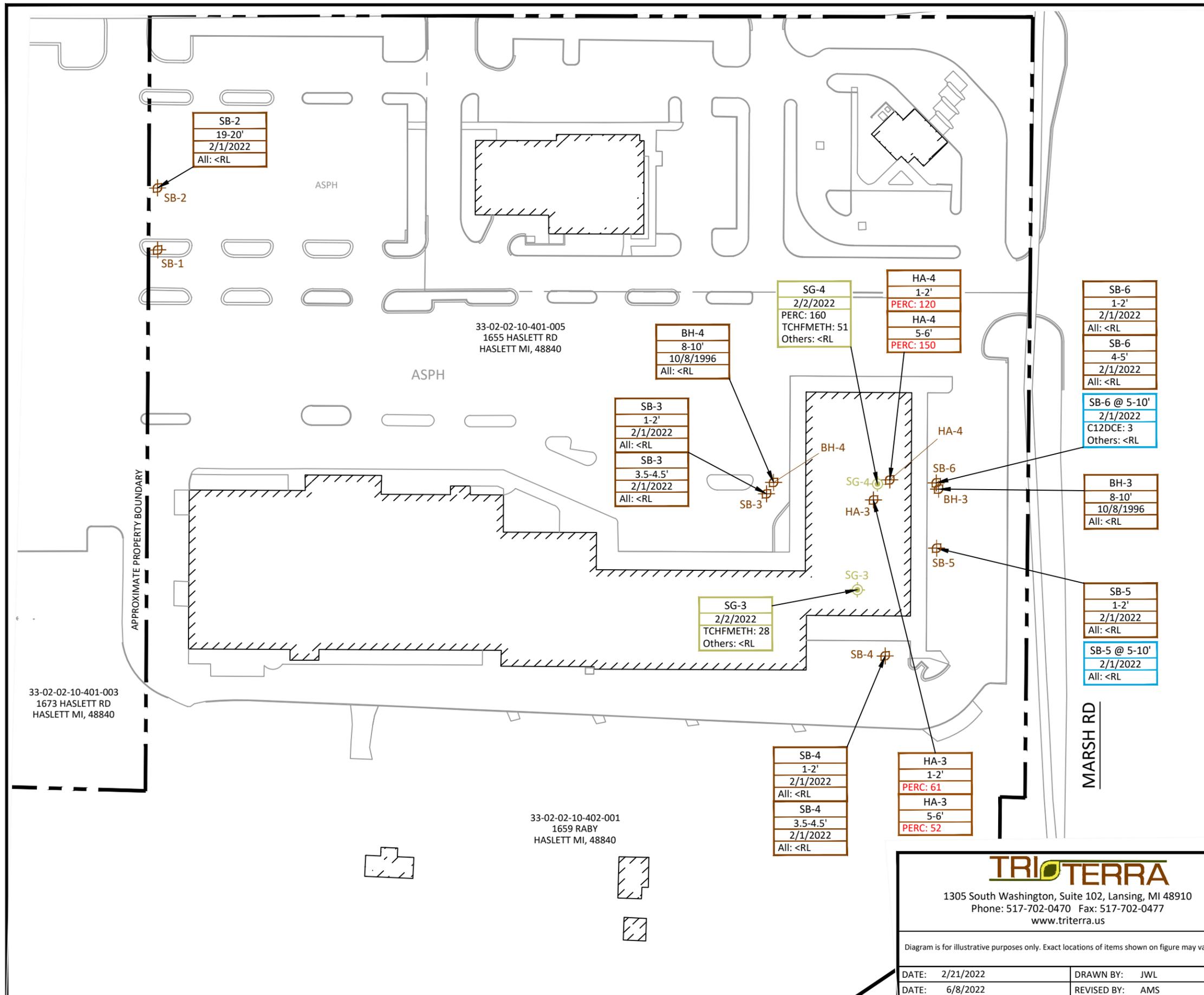
### CONSTITUENTS LEGEND

**VOLATILES (VOCs)**  
 C12DCE: cis-1,2-Dichloroethene  
 PERC: Tetrachloroethene  
 TCHFMETH: Trichlorofluoromethane

<RL: Result was below laboratory reporting limits.

### NOTES

1. Soil concentrations are in  $\mu\text{g}$  per kg (ppb).
2. Groundwater concentrations are in  $\mu\text{g}$  per L (ppb).
3. Soil gas concentrations are in  $\mu\text{g}$  per  $\text{m}^3$  (ppb).
4. All exceedances are highlighted in red.



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Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 2/21/2022  
 DATE: 6/8/2022

DRAWN BY: JWL  
 REVISED BY: AMS

### SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

1621-1671 HASLETT ROAD  
 & 1659 RABY ROAD  
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 21-2907

FIGURE 4

## **TABLES**

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**Table 1b: Housing TIF Financing Gap Cap Calculation**

**Table 2: Tax Increment Revenue Capture Estimates**

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**Table Table 4: Summary of Soil Analytical Results**

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**Table 6: Summary of Soil Gas Analytical Results**

**Table 1  
Brownfield Eligible Activities  
1621-1655 Haslett Road  
Haslett, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
<b>EGLE ELIGIBLE ACTIVITIES</b>							
<b>Pre-Approved Activities</b>							
Phase I Environmental Site Assessments	2	LS	\$ 3,200	\$ 6,400	\$ 6,400		
Phase II Site Investigations	1	LS	\$ 11,700	\$ 11,700	\$ 11,700		
Baseline Environmental Assessments	1	LS	\$ 2,500	\$ 2,500	\$ 2,500		
Due Care Investigation	1	LS	\$ 10,000	\$ 10,000	\$ 10,000		
Response Activity Plan	1	LS	\$ 9,000	\$ 9,000	\$ 9,000		
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,500	\$ 5,500	\$ 5,500		
<b>Department Specific Activities</b>							
Soil Management -Excavation, Transportation, Disposal and Backfill	1	LS	\$ 50,000	\$ 50,000			\$ 50,000
Verification of Soil Removal - Sampling and Reporting	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
<b>EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 105,100</b>	<b>\$ 45,100</b>	<b>\$ -</b>	<b>\$ 60,000</b>
<b>MSHDA ELIGIBLE ACTIVITIES</b>							
<b>Asbestos and Lead Activities</b>							
Asbestos - Survey/Assessment	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Asbestos - Abatement	1	LS	\$ 200,000	\$ 200,000		\$ 200,000	
Asbestos Abatement - Soft Costs	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
<b>Subtotal Asbestos and Lead Activities</b>				<b>\$ 225,000</b>		<b>\$ 225,000</b>	<b>\$ -</b>
<b>Demolition</b>							
Demolition - Building & Site	1	LS	\$ 925,000	\$ 925,000		\$ 925,000	
Demolition - Soft Costs	1	LS	\$ 50,000	\$ 50,000		\$ 50,000	
<b>Subtotal Demolition Activities</b>				<b>\$ 975,000</b>	<b>\$ -</b>	<b>\$ 975,000</b>	<b>\$ -</b>
<b>Site Preparation</b>							
Geotechnical Investigations/Survey	1	LS	\$ 32,700	\$ 32,700		\$ 32,700	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 2,897,000	\$ 2,897,000		\$ 2,897,000	
Relocation of Existing/Active Utilities	1	LS	\$ 645,000	\$ 645,000		\$ 645,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Temporary Fencing / Site Control - During Site Preparation Activities	3,400	LF	\$ 40	\$ 136,000		\$ 136,000	
Temporary Traffic Control	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Site Preparation - Soft Costs	1	LS	\$ 188,000	\$ 188,000		\$ 188,000	
<b>Subtotal Site Preparation Activities</b>				<b>\$ 3,953,700</b>	<b>\$ -</b>	<b>\$ 3,953,700</b>	<b>\$ -</b>
<b>Infrastructure Improvements</b>							
<b>Private Infrastructure Improvements</b>							
Parking Lots	178	SP	\$ 5,130	\$ 913,140		\$ 913,140	
Asphalt Drives for Circulation & Street Parking	154,800	SF	\$ 5.85	\$ 905,580		\$ 905,580	
Roundabouts	1	LS	\$ 195,000	\$ 195,000		\$ 195,000	
EV Car Charging Stations	6	EA	\$ 8,500	\$ 51,000		\$ 51,000	
Pool & Sundeck	1	EA	\$ 50,000	\$ 50,000		\$ 50,000	
Pickleball Courts	2	EA	\$ 58,000	\$ 116,000		\$ 116,000	
Pickleball Pavillion	400	SF	\$ 195	\$ 78,000		\$ 78,000	
Dog Park & Fence	9,760	SF	\$ 8	\$ 78,080		\$ 78,080	
Trailhead Building & Restrooms	440	LS	\$ 450	\$ 198,000		\$ 198,000	
Monument Signage	2	EA	\$ 25,000	\$ 50,000		\$ 50,000	
Community Art Signage	1	EA	\$ 95,000	\$ 95,000		\$ 95,000	
Hoisting / Material Handling	36	MO	\$ 16,528	\$ 595,000		\$ 595,000	
General Site Lighting	1	LS	\$ 625,000	\$ 625,000		\$ 625,000	
Landscaping	1	LS	\$ 745,000	\$ 745,000		\$ 745,000	
Curb & Gutter	7,470	LF	\$ 34	\$ 253,980		\$ 253,980	
Sidewalks	64,600	SF	\$ 6	\$ 387,600		\$ 387,600	
Private Infrastructure Improvements - Soft Costs	1	LS	\$ 267,000	\$ 267,000		\$ 267,000	
<b>Public Infrastructure Improvements</b>							
Entrance Improvements in Right of Way	1	LS	\$ 40,000	\$ 40,000		\$ 40,000	
Curb & Gutter in Right of Way	1,450	LF	\$ 34	\$ 49,300		\$ 49,300	
Sidewalks in Right of Way	4,350	SF	\$ 6	\$ 26,100		\$ 26,100	
Landscaping in Right of Way	1	LS	\$ 50,000	\$ 50,000		\$ 50,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 9,000	\$ 9,000		\$ 9,000	
<b>Subtotal Infrastructure Improvement Activities</b>				<b>\$ 5,777,780</b>	<b>\$ -</b>	<b>\$ 5,777,780</b>	<b>\$ -</b>
<b>Housing Development Activities</b>							
Gap Financing for Income Qualified Housing Units	1	LS	\$ 2,095,381	\$ 2,095,381		\$ 2,095,381	
Monitoring and Reporting - Income and Price	23	YR	\$ 5,000	\$ 115,000		\$ 115,000	
<b>Subtotal Housing Activities</b>				<b>\$ 2,210,381</b>	<b>\$ -</b>	<b>\$ 2,210,381</b>	<b>\$ -</b>
<b>MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 13,141,861</b>	<b>\$ -</b>	<b>\$ 13,141,861</b>	<b>\$ -</b>
<b>MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 13,246,961</b>	<b>\$ 45,100</b>	<b>\$ 13,141,861</b>	<b>\$ 60,000</b>
Contingency (up to 15%)				\$ 1,224,087	\$ -	\$ 1,215,087	\$ 9,000
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 60,000	\$ 60,000		\$ 30,000	\$ 30,000
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 20,000	\$ 20,000	\$ 68	\$ 19,841	\$ 91
Brownfield Plan Application Fee	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT</b>				<b>\$ 14,563,048</b>	<b>\$ 45,168</b>	<b>\$ 14,406,790</b>	<b>\$ 111,091</b>
State Brownfield Revolving Fund				\$ 1,099,142			
BRA Administrative Fees				\$ 1,342,470			
Local Brownfield Revolving Fund (LBRF)				\$ 604,112			
<b>GRAND TOTAL</b>				<b>\$ 17,608,772</b>			
					0.31%	98.93%	0.76%

**NOTES:**

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for Phase I ESAs, Phase II ESAs, DDCC, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation. Interest calculation is based on 5% simple interest on principal eligible activities only.

**Table 1b**  
**Housing TIF Financing Gap Cap Calculation**  
**1621-1655 Haslett Road**  
**Haslett, MI**

Location (County)	Type (# of Bedrooms)	FMR/MR Rent	Control Rent	Project Rent	PRL	# of Units	# of Months	# of Years	PRL Gap Cap
Ingham County	1	\$ 905	\$ 2,262	\$ 1,807	\$ 455	14	12	23	\$ 1,758,120
Ingham County	2	\$ 1,127	\$ 2,818	\$ 2,093	\$ 725	9	12	23	\$ 1,799,658
<b>Total Housing Subsidy</b>						23			\$ 3,557,778
<b>Approved BRA TIF Request</b>						23			\$ 2,210,381
<b>Other Housing Activities Allowed Under PA 90 of 2023</b>									\$ 1,347,397

**Table 2**  
**Tax Increment Revenue Capture Estimates**  
**1621-1655 Haslett Road**  
**Haslett, MI**

Estimated Taxable Value (TV) Increase Rate: 1% per year														
Calendar Year Plan Year Capture Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Multi-Family and Commercial</b>														
Base Taxable Value (TV) of Land	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	
Base Taxable Value (TV) of Building	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	
<b>For-Sale Units</b>														
Base Taxable Value (TV) of Land	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	
Base Taxable Value (TV) of Building	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	
<b>Multi-Family and Commercial</b>														
Estimated New TV for Land	\$ 231,888	\$ 306,092	\$ 404,041	\$ 408,082	\$ 412,163	\$ 416,284	\$ 420,447	\$ 424,651	\$ 428,898	\$ 433,187	\$ 437,519	\$ 441,894	\$ 446,313	
Estimated New TV for Building	\$ 156,541	\$ 195,676	\$ 1,567,500	\$ 3,135,000	\$ 4,750,000	\$ 4,797,500	\$ 4,845,475	\$ 4,893,930	\$ 4,942,869	\$ 4,992,298	\$ 5,042,221	\$ 5,092,643	\$ 5,143,569	
<b>For-Sale Units</b>														
Estimated New TV for Land	\$ 346,682	\$ 457,620	\$ 604,058	\$ 610,099	\$ 616,200	\$ 622,362	\$ 628,586	\$ 634,872	\$ 641,220	\$ 647,632	\$ 654,109	\$ 660,650	\$ 667,256	
Estimated New TV for Building	\$ 235,460	\$ 294,325	\$ 2,836,015	\$ 5,672,030	\$ 8,508,045	\$ 11,344,060	\$ 11,457,501	\$ 11,572,076	\$ 11,687,796	\$ 11,804,674	\$ 11,922,721	\$ 12,041,948	\$ 12,162,368	
<b>Multi-Family and Commercial</b>														
Incremental Difference for Land (New TV - Base TV)	\$ -	\$ 81,024	\$ 178,973	\$ 183,014	\$ 187,095	\$ 191,216	\$ 195,379	\$ 199,583	\$ 203,830	\$ 208,119	\$ 212,451	\$ 216,826	\$ 221,245	
Incremental Difference for Building (New TV - Base TV)	\$ -	\$ 39,135	\$ 1,410,959	\$ 2,978,459	\$ 4,593,459	\$ 4,640,959	\$ 4,688,934	\$ 4,737,389	\$ 4,786,328	\$ 4,835,757	\$ 4,885,680	\$ 4,936,102	\$ 4,987,028	
<b>For-Sale Units</b>														
Incremental Difference for Land (New TV - Base TV)	\$ -	\$ 121,134	\$ 267,572	\$ 273,613	\$ 279,714	\$ 285,876	\$ 292,100	\$ 298,386	\$ 304,734	\$ 311,146	\$ 317,623	\$ 324,164	\$ 330,770	
Incremental Difference for Building (New TV - Base TV)	\$ -	\$ 58,865	\$ 2,600,555	\$ 5,436,570	\$ 8,272,585	\$ 11,108,600	\$ 11,222,041	\$ 11,336,616	\$ 11,452,336	\$ 11,569,214	\$ 11,687,261	\$ 11,806,488	\$ 11,926,908	
<b>Total Incremental Difference</b>	\$ -	\$ 300,158	\$ 4,458,060	\$ 8,871,656	\$ 13,332,853	\$ 16,226,651	\$ 16,398,453	\$ 16,571,973	\$ 16,747,229	\$ 16,924,236	\$ 17,103,014	\$ 17,283,580	\$ 17,465,951	

<b>School Capture</b>		<b>Millage Rate</b>												
<b>Multi-Family and Commercial</b>														
School Operating	18.0000	\$ -	\$ 2,163	\$ 28,619	\$ 56,907	\$ 86,050	\$ 86,979	\$ 87,918	\$ 88,865	\$ 89,823	\$ 90,790	\$ 91,766	\$ 92,753	\$ 93,749
State Education Tax (SET)	6.0000	\$ -	\$ 721	\$ 9,540	\$ 18,969	\$ 28,683	\$ 28,993	\$ 29,306	\$ 29,622	\$ 29,941	\$ 30,263	\$ 30,589	\$ 30,918	\$ 31,250
<b>Multi-Family and Commercial - School Total:</b>	<b>24.0000</b>	<b>\$ -</b>	<b>\$ 2,884</b>	<b>\$ 38,158</b>	<b>\$ 75,875</b>	<b>\$ 114,733</b>	<b>\$ 115,972</b>	<b>\$ 117,224</b>	<b>\$ 118,487</b>	<b>\$ 119,764</b>	<b>\$ 121,053</b>	<b>\$ 122,355</b>	<b>\$ 123,670</b>	<b>\$ 124,999</b>
<b>For-Sale Units</b>														
School Operating	18.0000	\$ -	\$ 2,180	\$ 4,816	\$ 4,925	\$ 5,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ -	\$ 1,080	\$ 17,209	\$ 34,261	\$ 51,314	\$ 68,367	\$ 69,085	\$ 69,810	\$ 70,542	\$ 71,282	\$ 72,029	\$ 72,784	\$ 73,546
<b>For-Sale Units - School Total:</b>	<b>24.0000</b>	<b>\$ -</b>	<b>\$ 3,260</b>	<b>\$ 22,025</b>	<b>\$ 39,186</b>	<b>\$ 56,349</b>	<b>\$ 68,367</b>	<b>\$ 69,085</b>	<b>\$ 69,810</b>	<b>\$ 70,542</b>	<b>\$ 71,282</b>	<b>\$ 72,029</b>	<b>\$ 72,784</b>	<b>\$ 73,546</b>

<b>Local Capture</b>		<b>Millage Rate</b>												
<b>Multi-Family and Commercial</b>														
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ -	\$ 3	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 165	\$ 167	\$ 169	\$ 171
Farmland Preservation	0.1395	\$ -	\$ 11	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 704	\$ 711	\$ 719	\$ 727
Animal Control	0.1500	\$ -	\$ 12	\$ 27	\$ 27	\$ 28	\$ 29	\$ 29	\$ 30	\$ 31	\$ 757	\$ 765	\$ 773	\$ 781
Ingham ISD Operating	0.1994	\$ -	\$ 16	\$ 36	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 1,006	\$ 1,017	\$ 1,027	\$ 1,039
Elder Care	0.3000	\$ -	\$ 24	\$ 54	\$ 55	\$ 56	\$ 57	\$ 59	\$ 60	\$ 61	\$ 1,513	\$ 1,529	\$ 1,546	\$ 1,562
Potter Park Zoo	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597
Parks/Trails	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597
Housing/Homeless	0.5000	\$ -	\$ 41	\$ 89	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 2,522	\$ 2,549	\$ 2,576	\$ 2,604
Public Transportation	0.5988	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,020	\$ 3,053	\$ 3,086	\$ 3,119
Juvenile Justice	0.6000	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,026	\$ 3,059	\$ 3,092	\$ 3,125
Health Services	0.6300	\$ -	\$ 51	\$ 113	\$ 115	\$ 118	\$ 120	\$ 123	\$ 126	\$ 128	\$ 3,178	\$ 3,212	\$ 3,246	\$ 3,281
Capital Region Airport Authority	0.6990	\$ -	\$ 57	\$ 125	\$ 128	\$ 131	\$ 134	\$ 137	\$ 140	\$ 142	\$ 3,526	\$ 3,564	\$ 3,602	\$ 3,641
Jail/Justice	0.8476	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,275	\$ 4,321	\$ 4,368	\$ 4,415
911 System	0.8483	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,279	\$ 4,325	\$ 4,371	\$ 4,418
Ingham ISD Vocational Education	1.2912	\$ -	\$ 105	\$ 231	\$ 236	\$ 242	\$ 247	\$ 252	\$ 258	\$ 263	\$ 6,513	\$ 6,583	\$ 6,653	\$ 6,725
Capital Area District Library	1.5590	\$ -	\$ 126	\$ 279	\$ 285	\$ 292	\$ 298	\$ 305	\$ 311	\$ 318	\$ 7,863	\$ 7,948	\$ 8,033	\$ 8,120
Haslett Building and Site	1.9528	\$ -	\$ 158	\$ 349	\$ 357	\$ 365	\$ 373	\$ 382	\$ 390	\$ 398	\$ 9,850	\$ 9,956	\$ 10,063	\$ 10,171
Capital Area Transportation Authority (CATA)	2.9895	\$ -	\$ 242	\$ 535	\$ 547	\$ 559	\$ 572	\$ 584	\$ 597	\$ 609	\$ 15,079	\$ 15,241	\$ 15,405	\$ 15,570
Lansing Community College	3.7692	\$ -	\$ 305	\$ 675	\$ 690	\$ 705	\$ 721	\$ 736	\$ 752	\$ 768	\$ 19,011	\$ 19,216	\$ 19,422	\$ 19,631
Ingham ISD Special Education	4.7384	\$ -	\$ 384	\$ 848	\$ 867	\$ 887	\$ 906	\$ 926	\$ 946	\$ 966	\$ 23,900	\$ 24,157	\$ 24,417	\$ 24,679
Ingham County Operating	6.7479	\$ -	\$ 547	\$ 1,208	\$ 1,235	\$ 1,262	\$ 1,290	\$ 1,318	\$ 1,347	\$ 1,375	\$ 34,036	\$ 34,402	\$ 34,771	\$ 35,145
Meridian Township	10.0682	\$ -	\$ 816	\$ 1,802	\$ 1,843	\$ 1,884	\$ 1,925	\$ 1,967	\$ 2,009	\$ 2,052	\$ 50,783	\$ 51,329	\$ 51,881	\$ 52,438
<b>Multi-Family and Commercial - Local Total:</b>	<b>39.6588</b>	<b>\$ -</b>	<b>\$ 3,213</b>	<b>\$ 7,098</b>	<b>\$ 7,258</b>	<b>\$ 7,420</b>	<b>\$ 7,583</b>	<b>\$ 7,748</b>	<b>\$ 7,915</b>	<b>\$ 8,084</b>	<b>\$ 200,034</b>	<b>\$ 202,186</b>	<b>\$ 204,359</b>	<b>\$ 206,554</b>

<b>For-Sale Units</b>														
Ingham County Indigent Veterans Relief Fund	0.0328	\$ -	\$ 6	\$ 94	\$ 187	\$ 281	\$ 374	\$ 378	\$ 382	\$ 386	\$ 390	\$ 394	\$ 398	\$ 402
Farmland Preservation	0.1395	\$ -	\$ 25	\$ 400	\$ 797	\$ 1,193	\$ 1,590	\$ 1,606	\$ 1,623	\$ 1,640	\$ 1,657	\$ 1,675	\$ 1,692	\$ 1,710
Animal Control	0.1500	\$ -	\$ 27	\$ 430	\$ 857	\$ 1,283	\$ 1,709	\$ 1,727	\$ 1,745	\$ 1,764	\$ 1,782	\$ 1,801	\$ 1,820	\$ 1,839
Ingham ISD Operating	0.1994	\$ -	\$ 36	\$ 572	\$ 1,139	\$ 1,705	\$ 2,272	\$ 2,296	\$ 2,320	\$ 2,344	\$ 2,369	\$ 2,394	\$ 2,419	\$ 2,444
Elder Care	0.3000	\$ -	\$ 54	\$ 860	\$ 1,713	\$ 2,566	\$ 3,418	\$ 3,454	\$ 3,491	\$ 3,527	\$ 3,564	\$ 3,601	\$ 3,639	\$ 3,677
Potter Park Zoo	0.4986	\$ -	\$ 90	\$ 1,430	\$ 2,847	\$ 4,264	\$ 5,681	\$ 5,741	\$ 5,801	\$ 5,862	\$ 5,924	\$ 5,986	\$ 6,048	\$ 6,112
Parks/Trails	0.4986	\$ -	\$ 90	\$ 1,430	\$ 2,847	\$ 4,264	\$ 5,681	\$ 5,741	\$ 5,801	\$ 5,862	\$ 5,924	\$ 5,986	\$ 6,048	\$ 6,112
Housing/Homeless	0.5000	\$ -	\$ 90	\$ 1,434	\$ 2,855	\$ 4,276	\$ 5,697	\$ 5,757	\$ 5,818	\$ 5,879	\$ 5,940	\$ 6,002	\$ 6,065	\$ 6,129
Public Transportation	0.5988	\$ -	\$ 108	\$ 1,717	\$ 3,419	\$ 5,121	\$ 6,823	\$ 6,895	\$ 6,967	\$ 7,040	\$ 7,114	\$ 7,189	\$ 7,264	\$ 7,340
Juvenile Justice	0.6000	\$ -	\$ 108	\$ 1,721	\$ 3,426	\$ 5,131	\$ 6,837	\$ 6,908	\$ 6,981	\$ 7,054	\$ 7,128	\$ 7,203	\$ 7,278	\$ 7,355
Health Services	0.6300	\$ -	\$ 113	\$ 1,807	\$ 3,597	\$ 5,388	\$ 7,179	\$ 7,254	\$ 7,330	\$ 7,407	\$ 7,485	\$ 7,563	\$ 7,642	\$ 7,722
Capital Region Airport Authority	0.6990	\$ -	\$ 126	\$ 2,005	\$ 3,991	\$ 5,978	\$ 7,965	\$ 8,048	\$ 8,133	\$ 8,218	\$ 8,304	\$ 8,391	\$ 8,479	\$ 8,568
Jail/Justice	0.8476	\$ -	\$ 153	\$ 2,431	\$ 4,840	\$ 7,249	\$ 9,658	\$ 9,759	\$ 9,862	\$ 9,965	\$ 10,070	\$ 10,175	\$ 10,282	\$ 10,390
911 System	0.8483	\$ -	\$ 153	\$ 2,433	\$ 4,844	\$ 7,255	\$ 9,666	\$ 9,767	\$ 9,870	\$ 9,974	\$ 10,078	\$ 10,184	\$ 10,290	\$ 10,398
Ingham ISD Vocational Education	1.2912	\$ -	\$ 232	\$ 3,703	\$ 7,373	\$ 11,043	\$ 14,713	\$ 14,867	\$ 15,023	\$ 15,181	\$ 15,340	\$ 15,501	\$ 15,663	\$ 15,827
Capital Area District Library	1.5590	\$ -	\$ 281	\$ 4,471	\$ 8,902	\$ 13,333	\$ 17,764	\$ 17,951	\$ 18,139	\$ 18,329	\$ 18,521	\$ 18,716	\$ 18,912	\$ 19,110
Haslett Building and Site	1.9528	\$ -	\$ 352	\$ 5,601	\$ 11,151	\$ 16,701	\$ 22,251	\$ 22,485	\$ 22,721	\$ 22,959	\$ 23,200	\$ 23,443	\$ 23,689	\$ 23,937
Capital Area Transportation Authority	2.9895	\$ -	\$ 538	\$ 8,574	\$ 17,071	\$ 25,567	\$ 34,064	\$ 34,422	\$ 34,783	\$ 35,148	\$ 35,516	\$ 35,889	\$ 36,265	\$ 36,644
Lansing Community College	3.7692	\$ -	\$ 678	\$ 10,811	\$ 21,523	\$ 32,235	\$ 42,948	\$ 43,399	\$ 43,855	\$ 44,315	\$ 44,779	\$ 45,249	\$ 45,723	\$ 46,202
Ingham ISD Special Education	4.7384	\$ -	\$ 853	\$ 13,590	\$ 27,057	\$ 40,524	\$ 53,992	\$ 54,559	\$ 55,131	\$ 55,710	\$ 56,294	\$ 56,884	\$ 57,480	\$ 58,082
Ingham County Operating	6.7479	\$ -	\$ 1,215	\$ 19,354	\$ 38,532	\$ 57,710</								

Table 2  
Tax Increment Revenue Capture Estimates  
1621-1655 Haslett Road  
Haslett, MI

Estimated Taxable Value (TV) Increase Rate: 1%											
Calendar Year Plan Year Capture Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
	16	17	18	19	20	21	22	23	24	25	26
	13	14	15	16	17	18	19	20	21	22	23
<b>Multi-Family and Commercial</b>											
Base Taxable Value (TV) of Land	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068
Base Taxable Value (TV) of Building	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541
<b>For-Sale Units</b>											
Base Taxable Value (TV) of Land	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486
Base Taxable Value (TV) of Building	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460
<b>Multi-Family and Commercial</b>											
Estimated New TV for Land	\$ 450,776	\$ 455,284	\$ 459,837	\$ 464,435	\$ 469,079	\$ 473,770	\$ 478,508	\$ 483,293	\$ 488,126	\$ 493,007	\$ 497,937
Estimated New TV for Building	\$ 5,195,005	\$ 5,246,955	\$ 5,299,425	\$ 5,352,419	\$ 5,405,943	\$ 5,460,003	\$ 5,514,603	\$ 5,569,749	\$ 5,625,446	\$ 5,681,701	\$ 5,738,518
<b>For-Sale Units</b>											
Estimated New TV for Land	\$ 673,929	\$ 680,668	\$ 687,475	\$ 694,350	\$ 701,293	\$ 708,306	\$ 715,389	\$ 722,543	\$ 729,768	\$ 737,066	\$ 744,437
Estimated New TV for Building	\$ 12,283,991	\$ 12,406,831	\$ 12,530,900	\$ 12,656,209	\$ 12,782,771	\$ 12,910,598	\$ 13,039,704	\$ 13,170,101	\$ 13,301,803	\$ 13,434,821	\$ 13,569,169
<b>Multi-Family and Commercial</b>											
Incremental Difference for Land (New TV - Base TV)	\$ 225,708	\$ 230,216	\$ 234,769	\$ 239,367	\$ 244,011	\$ 248,702	\$ 253,440	\$ 258,225	\$ 263,058	\$ 267,939	\$ 272,869
Incremental Difference for Building (New TV - Base TV)	\$ 5,038,464	\$ 5,090,414	\$ 5,142,884	\$ 5,195,878	\$ 5,249,402	\$ 5,303,462	\$ 5,358,062	\$ 5,413,208	\$ 5,468,905	\$ 5,525,160	\$ 5,581,977
<b>For-Sale Units</b>											
Incremental Difference for Land (New TV - Base TV)	\$ 337,443	\$ 344,182	\$ 350,989	\$ 357,864	\$ 364,807	\$ 371,820	\$ 378,903	\$ 386,057	\$ 393,282	\$ 400,580	\$ 407,951
Incremental Difference for Building (New TV - Base TV)	\$ 12,048,531	\$ 12,171,371	\$ 12,295,440	\$ 12,420,749	\$ 12,547,311	\$ 12,675,138	\$ 12,804,244	\$ 12,934,641	\$ 13,066,343	\$ 13,199,361	\$ 13,333,709
<b>Total Incremental Difference</b>	<b>\$ 17,650,146</b>	<b>\$ 17,836,183</b>	<b>\$ 18,024,081</b>	<b>\$ 18,213,857</b>	<b>\$ 18,405,531</b>	<b>\$ 18,599,122</b>	<b>\$ 18,794,649</b>	<b>\$ 18,992,131</b>	<b>\$ 19,191,588</b>	<b>\$ 19,393,039</b>	<b>\$ 19,596,505</b>

School Capture	Millage Rate											
<b>Multi-Family and Commercial</b>												
School Operating	18.0000	\$ 94,755	\$ 95,771	\$ 96,798	\$ 97,834	\$ 98,881	\$ 99,939	\$ 101,007	\$ 102,086	\$ 103,175	\$ 104,276	\$ 105,387
State Education Tax (SET)	6.0000	\$ 31,585	\$ 31,924	\$ 32,266	\$ 32,611	\$ 32,960	\$ 33,313	\$ 33,669	\$ 34,029	\$ 34,392	\$ 34,759	\$ 35,129
Multi-Family and Commercial - School Total:	24.0000	\$ 126,340	\$ 127,695	\$ 129,064	\$ 130,446	\$ 131,842	\$ 133,252	\$ 134,676	\$ 136,114	\$ 137,567	\$ 139,034	\$ 140,516
<b>For-Sale Units</b>												
School Operating	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ 74,316	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450
For-Sale Units - School Total:	24.0000	\$ 74,316	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450

Total New Taxes	Pass-Through	Captured
\$ 1,996,291	\$ 12,980	\$ 1,983,311
\$ 665,430	\$ 4,327	\$ 661,104
<b>\$ 2,661,721</b>	<b>\$ 17,307</b>	<b>\$ 2,644,414</b>
\$ 16,957	\$ -	\$ 16,957
\$ 1,532,854	\$ 10,155	\$ 1,522,698
<b>\$ 1,549,810</b>	<b>\$ 10,155</b>	<b>\$ 1,539,655</b>

Local Capture	Millage Rate											
<b>Multi-Family and Commercial</b>												
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ 173	\$ 175	\$ 176	\$ 178	\$ 180	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192
Farmland Preservation	0.1395	\$ 734	\$ 742	\$ 750	\$ 758	\$ 766	\$ 775	\$ 783	\$ 791	\$ 800	\$ 808	\$ 817
Animal Control	0.1500	\$ 790	\$ 798	\$ 807	\$ 815	\$ 824	\$ 833	\$ 842	\$ 851	\$ 860	\$ 869	\$ 878
Ingham ISD Operating	0.1994	\$ 1,050	\$ 1,061	\$ 1,072	\$ 1,084	\$ 1,095	\$ 1,107	\$ 1,119	\$ 1,131	\$ 1,143	\$ 1,155	\$ 1,167
Elder Care	0.3000	\$ 1,579	\$ 1,596	\$ 1,613	\$ 1,631	\$ 1,648	\$ 1,666	\$ 1,683	\$ 1,701	\$ 1,720	\$ 1,738	\$ 1,756
Potter Park Zoo	0.4986	\$ 2,625	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919
Parks/Trails	0.4986	\$ 2,625	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919
Housing/Homeless	0.5000	\$ 2,632	\$ 2,660	\$ 2,689	\$ 2,718	\$ 2,747	\$ 2,776	\$ 2,806	\$ 2,836	\$ 2,866	\$ 2,897	\$ 2,927
Public Transportation	0.5988	\$ 3,152	\$ 3,186	\$ 3,220	\$ 3,255	\$ 3,289	\$ 3,325	\$ 3,360	\$ 3,396	\$ 3,432	\$ 3,469	\$ 3,506
Juvenile Justice	0.6000	\$ 3,159	\$ 3,192	\$ 3,227	\$ 3,261	\$ 3,296	\$ 3,331	\$ 3,367	\$ 3,403	\$ 3,439	\$ 3,476	\$ 3,513
Health Services	0.6300	\$ 3,316	\$ 3,352	\$ 3,388	\$ 3,424	\$ 3,461	\$ 3,498	\$ 3,535	\$ 3,573	\$ 3,611	\$ 3,650	\$ 3,689
Capital Region Airport Authority	0.6990	\$ 3,680	\$ 3,719	\$ 3,759	\$ 3,799	\$ 3,840	\$ 3,881	\$ 3,922	\$ 3,964	\$ 4,007	\$ 4,049	\$ 4,093
Jail/Justice	0.8476	\$ 4,462	\$ 4,510	\$ 4,558	\$ 4,607	\$ 4,656	\$ 4,706	\$ 4,756	\$ 4,807	\$ 4,858	\$ 4,910	\$ 4,963
911 System	0.8483	\$ 4,466	\$ 4,513	\$ 4,562	\$ 4,611	\$ 4,660	\$ 4,710	\$ 4,760	\$ 4,811	\$ 4,862	\$ 4,914	\$ 4,967
Ingham ISD Vocational Education	1.2912	\$ 6,797	\$ 6,870	\$ 6,944	\$ 7,018	\$ 7,093	\$ 7,169	\$ 7,246	\$ 7,323	\$ 7,401	\$ 7,480	\$ 7,560
Capital Area District Library	1.5590	\$ 8,207	\$ 8,295	\$ 8,384	\$ 8,474	\$ 8,564	\$ 8,656	\$ 8,748	\$ 8,842	\$ 8,936	\$ 9,031	\$ 9,128
Haslett Building and Site	1.9528	\$ 10,280	\$ 10,390	\$ 10,501	\$ 10,614	\$ 10,728	\$ 10,842	\$ 10,958	\$ 11,075	\$ 11,193	\$ 11,313	\$ 11,433
Capital Area Transportation Authority (CATA)	2.9895	\$ 15,737	\$ 15,906	\$ 16,076	\$ 16,249	\$ 16,423	\$ 16,598	\$ 16,776	\$ 16,955	\$ 17,136	\$ 17,318	\$ 17,503
Lansing Community College	3.7692	\$ 19,842	\$ 20,055	\$ 20,269	\$ 20,487	\$ 20,706	\$ 20,927	\$ 21,151	\$ 21,377	\$ 21,605	\$ 21,835	\$ 22,068
Ingham ISD Special Education	4.7384	\$ 24,944	\$ 25,211	\$ 25,481	\$ 25,754	\$ 26,030	\$ 26,308	\$ 26,590	\$ 26,874	\$ 27,160	\$ 27,450	\$ 27,743
Ingham County Operating	6.7479	\$ 35,522	\$ 35,903	\$ 36,288	\$ 36,676	\$ 37,069	\$ 37,465	\$ 37,866	\$ 38,270	\$ 38,679	\$ 39,091	\$ 39,508
Meridian Township	10.0682	\$ 53,001	\$ 53,569	\$ 54,143	\$ 54,723	\$ 55,309	\$ 55,900	\$ 56,498	\$ 57,101	\$ 57,711	\$ 58,326	\$ 58,948
Multi-Family and Commercial - Local Total:	39.6588	\$ 208,771	\$ 211,010	\$ 213,271	\$ 215,555	\$ 217,862	\$ 220,192	\$ 222,545	\$ 224,922	\$ 227,323	\$ 229,747	\$ 232,196

\$ 2,723	\$ -	\$ 2,723
\$ 11,583	\$ -	\$ 11,583
\$ 12,454	\$ -	\$ 12,454
\$ 16,556	\$ -	\$ 16,556
\$ 24,909	\$ -	\$ 24,909
\$ 41,398	\$ -	\$ 41,398
\$ 41,398	\$ -	\$ 41,398
\$ 41,515	\$ -	\$ 41,515
\$ 49,718	\$ -	\$ 49,718
\$ 49,818	\$ -	\$ 49,818
\$ 52,309	\$ -	\$ 52,309
\$ 58,038	\$ -	\$ 58,038
\$ 70,376	\$ -	\$ 70,376
\$ 70,434	\$ -	\$ 70,434
\$ 107,208	\$ -	\$ 107,208
\$ 129,443	\$ -	\$ 129,443
\$ 162,140	\$ -	\$ 162,140
\$ 248,217	\$ -	\$ 248,217
\$ 312,955	\$ -	\$ 312,955
\$ 393,427	\$ -	\$ 393,427
\$ 560,274	\$ -	\$ 560,274
\$ 835,957	\$ -	\$ 835,957
<b>\$ 3,292,848</b>	<b>\$ -</b>	<b>\$ 3,292,848</b>
<b>\$ 5,954,569</b>	<b>\$ 17,307</b>	<b>\$ 5,937,262</b>

<b>For-Sale Units</b>												
Ingham County Indigent Veterans Relief Fund	0.0328	\$ 406	\$ 411	\$ 415	\$ 419	\$ 424	\$ 428	\$ 432	\$ 437	\$ 441	\$ 446	\$ 451
Farmland Preservation	0.1395	\$ 1,728	\$ 1,746	\$ 1,764	\$ 1,783	\$ 1,801	\$ 1,820	\$ 1,839	\$ 1,858	\$ 1,878	\$ 1,897	\$ 1,917
Animal Control	0.1500	\$ 1,858	\$ 1,877	\$ 1,897	\$ 1,917	\$ 1,937	\$ 1,957	\$ 1,977	\$ 1,998	\$ 2,019	\$ 2,040	\$ 2,061
Ingham ISD Operating	0.1994	\$ 2,470	\$ 2,496	\$ 2,522	\$ 2,548	\$ 2,575	\$ 2,602	\$ 2,629	\$ 2,656	\$ 2,684	\$ 2,712	\$ 2,740
Elder Care	0.3000	\$ 3,716	\$ 3,755	\$ 3,794	\$ 3,834	\$ 3,874	\$ 3,914	\$ 3,955	\$ 3,996	\$ 4,038	\$ 4,080	\$ 4,122
Potter Park Zoo	0.4986	\$ 6,176	\$ 6,240	\$ 6,306	\$ 6,371	\$ 6,438	\$ 6,505	\$ 6,573	\$ 6,642	\$ 6,711	\$ 6,781	\$ 6,852
Parks/Trails	0.4986	\$ 6,176	\$ 6,240	\$ 6,306	\$ 6,371	\$ 6,438	\$ 6,505	\$ 6,573	\$ 6,642	\$ 6,711	\$ 6,781	\$ 6,852
Housing/Homeless	0.5000	\$ 6,193	\$ 6,258	\$ 6,323	\$ 6,389	\$ 6,456	\$ 6,523	\$ 6,592	\$ 6,660	\$ 6,730	\$ 6,800	\$ 6,871
Public Transportation	0.5988	\$ 7,417	\$ 7,494	\$ 7,573	\$ 7,652	\$ 7,732	\$ 7,813	\$ 7,894	\$ 7,976	\$ 8,060	\$ 8,144	\$ 8,229
Juvenile Justice	0.6000	\$ 7,432	\$ 7,509	\$ 7,588	\$ 7,667	\$ 7,747	\$ 7,828	\$ 7,910	\$ 7,992	\$ 8,076	\$ 8,160	\$ 8,245
Health Services	0.6300	\$ 7,803	\$ 7,885	\$ 7,967	\$ 8,051	\$ 8,135	\$ 8,220	\$ 8,305	\$ 8,392	\$ 8,480	\$ 8,568	\$ 8,657
Capital Region Airport Authority	0.6990	\$ 8,658	\$ 8,748	\$ 8,840	\$ 8,932	\$ 9,026	\$ 9,120	\$ 9,215	\$ 9,311	\$ 9,408	\$ 9,506	\$ 9,605
Jail/Justice	0.8476	\$ 10,498	\$ 10,608	\$ 10,719	\$ 10,831	\$ 10,944	\$ 11,059	\$ 11,174	\$ 11,291	\$ 11,408	\$ 11,527	\$ 11,647
911 System	0.8483	\$ 10,507	\$ 10,617	\$ 10,728	\$ 10,840	\$ 10,953	\$ 11,068	\$ 11,183	\$ 11,300	\$ 11,418	\$ 11,537	\$ 11,657
Ingham ISD Vocational Education	1.2912	\$ 15,993	\$ 16,160	\$ 16,329	\$ 16,500	\$ 16,672	\$ 16,846	\$ 17,022	\$ 17,200	\$ 17,379	\$ 17,560	\$ 17,743
Capital Area District Library	1.5590	\$ 19,310	\$ 19,512	\$ 19,716	\$ 19,922	\$ 20,130	\$ 20,340	\$ 20,553	\$ 20,767	\$ 20,984	\$ 21,202	\$ 21,423
Haslett Building and Site	1.9528	\$ 24,187	\$ 24,440	\$ 24,696	\$ 24,954	\$ 25,215						

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**1621-1655 Haslett Road**  
**Haslett, MI**

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	21.18%	\$ 3,084,927	\$ -	\$ 3,084,927
Local	78.82%	\$ 11,367,030	\$ 111,091	\$ 11,478,121
<b>TOTAL</b>		<b>\$ 14,451,958</b>	<b>\$ 111,091</b>	<b>\$ 14,563,048</b>
EGLE	0.3%	\$ 45,168		
MSHDA	99.7%	\$ 14,406,790		

<b>Estimated Total Years of Plan:</b>	<b>26</b>
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 1,099,142
BRA Administrative Fees	\$ 1,342,470
Local Brownfield Revolving Fund	\$ 604,112

\* During the life of the Plan

Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12

**Available Tax Increment Revenue (TIR)**

Total State Tax Capture Available	\$ -	\$ 6,144	\$ 60,183	\$ 115,061	\$ 171,082	\$ 184,339	\$ 186,308	\$ 188,297	\$ 190,306	\$ 192,335	\$ 194,384	\$ 196,454	\$ 198,545
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ 900	\$ 13,374	\$ 26,615	\$ 39,999	\$ 48,680	\$ 49,195	\$ 49,716	\$ 50,242	\$ 50,773	\$ 51,309	\$ 51,851	\$ 52,398
State TIR Available for Reimbursement to Developer	\$ -	\$ 5,244	\$ 46,809	\$ 88,447	\$ 131,083	\$ 135,659	\$ 137,113	\$ 138,581	\$ 140,065	\$ 141,562	\$ 143,075	\$ 144,603	\$ 146,147
Total Local Tax Capture Available	\$ -	\$ 10,352	\$ 120,844	\$ 233,717	\$ 346,594	\$ 459,475	\$ 464,385	\$ 469,345	\$ 474,355	\$ 479,365	\$ 484,375	\$ 489,385	\$ 494,395
Capture for BRA Administrative Fees (10%)	\$ -	\$ 1,035	\$ 12,084	\$ 23,372	\$ 34,659	\$ 45,947	\$ 46,439	\$ 46,935	\$ 47,435	\$ 47,935	\$ 48,435	\$ 48,935	\$ 49,435
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 466	\$ 5,438	\$ 10,517	\$ 15,597	\$ 20,676	\$ 20,897	\$ 21,121	\$ 21,346	\$ 21,570	\$ 21,794	\$ 22,018	\$ 22,242
Local TIR Available for Reimbursement to Developer	\$ -	\$ 8,851	\$ 103,322	\$ 199,828	\$ 296,338	\$ 392,851	\$ 397,050	\$ 401,290	\$ 405,573	\$ 409,856	\$ 414,139	\$ 418,422	\$ 422,705
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ -</b>	<b>\$ 14,095</b>	<b>\$ 150,131</b>	<b>\$ 288,275</b>	<b>\$ 427,421</b>	<b>\$ 528,510</b>	<b>\$ 534,163</b>	<b>\$ 539,872</b>	<b>\$ 545,638</b>	<b>\$ 551,403</b>	<b>\$ 557,168</b>	<b>\$ 562,933</b>	<b>\$ 568,698</b>

**DEVELOPER**

	Beginning Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	\$ 14,563,048	\$ 14,563,048	\$ 14,548,954	\$ 14,398,822	\$ 14,110,548	\$ 13,683,127	\$ 13,154,617	\$ 12,620,454	\$ 12,080,582	\$ 11,534,944	\$ 10,819,510	\$ 10,096,501	\$ 9,365,841	\$ 8,627,454
EGLE Eligible Activities	\$ 45,168	\$ 45,168	\$ 45,124	\$ 44,655	\$ 43,754	\$ 42,418	\$ 40,766	\$ 39,097	\$ 37,409	\$ 35,704	\$ 33,468	\$ 31,208	\$ 28,925	\$ 26,617
State Tax Reimbursement	\$ 9,642	\$ -	\$ 16	\$ 146	\$ 276	\$ 410	\$ 424	\$ 429	\$ 433	\$ 438	\$ 442	\$ 447	\$ 452	\$ 457
Local Tax Reimbursement	\$ 35,526	\$ -	\$ 28	\$ 323	\$ 625	\$ 926	\$ 1,228	\$ 1,241	\$ 1,254	\$ 1,268	\$ 1,794	\$ 1,813	\$ 1,832	\$ 1,851
MSHDA Eligible Activities	\$ 14,406,790	\$ 14,406,790	\$ 14,392,739	\$ 14,243,077	\$ 13,955,703	\$ 13,529,618	\$ 13,002,760	\$ 12,470,267	\$ 11,932,082	\$ 11,388,150	\$ 10,674,952	\$ 9,954,202	\$ 9,225,826	\$ 8,489,747
State Tax Reimbursement	\$ 3,075,286	\$ -	\$ 5,227	\$ 46,663	\$ 88,170	\$ 130,674	\$ 135,235	\$ 136,684	\$ 138,148	\$ 139,627	\$ 141,120	\$ 142,628	\$ 144,151	\$ 145,690
Local Tax Reimbursement	\$ 11,331,504	\$ -	\$ 8,823	\$ 102,999	\$ 199,204	\$ 295,412	\$ 391,623	\$ 395,809	\$ 400,036	\$ 404,306	\$ 572,078	\$ 578,121	\$ 584,225	\$ 590,389
LOCAL-ONLY Activities	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ -</b>	<b>\$ 14,095</b>	<b>\$ 150,131</b>	<b>\$ 288,275</b>	<b>\$ 427,421</b>	<b>\$ 528,510</b>	<b>\$ 534,163</b>	<b>\$ 539,872</b>	<b>\$ 545,638</b>	<b>\$ 551,403</b>	<b>\$ 557,168</b>	<b>\$ 562,933</b>	<b>\$ 568,698</b>	<b>\$ 574,463</b>

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**1621-1655 Haslett Road**  
**Haslett, MI**

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	TOTALS
	16	17	18	19	20	21	22	23	24	25	26	
	13	14	15	16	17	18	19	20	21	22	23	
<b>Available Tax Increment Revenue (TIR)</b>												
Total State Tax Capture Available	\$ 200,656	\$ 202,788	\$ 204,942	\$ 207,118	\$ 209,315	\$ 211,534	\$ 213,775	\$ 216,039	\$ 218,325	\$ 220,634	\$ 222,966	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 52,950	\$ 53,509	\$ 54,072	\$ 54,642	\$ 55,217	\$ 55,797	\$ 56,384	\$ 56,976	\$ 57,575	\$ 58,179	\$ 58,790	\$ 1,099,142
State TIR Available for Reimbursement to Developer	\$ 147,706	\$ 149,280	\$ 150,870	\$ 152,476	\$ 154,098	\$ 155,736	\$ 157,391	\$ 159,062	\$ 160,750	\$ 162,455	\$ 164,177	\$ 27,462
Total Local Tax Capture Available	\$ 699,984	\$ 707,362	\$ 714,813	\$ 722,340	\$ 729,941	\$ 737,619	\$ 745,373	\$ 753,205	\$ 761,115	\$ 769,105	\$ 777,174	
Capture for BRA Administrative Fees (10%)	\$ 69,998	\$ 70,736	\$ 71,481	\$ 72,234	\$ 72,994	\$ 73,762	\$ 74,537	\$ 75,321	\$ 76,112	\$ 76,910	\$ 77,717	\$ 1,342,470
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 31,499	\$ 31,831	\$ 32,167	\$ 32,505	\$ 32,847	\$ 33,193	\$ 33,542	\$ 33,894	\$ 34,250	\$ 34,610	\$ 34,973	\$ 604,112
Local TIR Available for Reimbursement to Developer	\$ 598,486	\$ 604,794	\$ 611,165	\$ 617,600	\$ 624,100	\$ 630,664	\$ 637,294	\$ 643,990	\$ 650,754	\$ 657,584	\$ 664,484	
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ 746,192</b>	<b>\$ 754,074</b>	<b>\$ 762,035</b>	<b>\$ 770,076</b>	<b>\$ 778,198</b>	<b>\$ 786,400</b>	<b>\$ 794,685</b>	<b>\$ 803,053</b>	<b>\$ 811,504</b>	<b>\$ 820,039</b>	<b>\$ 828,660</b>	
<b>DEVELOPER</b>												
	\$ 7,881,263	\$ 7,127,189	\$ 6,365,153	\$ 5,595,077	\$ 4,816,879	\$ 4,030,478	\$ 3,235,793	\$ 2,432,741	\$ 1,621,237	\$ 801,198	\$ (0)	
EGLE Eligible Activities	\$ 24,285	\$ 21,928	\$ 19,546	\$ 17,140	\$ 14,707	\$ 12,250	\$ 9,766	\$ 7,256	\$ 4,720	\$ 2,157	\$ -	
State Tax Reimbursement	\$ 462	\$ 467	\$ 472	\$ 477	\$ 482	\$ 487	\$ 492	\$ 497	\$ 502	\$ 508	\$ 427	\$ 9,642
Local Tax Reimbursement	\$ 1,871	\$ 1,890	\$ 1,910	\$ 1,930	\$ 1,951	\$ 1,971	\$ 1,992	\$ 2,013	\$ 2,034	\$ 2,055	\$ 1,730	\$ 35,526
MSHDA Eligible Activities	\$ 7,745,887	\$ 6,994,170	\$ 6,234,516	\$ 5,466,847	\$ 4,691,081	\$ 3,907,138	\$ 3,114,937	\$ 2,314,394	\$ 1,505,427	\$ 687,950	\$ -	
State Tax Reimbursement	\$ 147,244	\$ 148,813	\$ 150,398	\$ 151,999	\$ 153,616	\$ 155,250	\$ 156,899	\$ 158,565	\$ 160,248	\$ 161,947	\$ 136,287	\$ 3,075,286
Local Tax Reimbursement	\$ 596,615	\$ 602,904	\$ 609,255	\$ 615,670	\$ 622,149	\$ 628,693	\$ 635,302	\$ 641,978	\$ 648,720	\$ 655,529	\$ 551,663	\$ 11,331,504
LOCAL-ONLY Activities	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ (0)	
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,091	\$ 111,091
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ 746,192</b>	<b>\$ 754,074</b>	<b>\$ 762,035</b>	<b>\$ 770,076</b>	<b>\$ 778,198</b>	<b>\$ 786,400</b>	<b>\$ 794,685</b>	<b>\$ 803,053</b>	<b>\$ 811,504</b>	<b>\$ 820,039</b>	<b>\$ 801,198</b>	<b>\$ 14,563,049</b>





**TABLE 5**  
**SUMMARY OF GROUNDWATER ANALYTICAL RESULTS**  
**1621-1655 Haslett Road**  
**Haslett, Michigan 48840**  
**Triterra Project No. 21-2907**

Analyzed Constituents  <i>(Refer to laboratory report for method reference data)</i>	Chemical Abstract Service Number	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels					Volatilization to Indoor Air Pathway (VIAP) Screening Levels (Shallow Groundwater <10')		Sample ID and Collection Date	
		Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Water Solubility	Flammability and Explosivity Screening Level	Residential	Nonresidential	SB-5 5-10' 02/01/2022	SB-6 5-10' 02/01/2022
<b>Volatiles, VOCs ug/L</b>										
Acetone	67641	730	1,700	1,000,000,000	1,000,000,000	21,000,000	50,000	200,000	<RL	<RL
Benzene	71432	5.0	200 (X)	5,600	1,750,000	68,000	1.0	8.4	<RL	<RL
n-Butylbenzene	104518	80	ID	ID	NA	ID	44	360	<RL	<RL
sec-Butylbenzene	135988	80	ID	ID	NA	ID	270	400	<RL	<RL
Carbon disulfide	75150	800	ID	250,000	1,190,000	1,300	92	840	<RL	<RL
Chloroform	67663	80	350	28,000	79,200,000	ID	0.49 (M)	3.1	<RL	<RL
1,2-Dichloroethane	107062	5.0	360 (X)	9,600	8,520,000	250,000	1.4	5.1	<RL	<RL
1,2-Dichlorobenzene	95501	600	13	160,000	156,000	NA	370	950	<RL	<RL
1,3-Dichlorobenzene	541731	6.6	28	18,000	111,000	ID	2.6	7.9	<RL	<RL
1,4-Dichlorobenzene	106467	75	17	16,000	73,800	NA	5.9	28	<RL	<RL
cis-1,2-Dichloroethylene	156592	70	620	93,000	3,500,000	530,000	3.4	14	<RL	<b>3</b>
trans-1,2-Dichloroethylene	156605	100	1,500 (X)	85,000	6,300,000	230,000	16	110	<RL	<RL
Ethylbenzene	100414	74	18	110,000	169,000	43,000	2.8	28	<RL	<RL
p-Isopropyltoluene	99876	NA	NA	NA	NA	NA	NA	NA	<RL	<RL
Isopropylbenzene	98828	800	28	56,000	56,000	29,000	0.60 (M)	6.7	<RL	<RL
2-Methylnaphthalene	91576	260	19	25,000	24,600	ID	66	110	<RL	<RL
1-Methylnaphthalene	90120	NA	NA	NA	NA	NA	NA	NA	<RL	<RL
Methyl-tert-butyl-ether (MTBE)	1634044	40	7,100 (X)	47,000,000	46,800,000	ID	250	810	<RL	<RL
Naphthalene	91203	520	11	31,000	31,000	NA	4.2 (M)	12	<RL	<RL
n-Propylbenzene	103651	80	ID	ID	NA	ID	43	970	<RL	<RL
Styrene	100425	100	80 (X)	170,000	310,000	140,000	33	170	<RL	<RL
1,1,2-Trichloroethane	79005	5.0	330 (X)	17,000	4,420,000	NA	0.47 (M)	0.95 (M)	<RL	<RL
1,2,3-Trimethylbenzene	526738	NA	NA	NA	NA	NA	43 (JT)	150 (JT)	<RL	<RL
1,2,4-Trichlorobenzene	120821	70	99 (X)	300,000	300,000	NA	3.8 (M)	8.5	<RL	<RL
1,2,4-Trimethylbenzene	95636	63	17	56,000	55,890	56,000	25 (JT)	120 (JT)	<RL	<RL
1,3,5-Trimethylbenzene	108678	72	45	61,000	61,150	ID	18 (JT)	110 (JT)	<RL	<RL
Tetrachloroethylene	127184	5.0	60	25,000	200,000	ID	1.5	35	<RL	<RL
Trichloroethylene	79016	5.0	200 (X)	2,200	1,100,000	ID	0.073 (M)	1.6	<RL	<RL
Toluene	108883	790	270	530,000	526,000	61,000	300	6,600	<RL	<RL
Vinyl chloride	75014	2.0	13 (X)	1,100	2,760,000	33,000	0.12 (M)	10	<RL	<RL
Xylenes, Total	1330207	280	49	190,000	186,000	70,000	75	410	<RL	<RL
Various other VOCs	Varies	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL

**NOTES:**

- Analytical results compared to EGLE (formerly MDEQ) criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective December 21, 2020.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- \* = GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO<sub>3</sub> was used to calculate GSI. Results are presented for surface water receiving bodies that are **not** protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, - = Constituent was not analyzed, NA = Not applicable, NLL = Not likely to leach under most soil conditions, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- RIASL = Recommended Interim Action Screening Levels, August 2017.
- X = The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source. Check GSI Table Guide for GSI Criteria for surface water protected for drinking water.
- J = Hazardous substance may be present in several isomer forms. Isomer-specific concentrations shall be added together for comparison to criteria.
- JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that is the sole isomer detected; however, when multiple isomers are detected, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP Screening Level of the detected isomers.
- H = If both Chromium III and Chromium VI are present in groundwater, the total concentration of both cannot exceed the drinking water criterion of 100 ug/L. If analytical data are provided for total chromium only, they shall be compared to the cleanup criteria for Chromium VI.
- O = 2,3,7,8 - tetrachlorodibenzo-p-dioxin shall be added together and compared to the criteria for 2,3,7,8 - tetrachlorodibenzo-p-dioxin.

Analyzed Constituents <i>Refer to detailed laboratory report for method reference data</i>	Chemical Abstract Service Number	Volatilization to Indoor Air Pathway (VIAP) Screening Levels		Sample ID and Collection Date	
		Residential	Nonresidential	SG-3 02/02/2022	SG-4 02/02/2022
<b>Volatiles, VOCs <math>\mu\text{g}/\text{m}^3</math></b>					
Acetone	67641	1,000,000	1,000,000	<RL	<RL
Ammonia	7664417	17,000	40,000	<RL	<RL
1,3-Butadiene	106990	NA	NA	<RL	<RL
Benzene	71432	110	260	<RL	<RL
Bromodichloromethane	75274	48	100	<RL	<RL
Bromoform	75252	770	1,800	<RL	<RL
Bromomethane	74839	350	510	<RL	<RL
Vinyl bromide	593602	NA	NA	<RL	<RL
Benzyl chloride	100447	17	340	<RL	<RL
Carbon disulfide	75150	24,000	36,000	<RL	<RL
Chlordane	57749	6.7	9.3	<RL	<RL
Chlorobenzene	108907	1,700	2,600	<RL	<RL
Chloroethane	75003	140,000	200,000	<RL	<RL
Chloroform	67663	37	87	<RL	<RL
Chloromethane	74873	3,100	4,600	<RL	<RL
3-Chloropropene	107051	NA	NA	<RL	<RL
o-Chlorotoluene	95498	2,800	4,100	<RL	<RL
Carbon tetrachloride	56235	150	360	<RL	<RL
Cyclohexane	110827	210,000	310,000	<RL	<RL
1,1-Dichloroethane	75343	530	1,200	<RL	<RL
1,1-Dichloroethylene	75354	7,000	10,000	<RL	<RL
1,2-Dibromoethane	106934	NA	NA	<RL	<RL
1,2-Dichloroethane	107062	33	77	<RL	<RL
1,2-Dichloropropane	78875	140	200	<RL	<RL
1,4-Dioxane	123911	170	400	<RL	<RL
Dichlorodifluoromethane	75718	11,000	17,000	<RL	<RL
Dibromochloromethane	124481	14	83	<RL	<RL
trans-1,2-Dichloroethylene	156605	2,800	410,000	<RL	<RL
cis-1,2-Dichloroethylene	156592	280	410	<RL	<RL
cis-1,3-Dichloropropene	10061015	NA	NA	<RL	<RL
1,3-Dichlorobenzene	541731	100	150	<RL	<RL
1,2-Dichlorobenzene	95501	10,000	15,000	<RL	<RL
1,4-Dichlorobenzene	106467	220	510	<RL	<RL
trans-1,3-Dichloropropene	10061026	NA	NA	<RL	<RL
Ethanol	64175	630,000	630,000	<RL	<RL
Ethylbenzene	100414	340	800	<RL	<RL
Ethyl Acetate	141786	2,400	3,600	<RL	<RL
4-Ethyltoluene	622968	NA	NA	<RL	<RL
Freon 113	76131	NA	NA	<RL	<RL
Freon 114	76142	NA	NA	<RL	<RL
Heptane	142825	120,000	180,000	<RL	<RL
Hexachlorobutadiene	87683	39	91	<RL	<RL
Hexane	110543	24,000	36,000	<RL	<RL
2-Hexanone	591786	1,000	1,500	<RL	<RL
Isopropyl Alcohol	67630	7,000	10,000	<RL	<RL
Methylene chloride	75092	21,000	31,000	<RL	<RL
2-Butanone (MEK)	78933	170,000	170,000	<RL	<RL
4-Methyl-2-pentanone (MIBK)	108101	27,000	27,000	<RL	<RL
Methyl-tert-butyl-ether (MTBE)	1634044	3,300	7,700	<RL	<RL
Methyl methacrylate	80626	NA	NA	<RL	<RL
Napthalene	91203	25	59	<RL	<RL
Propylene	115071	NA	NA	<RL	<RL
Styrene	100425	1,500	3,500	<RL	<RL
1,1,1-Trichloroethane	71556	170,000	230,000	<RL	<RL
1,1,2,2-Tetrachloroethane	79345	15	34	<RL	<RL
1,1,2-Trichloroethane	79005	7.0	10	<RL	<RL
1,2,4-Trichlorobenzene	120821	70	100	<RL	<RL
1,2,4-Trimethylbenzene	95636	2,100 (JT)	3,100 (JT)	<RL	<RL
1,3,5-Trimethylbenzene	108678	2,100 (JT)	3,100 (JT)	<RL	<RL
2,2,4-Trimethylpentane	540841	120,000	180,000	<RL	<RL
1,2,3-Trimethylbenzene	526738	2,100 (JT)	3,100 (JT)	<RL	<RL
Tert-butyl Alcohol	75650	2,500	3,700	<RL	<RL
Tetrachloroethylene	127184	1,400	1,400	<RL	<b>160</b>
Tetrahydrofuran	109999	70,000	100,000	<RL	<RL
Toluene	108883	170,000	250,000	<RL	<RL
Trichloroethylene	79016	67	67	<RL	<RL
Trichlorofluoromethane	75694	15,000	22,000	<b>28</b>	<b>51</b>
Vinyl chloride	75014	54	450	<RL	<RL
Vinyl acetate	108054	7,000	10,000	<RL	<RL
Xylenes, Total	1330207	7,600	11,000	<RL	<RL
Various other VOCs	Varies	Vw/C	Vw/C	<RL	<RL

**NOTES:**

1. Results reported in microgram per cubic meter ( $\mu\text{g}/\text{m}^3$ ).
2. Detected results shown in **BOLD**. Exceedances are highlighted.
3. Vw/C = Varies with constituent, NA = Not Available, <RL = Result was less than the laboratory reporting limits
4. JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that is the sole isomer detected; however, when multiple isomers are detected, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP Screening Level of the detected isomers.

MSHDA INCOME AND RENTAL RATES 2015-2025

2015				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$36,880	\$42,160	\$47,440	\$52,640
100%	\$46,100	\$52,700	\$59,300	\$65,800
120%	\$55,320	\$63,240	\$71,160	\$78,960

2016				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$36,800	\$42,000	\$47,280	\$52,480
100%	\$46,000	\$52,500	\$59,100	\$65,600
120%	\$55,200	\$63,000	\$70,920	\$78,720

2017				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$38,320	\$43,760	\$49,200	\$54,640
100%	\$47,900	\$54,700	\$61,500	\$68,300
120%	\$57,480	\$65,640	\$73,800	\$81,960

2018				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$41,440	\$47,360	\$53,280	\$59,120
100%	\$51,800	\$59,200	\$66,600	\$73,900
120%	\$62,160	\$71,040	\$79,920	\$88,680

2019				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$41,680	\$47,600	\$53,520	\$59,440
100%	\$52,100	\$59,500	\$66,900	\$74,300
120%	\$62,520	\$71,400	\$80,280	\$89,160

2020				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$44,960	\$51,360	\$57,760	\$64,160
100%	\$56,200	\$64,200	\$72,200	\$80,200
120%	\$67,400	\$77,040	\$86,640	\$96,240

2021				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$44,320	\$50,640	\$56,960	\$63,280
100%	\$55,400	\$63,300	\$71,200	\$79,100
120%	\$66,480	\$75,960	\$85,440	\$94,920

2022				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$49,600	\$56,640	\$63,760	\$70,800
100%	\$62,000	\$70,800	\$79,700	\$88,500
120%	\$74,400	\$84,960	\$95,640	\$106,200

2023				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$52,480	\$60,000	\$67,250	\$74,960
100%	\$65,600	\$75,000	\$84,400	\$93,700
120%	\$78,720	\$90,000	\$101,280	\$112,440

2024				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$51,760	\$59,120	\$66,480	\$73,840
100%	\$64,700	\$73,900	\$83,100	\$92,300
120%	\$77,640	\$88,680	\$99,720	\$110,760

2025				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$56,480	\$64,560	\$72,560	\$80,640
100%	\$70,600	\$80,700	\$90,700	\$100,800
120%	\$84,720	\$96,840	\$108,840	\$120,960

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,036	\$11,844	\$1,332	\$1,478
100%	\$1,295	\$1,480	\$16,665	\$1,847
120%	\$1,554	\$1,776	\$1,998	\$2,217

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,042	\$1,190	\$1,338	\$1,114
100%	\$1,302	\$1,487	\$1,672	\$1,486
120%	\$1,563	\$1,785	\$2,007	\$1,857

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,124	\$1,284	\$1,444	\$1,604
100%	\$1,405	\$1,605	\$1,805	\$2,005
120%	\$1,686	\$1,926	\$2,166	\$2,406

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,108	\$1,266	\$1,424	\$1,582
100%	\$1,385	\$1,582	\$1,780	\$1,977
120%	\$1,662	\$1,899	\$2,136	\$2,373

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,240	\$1,416	\$1,594	\$1,770
100%	\$1,550	\$1,770	\$1,992	\$2,212
120%	\$1,860	\$2,124	\$2,391	\$2,655

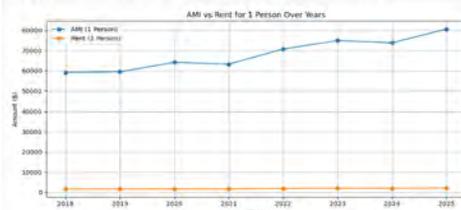
Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,312	\$1,500	\$1,688	\$1,874
100%	\$1,640	\$1,875	\$2,110	\$2,342
120%	\$1,968	\$2,250	\$2,532	\$2,811

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,294	\$1,478	\$1,662	\$1,846
100%	\$1,617	\$1,847	\$2,077	\$2,307
120%	\$1,941	\$2,217	\$2,493	\$2,769

Rent				
	1 PRSN	2 PRSN	3 PRSN	4 PRSN
80%	\$1,412	\$1,614	\$1,814	\$2,016
100%	\$1,765	\$2,017	\$2,267	\$2,520
120%	\$2,118	\$2,421	\$2,721	\$3,024

AMI vs Rent Comparison

This graph shows the actual AMI values and rental rates for a 1-person household over time.



Year	AMI_1_Person	Rent_1_Person	AMI_Change_%	Rent_Change_%
2018	47360	11844		
2019	47600	1190	0.506756757	-89.952719
2020	51360	1284	7.899159664	7.89915966
2021	50640	1266	-1.40186916	-1.4018692
2022	56640	1416	11.84834123	11.8483412
2023	60000	1500	5.93220339	5.93220339
2024	59120	1478	-1.46666667	-1.4666667
2025	64560	1614	9.201623816	9.20162382

**To the Meridian Township Board Members,**

Once again, we want to thank you for your continued attention to this project and for your support in helping make it a success.

It has been a long journey for all parties involved, and we remain eager to bring the vision for Haslett Village Square to reality.

Over the past 18+ months, we've been working diligently behind the scenes to reach this point. The most significant development since our initial approval on July 26, 2022, has been the introduction of the housing TIF program through MSHDA. This program has truly been a game-changer for projects across the State, helping them get built and into production. It has also proven to be a critical factor in making this development viable.

We want to take this opportunity to respond to the suggestion of further reducing the rents on the 23 units we've committed to setting aside as part of our amendment to participate in the housing TIF. It is important to clarify that this is **not** a Low-Income Housing Tax Credit (LIHTC) project. The housing TIF is structured differently, focusing on moderate-income households and aimed at supporting workforce housing—not deeply subsidized or income-restricted housing.

Additionally, this project must stand on its own financially. It is subject to the rigorous requirements of senior debt financing, including a required debt service coverage ratio, as well as the expectations of private investor returns. These financial thresholds are essential to securing the capital necessary to move the project forward and ensure long-term sustainability.

The pro forma we submitted represents the final version of how we can make this project financially feasible. We did not anticipate further negotiations around rent reductions, as doing so would render the project unviable. The current structure reflects a carefully calibrated balance between affordability and financial responsibility, and any further concessions would undermine that balance.

We are now fully prepared to move forward. Our investor group is in place, appraisals have been completed, and bank financing is secured—commensurate with the current, submitted pro forma. We are ready to begin preconstruction meetings and take the next steps to bring Haslett Village Square to life.

Thank you again for your continued partnership and support.



7/15/2025

Chad Koster, member SP Holdings

**To: Board Members**  
**From: Bernadette Blonde, CGFM**  
**Finance Director**  
**Date: July 14, 2025**  
**Re: 2<sup>nd</sup> Quarter Budget Amendments**

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The 2<sup>nd</sup> quarter 2025 budget amendments are detailed in the attached document. These amendments result from revenue and expenditures that were unknown during the original budget process.

**GENERAL FUND**

Amendments to the 2025 General Fund include revenue adjustments to reflect higher-than-anticipated actual collections. These adjustments include increased revenue from current and delinquent property taxes, permit fees, streetlight assessments, ordinance fines, reimbursements related to elections, and K9 unit expenses. Additional revenue was recognized for a state grant received for fire gear, and a reduction in sponsor revenue for the Pride event, which is now being collected in the Parks Restricted Fund. On the expenditure side, amendments address higher than anticipated insurance premiums and the need for temporary staffing in the Finance and Clerks departments. Salary and fringe benefit lines in Environmental Programs were adjusted due to staffing realignments. Additional expenditure includes the carryover of funds for fire truck equipment, state grant-funded fire gear, and professional services for the Service Center feasibility study. Other adjustments include reallocated funds for professional development, printing of tax bills, and overtime for parks maintenance.

Overall, these amendments result in a net increase to fund balance of \$24,861.

The projected Fund Balance for the General Fund is as follows:

Unassigned Fund Balance on December 31, 2024	\$12,653,260
Original budgeted addition to Fund Balance 2025	40,254
1 <sup>st</sup> quarter budget amendments	(264,422)
2 <sup>nd</sup> quarter budget amendments	<u>24,861</u>
Projected use of Fund Balance	<u>(199,307)</u>
Projected Fund Balance on December 31, 2025	<u>\$12,453,953</u>
Fund Balance/Average Monthly Expenditures	5.53

### **SPECIAL REVENUE FUNDS**

Amendments to the Special Revenue Funds include a series of revenue adjustments to reflect updated collections and project timing. Several millages supported funds, including the Parks Millage, Pedestrian/Bike Path, and Land Preservation Millage received increased revenue based on higher than budgeted tax collections, delinquent taxes and interest earnings. The Parks/Restricted/Designated Fund, sponsorship revenue was consolidated and increased to support multiple events. Corresponding adjustments were made to event specific expenditure accounts, such as Celebrate Meridian, Summer Concert Series, Pride and Juneteenth events, by reallocating expenditures to newly created tracking lines.

### **CAPITAL PROJECTS FUND**

Amendments to the Capital Projects Fund include interest revenue and previously approved extension of the contract for the Senior Center design work.

### **ENTERPRISE FUNDS**

Amendments to the Enterprise Funds include the recognition of higher than anticipated income from special assessments and miscellaneous sources. Expenditures increased significantly due to the initiation of debt payments tied to new bond obligations for capital improvements with ELMSWA. Additional funds were allocated for customer installation costs related to expanded meter replacement efforts, and to complete the installation of AMI gateway collectors township wide, allowing for 24-hour water meter readings instead of the prior 90 day cycle. While the requested amendment shows a net use of fund balance, we are closely monitoring our ready to serve fee revenue, which is trending significantly higher than originally budgeted. After verifying whether this trend continues we plan to defer recognition of this revenue until the third quarter.

The following motion is proposed:

**MOVE TO APPROVE THE 2<sup>nd</sup> QUARTER 2025 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$24,861 WHICH PROJECTS A USE OF FUND BALANCE OF \$199,307. BASED ON 2024 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2025, WILL BE \$12,453,953.**

#### **Attachment:**

1. 2<sup>ND</sup> Quarter 2025 Budget Amendments
2. Budget Amendment Request Form- Cost Recovery Funds

Second Quarter Budget Amendments  
2025 budget  
Charter Township of Meridian

Description	Amount requested	Original Budget	1st Quarter Amendments	Explanation	General ledger number
<b>General fund</b>					
<b>Revenue</b>					
Current property taxes	48,542	9,217,375	-	Higher than budgeted revenue based on actual tax collection	101-000.000-402.000
Payment in lieu of taxes	1,414	9,000	-	Higher than budgeted revenue based on actual tax collection	101-000.000-402.100
Municipal services agreement	270	9,000	-	Higher than anticipated	101-000.000-402.200
Police millage 98/04	6,914	1,333,425	-	Higher than budgeted revenue based on actual tax collection	101-000.000-404.030
Fire millage - 98/04	7,290	1,404,990	-	Higher than budgeted revenue based on actual tax collection	101-000.000-405.050
Police/fire millage - 18	11,050	3,274,371	-	Higher than budgeted revenue based on actual tax collection	101-000.000-405.080
Community services millage	636	200	-	Higher than budgeted revenue based on actual tax collection	101-000.000-409.000
Delinquent property taxes	2,138	144,592	-	Higher than budgeted revenue based on actual tax collection	101-000.000-412.000
Street lights	38,191	5,000	-	Higher than budgeted revenue based on actual tax collection	101-000.000-428.000
Building permits	50,000	600,000	-	Higher than budgeted revenue based on actual tax collection	101-000.000-476.000
State grant revenue	38,500	-	-	State grant revenue recognized upon receipt (fire gear grant)	101-000.000-540.100-Firegear23
Metro act fees	12,323	30,000	-	Higher than anticipated	101-000.000-542.500
Local community stabilization share	(2,297)	63,000	-	Lower than anticipated	101-000.000-573.000
Sponsor revenue - pride event	(3,500)	3,500	-	Sponsor revenue collected in fund 211, new group sponsorship collection	101-000.000-647.110
Ordinance fines	16,210	7,500	-	Higher than anticipated	101-000.000-657.000
Reimbursements-elections	29,296	-	-	Reimbursement for 2024 election expenses received in 2025	101-000.000-676.100
Reimbursements-school security	6,000	36,000	-	Cost recovery for injured k9 (request form attached)	101-000.000-676.300
	<u>262,977</u>				
<b>Expenditures</b>					
<b>Administrative services</b>					
Insurance	72,554	230,000	-	Insurance premium higher than originally anticipated	101-170.173-812.000
<b>Accounting</b>					
Salaries - Temporary	50,091	5,000	151,420	Temporary staffing required for 2025 financial operations	101-170.191-701.080
<b>Clerk</b>					
Professional conferences/dues	1,000	4,600	-	Reallocating expenses for more opportunities for professional development	101-170.215-825.000
Computer services/supplies	(1,000)	2,000	-	Reallocating expenses for more opportunities for professional development	101-170.215-826.000
<b>Treasurer</b>					
Legal fees	(750)	750	-	Reallocation of funds from unneeded expense line	101-170.253-808.000
Printing/publishing	5,500	5,000	-	Including the printing of the winter tax bills for 2025	101-170.253-900.000
<b>Elections</b>					
Salaries - temporary	21,845	24,235	-	Additional staffing required for special elections	101-170.262-701.080
Salaries-special elections	41,050	-	-	Additional staffing required for special elections	101-170.262-701.160
FICA	4,827	1,843	-	Additional staffing required for special elections	101-170.262-714.000
<b>Admin &amp; human resources</b>					
Actuarial services	3,175	25,000	-	Higher than anticipated	101-170.270-809.000
<b>Environmental program</b>					
Salaries	(39,664)	61,714	-	Adjusted to reflect reassignment of employee costs to project engineering	101-170.272-701.000
Mers 457 contribution	(71)	250	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-709.000
Longevity	130	960	-	Prorated longevity payment for retired employee	101-170.272-710.000
Fica	(3,158)	4,814	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-714.000
Health insurance	(13,339)	22,757	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-715.000

Description	Amount requested	Original Budget	1st Quarter Amendments	Explanation	General ledger number
Life/disability insurance	(217)	370	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-716.000
Pension	(4,321)	6,171	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-717.000
Health care savings plan	(864)	1,234	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-717.500
Workers compensation	(249)	352	-	Staff fringe benefits adjusted due to retirements and position realignment	101-170.272-718.000
<b>Watershed management</b>					
Chapter 20 drains interest	12,305	87,528	-	Proctor drain interest was omitted in the 2025 budget	101-170.445-842.501
Special project drains - interest	12,296	71,655	-	A portion of the petition (7 drains) interest was omitted in the 2025 budget	101-170.445-843.501
<b>Police</b>					
Operating supplies-canine unit	6,000	4,000	-	Cost recovery for injured K9 (request form attached)	101-300.301-728.040
<b>Fire</b>					
Special equipment	25,384	40,000	-	Carry over - additional components for fire truck, in 2024 budget received in 2025	101-300.336-726.000
Special equipment	38,500	-	-	State of Michigan fire gear grant	101-300.336-726.000-firegear23
<b>Building Division</b>					
Contractual services	500	-	-	Invoice cloud fees (credit card processing fees) not known during the budget process	101-700.703-820.000
<b>Parks maintenance</b>					
Overtime	1,000	6,000	-	Increased overtime due to emergency needs	101-750.758-706.000
<b>Community activities</b>					
Community promotion - pride event	(2,500)	2,500	-	Event expenditures moved from general fund to parks restricted/designated	101-750.775-880.110
<b>Communications</b>					
Professional conferences/dues	(3,000)	13,250	-	Reallocating funds from professional conferences to community promotion	101-750.806-825.000
Community promotion	3,000	3,000	-	Reallocating funds from professional conferences to community promotion	101-750.806-880.000
<b>Capital outlay</b>					
Professional services	8,092	-	-	Feasibility study for the service center	101-900.901-821.000-servcenter
	<u>238,116</u>				
<b>Total general government</b>	<u>230,024</u>				
<b>Total capital outlay</b>	<u>8,092</u>				
<b>Total expenditures for general fund</b>	<u>238,116</u>				
<b>Net to (from) fund balance</b>	<u>24,861</u>				

Description	Amount requested	Original Budget	1st Quarter Amendments	Explanation	General ledger number
<b>Special revenue funds</b>					
<b>Local road fund</b>					
<b>Revenue</b>					
Other intrgovtl revenue	(79,303)	335,000	-	County road department project will reduce the county's LRP contribution	204-000.000-581.000
Interest	100,000	200,000	-	Higher than anticipated	204-000.000-665.000
Operating transfer in	(280,000)	280,000	-	General fund transfer not included in the adopted 2025 budget	204-000.000-699.000
<b>Net to (from) fund balance</b>	<u>(259,303)</u>				
<b>Park millage</b>					
<b>Revenue</b>					
Park millage	6,177	1,462,286	-	Higher than budgeted revenue based on actual tax collection	208-000.000-405.030
Delinquent property taxes	249	250	180	Higher than budgeted revenue based on actual tax collection	208-000.000-412.000
Local community stabilization share	1,530	6,500	-	Higher than anticipated	208-000.000-573.000
Interest	25,000	35,000	-	Higher than anticipated	208-000.000-665.000
<b>Net to (from) fund balance</b>	<u>32,956</u>				
<b>Parks restricted/designated</b>					
<b>Revenue</b>					
Sponsor revenue	24,816	50,000	-	Consolidated sponsorship revenue across multiple events	211-000.000-647.050
Interest	6,000	3,000	-	Higher than anticipated	211-000.000-665.000
Donations - native plant sale	2,170	7,000	-	Higher than anticipated sales	211-000.000-674.101
	<u>32,986</u>				
<b>Expenditures</b>					
Operating supplies - celebrate meridian	61,000	-	-	Increased sponsorship resulted in higher program expenditures	211-000.000-728.011
Operating supplies - summer concert	10,000	-	-	Realignment of expenses to newly created tracking accounts	211-000.000-728.012
Operating supplies - pride event	2,055	-	-	Realignment of expenses to newly created tracking accounts	211-000.000-728.013
Operating supplies - Juneteenth event	6,200	-	-	Realignment of expenses to newly created tracking accounts	211-000.000-728.014
Summer concert series expenditures	(10,000)	10,000	-	Realignment of expenses to newly created tracking accounts	211-000.000-886.700
Celebrate downtown - sponsored expense	(30,000)	30,000	-	Realignment of expenses to newly created tracking accounts	211-000.000-892.000
	<u>39,255</u>				
<b>Net to (from) fund balance</b>	<u>(6,269)</u>				
<b>Pedestrian bike path</b>					
<b>Revenue</b>					
Bike path collections	5,640	732,602	-	Higher than budgeted revenue based on actual tax collection	216-000.000-403.000
Local community stabilization share	280	3,750	-	Higher than anticipated	216-000.000-573.000
Other intrgovtl revenue	(1,950,322)	2,025,000	-	Project deferral: MSU-Lake Lansing III, will start in 2026	216-000.000-581.000
	<u>(1,944,402)</u>				
<b>Expenditures</b>					
After-hours response stipend	120	-	-	Emergency response stipend added for after-hours support	216-440.450-702.020
Overtime	3,000	2,000	1,000	Higher than anticipated overtime related to pathways	216-440.450-706.000
Construction/improvements	(1,512,000)	2,700,000	-	Project deferral: MSU-Lake Lansing III, start in 2026	216-440.450-974.000
	<u>(1,508,880)</u>				
<b>Net to (from) fund balance</b>	<u>(435,522)</u>				

Description	Amount requested	Original Budget	1st Quarter Amendments	Explanation	General ledger number
<b>Land preservation millage</b>					
<i>Revenue</i>					
Land preservation millage	3,623	221,383	-	Higher than budgeted revenue based on actual tax collection	217-000.000-408.000
Delinquent property taxes	3	100	-	Higher than budgeted revenue based on actual tax collection	217-000.000-412.000
Local community stabilization share	217	1,000	-	Higher than anticipated	217-000.000-573.000
<b>Net to (from) fund balance</b>	<u><u>3,843</u></u>				
<b>Senior center millage</b>					
<i>Revenue</i>					
Community services millage	809	184,026	-	Higher than budgeted revenue based on actual tax collection	223-000.000-409.000
<i>Expenditures</i>					
Operating supplies	419	-	-	National senior center conference	223-000.000-728.000
<b>Net to (from) fund balance</b>	<u><u>390</u></u>				
<b>Community needs fund</b>					
<i>Revenue</i>					
Interest	1,500	1,000	-	Higher than anticipated	272-000.000-665.000
Donations - redi-ride	600	1,200	-	Increased need for redi ride tickets	272-000.000-674.065
	<u>2,100</u>				
<i>Expenditures</i>					
Redi-ride	600	1,700	-	Increased need for redi ride tickets	272-000.000-956.075
<b>Net to (from) fund balance</b>	<u><u>1,500</u></u>				
<b>Capital projects funds</b>					
<b>Capital projects fund</b>					
<i>Revenue</i>					
Interest	25,000	50,000	-	Higher than anticipated	401-000.000-665.000
<i>Expenditures</i>					
Senior & community center	28,000	-	40,000	Approved at June 3rd board meeting-contract for design work on proposed senior center	401-900.901-821.000
<b>Net to (from) fund balance</b>	<u><u>(3,000)</u></u>				
<b>Tirf (township improvement revolving fund)</b>					
<i>Expenditures</i>					
Construction/improvements	(30,000)	70,000	-	Reduced based on actual construction estimates for the 2025 OTM sidewalk program	446-000.000-974.000
<b>Net to (from) fund balance</b>	<u><u>30,000</u></u>				

Description	Amount requested	Original Budget	1st Quarter Amendments	Explanation	General ledger number
<b>Enterprise funds</b>					
<b>Water fund</b>					
<b>Revenue</b>					
Interest	4,000	110,000	-	Higher than anticipated	591-000.000-665.000
Interest - special assessments	300	-	-	Higher than anticipated	591-000.000-665.040
Miscellaneous	15,000	25,000	-	Higher than anticipated	591-000.000-675.000
Special assessments	<u>2,473</u>	2,473	-	Full assessment amount omitted from 2025 budget	591-000.000-677.000
	21,773				
<b>Expenditures</b>					
Contractual services	411,005	4,759,535		Debt payment are beginning on new bond obligations for ELMSWA capital improvement projects	591-440.530-820.000
Customer installation - water	110,000	70,000	-	Budget based on prior years, township is increasing resources to replace meters	591-440.537-972.000
				Finish installing AMI gateway collectors across the township so we can read water meters on a	
Construction/improvements	300,000	-	525,000	24-hr cycle versus a 90 day cycle	591-900.901-974.000
Construction/improvements	<u>(102,000)</u>	1,000,000	(648,000)	Utilizing existing inventory	591-900.901-974.000-meter-2024
	719,005				
<b>Net to (from) fund balance</b>	<u><u>(697,232)</u></u>				
<b>Internal service fund</b>					
<b>Motorpool</b>					
<b>Revenue</b>					
Reimbursements-insurance	4,858	-	-	Reimbursement from insurance for vehicles sold prior to the end of the current policy	661-000.000-676.040
<b>Expenditures</b>					
Batteries/electrical	2,000	2,000	-	Higher battery replacements than prior year	661-000.000-728.105
Vehicles	<u>948,654</u>	1,099,000	-	Fire truck was received in 2025 instead of 2024 (budgeted for 2024)	661-000.000-981.000
	950,654				
<b>Net to (from) fund balance</b>	<u><u>(945,796)</u></u>				



## Budget Amendment Request Form

### Cost Recovery Funds

Fiscal Year: 2025

Today's Date: 6/19/2025

Cost Recovery Account Number: 101-000.000-676.300

Requesting Department:  Fire  Police

Contact/Preparer Name: Chief Rick Grillo

Contact/Preparer Phone: 517-853-4804

#### Cost Recovery Funds Received (current fiscal year only):

Amount: 47755 Description: Reimbursements -School Security

Amount: \_\_\_\_\_ Description: \_\_\_\_\_

**TOTAL COST RECOVERY FUNDS RECEIVED:** 47755



**Budget Amendment Request For Use of Cost Recovery Funds:**

Account: <u>101-300.301-728.040</u>	Amount: <u>6000</u>
Description:	Canine Ares suffered a knee injury requiring surgery at the MSU Animal Hospital. The cost exceeds our current budget.

Account: _____	Amount: _____
Description:	

Account: _____	Amount: _____
Description:	

Account: _____	Amount: _____
Description:	

Account: _____	Amount: _____
Description:	

**TOTAL BUDGET AMENDMENT REQUEST:** 6000

**REMAINING COST RECOVERY FUNDS (current fiscal year only):** 41755

**Requester Signature:** 

**Date:** \_\_\_\_\_

**Finance Director Signature:** Bernadette Blonde Digitally signed by Bernadette Blonde  
Date: 2025.07.15 16:58:30 -04'00'

**Date:** \_\_\_\_\_

**Township Manager Signature:** 

**Date:** 7/17/2025



**To: Board Members**  
**From: Tim Dempsey, Township Manager and Bernadette Blonde, Finance Director**  
**Date: July 22, 2025**  
**Re: Acceptance of 2024 Township Audit Findings**

---

At the July 8<sup>th</sup> Board meeting, the 2024 audited financial statements were presented for Board review and approval. This annual audit was conducted by the independent certified public accounting firm Yeo & Yeo, which was selected through a competitive bid process in 2017.

The audit provides a critical assessment of the Township's financial management, accounting practices, and internal controls. We are pleased to report that the findings reflect the Township's sound financial stewardship and strong fiscal responsibility.

The following motion is prepared for Board consideration:

**MOVE TO APPROVE THE 2024 AUDITED FINANCIAL STATEMENTS AS PRESENTED BY YEO & YEO.**

**Attachments:**

1. 2024 Governance Letter from Yeo & Yeo
2. 2024 Audited Financial Statements
3. 2024 Alternative Compliance Examination for CSLFRF
4. 2024 Government Auditing Standards Compliance Report

June 26, 2025

Township Board and Management  
Charter Township of Meridian  
Okemos, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Charter Township of Meridian (the Township) as of and for the year ended December 31, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated April 2, 2025. Professional standards also require that we communicate to you the following information related to our audit.

We discussed these matters with various personnel in the Township during the audit including management. We would also be pleased to meet with you to discuss these matters at your convenience.

## **Significant Audit Matters**

### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Township are described in the footnotes of the financial statements. The Township has adopted the following Governmental Accounting Standards Board Statements effective January 1, 2024:

- Statement No. 100, *Accounting Changes and Error Corrections*, improves the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. More understandable, reliable, relevant, consistent and comparable information will be provided to financial statement users for making decisions or assessing accountability. Additionally, the display and note disclosure requirements will result in more consistent, decision useful, understandable and comprehensive information for users about accounting changes and error corrections.
- Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

We noted no transactions entered into by the Township during the year for which there is lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Township's financial statements were:

- The useful lives of its capital assets. Useful lives are estimated based on the expected length of time during which the asset is able to deliver a given level of service.
- Leases receivable and the related deferred inflows of resources. The estimate is based on management's assessment of the likelihood of exercising renewal options and utilizing interest and discount rates.
- Right to use assets and lease liabilities. The estimate is based on management's assessment of the likelihood of exercising renewal options and utilizing interest and discount rates.
- Net pension liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.
- Net other postemployment benefits (OPEB) liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.
- Compensated Absences. Management's estimate is based pay rates in effect at the end of the reporting period and the likelihood that employees will use or be paid out for earned time.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Disclosures in the financial statements are neutral, consistent and clear.

Auditors are required to use professional judgment to identify areas of the audit that have a significant risk of material misstatement and perform special audit consideration in those areas. Within our audit, we focused additional consideration on the following areas:

- Management override of controls
- Improper revenue recognition
- Implementation of new accounting standard

### **Accounting Standards and Regulatory Updates**

The Governmental Accounting Standards Board has released additional Statements. Details regarding these Statements are described in the footnotes of the financial statements.

### **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. Management has corrected all such misstatements.

The following material misstatements were detected as a result of our audit procedures and corrected by management:

- An audit adjustment was made to the water fund to add \$548,000 of water mains and \$164,000 of meters to capital assets, record revenue of \$548,000 to capital contributions, and remove expenses of \$164,000 from construction improvements.
- An audit adjustment was made to the sewer fund to add \$556,000 of sewer lines and record revenue of \$556,000 to capital contributions.

There were no known uncorrected misstatements that were more than trivial.

### **Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

### **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated as of the date of the audit report.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Township's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### **Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Township's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### **Emphasis of Matters in Independent Auditors' Report**

Our report will include the following emphasis of matter paragraph:

#### **Adoption of New Accounting Standard**

As discussed in Note 1 to the financial statements, during the year ended December 31, 2024, the Township adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

#### **Emphasis of Matter Regarding Correction of Error**

As described in Note 17 to the financial statements, the Township recorded prior period adjustments related to the correction of capital asset and utility receivable balances. Our opinions are not modified with respect to those matters.

## Other Reports

Other information that is required to be reported to you is included in the: Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Internal Control Over Compliance; and the Schedule of Findings and Independent Auditors' Report on Compliance for the U.S. Department of Treasury Coronavirus State and Local Fiscal Recovery Funds Program (CSLFRF) Requirements for an Alternative CSLFRF Compliance Examination Engagement. Please read all information included in those reports to ensure you are aware of relevant information.

## Report on Required Supplementary Information

We applied certain limited procedures to management's discussion and analysis and the remaining required supplementary information (RSI) as described in the table of contents of the financial statements that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

## Report on Other Supplementary Information

We were engaged to report on other supplementary information as described in the table of contents of the financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

## Annual Comprehensive Financial Report

The Township's audited financial statements are included in their annual comprehensive financial report. Our responsibility for the other information contained in the annual comprehensive financial report does not extend beyond the financial information identified in our audit report. We do not have an obligation to perform any procedures to corroborate the other information contained in the introductory section and statistical section. However, we read the other information and considered whether such information, or the manner of its presentation, was materially inconsistent with information, or the manner of its presentation, appearing in the financial statements. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, was materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

## Restriction on Use

This information is intended solely for the information and use of the Township Board and management of the Township and is not intended to be, and should not be, used by anyone other than these specified parties.

*Yeo & Yeo, P.C.*

Lansing, Michigan

**Charter Township of Meridian, Michigan**

**Annual Comprehensive Financial Report  
For the Fiscal Year Ended December 31, 2024**

**Prepared by:  
Department of Finance  
Bernadette Blonde, Finance Director**



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June 26, 2025

**Meridian Township**  
5151 Marsh Road  
Okemos, MI 48864

**P 517.853.4000**  
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**Scott Hendrickson**  
*Township Supervisor*

**Angela Demas**  
*Township Clerk*

**Phil Deschaine**  
*Township Treasurer*

**Kathy Ann Sundland**  
*Township Trustee*

**Peter Trezise**  
*Township Trustee*

**Marna Wilson**  
*Township Trustee*

**Nickolas Lentz**  
*Township Trustee*

**Timothy Dempsey**  
*Township Manager*

To the Township Board and the Citizens of the Charter Township of Meridian:

The annual comprehensive financial report of the Charter Township of Meridian (the “Township”) for the year ended December 31, 2024, is hereby submitted as mandated by both local ordinances and state statutes. These ordinances and statutes require that the Charter Township of Meridian issue annually a report on its financial position and activity, and that this report be audited by an independent certified public accounting firm. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and are reported in a manner that presents fairly the financial position and results of operations of the various funds and component units of the Charter Township of Meridian. All disclosures necessary to enable the reader to gain an understanding of the Charter Township of Meridian’s activities have been included.

Generally Accepted Accounting Principles (GAAP) requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of the Management’s Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Charter Township of Meridian’s MD&A can be found immediately following the report of the independent auditors.

The financial reporting entity (the government) includes all the funds of the primary government (i.e., the Charter Township of Meridian) as legally defined, as well as all of its component units. Component units are legally separate entities for which the primary government is financially accountable. The government provides a range of services, including police and fire protection, water and sanitary sewer services, recreational activities, and cultural events.

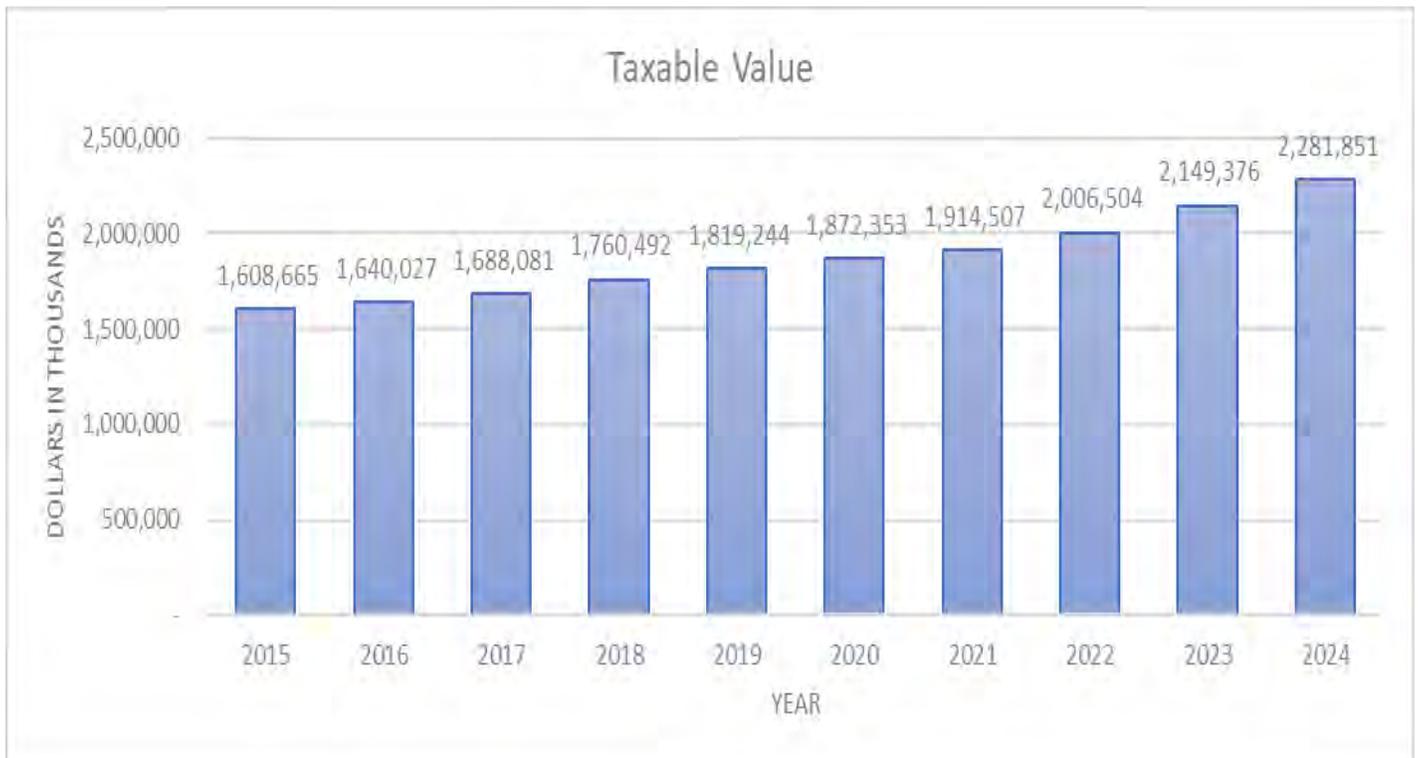
Discretely presented component units are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the primary government and to differentiate their financial position, results of operations, and cash flows from those of the primary government. The Local Brownfield Revolving Fund, Brownfield Redevelopment Authority, Economic Development Corporation, Downtown Development Authority, and the Corridor Improvement Authority are reported as discretely presented component units.

## Governmental Structure, Local Economic Condition, and Outlook

The governmental unit, organized in 1842 and chartered in 1959, is approximately 32 square miles in the south-central area of Lower Michigan with a population of approximately 45,000. The municipality is a largely residential area located east of Lansing, the State Capital, and immediately adjacent to East Lansing, home of Michigan State University, and is part of the Lansing Metropolitan Area.

The Charter Township of Meridian was established pursuant to Act 359, Public Act of Michigan, 1947, as amended. The Township is governed by a Township Board, which is composed of a part-time Supervisor, full-time Clerk and full-time Treasurer, and four Trustees serving four-year terms. The Board is vested with all legislative powers, except those otherwise provided by law. The chief administrative officer is the Township Manager who is appointed by the Township Board and serves at its pleasure. The Manager is responsible for carrying out the policies and ordinances of the Township Board, for overseeing the day-to-day operations of the government, and for appointing the heads of the Township's departments, consistent with the duties of a Township superintendent.

The Charter Township of Meridian continues to be an attractive community for residential construction and commercial development. The following chart details the change in Taxable Value over the last ten years. The 2024 taxable value (2025 tax revenue) increased 6.1 percent over 2023 taxable value. This is the eleventh consecutive year of growth in taxable value since 2013; the 2024 taxable value is 47% percent higher than the 2014 taxable value. While the Township has experienced strong taxable value growth, inflationary pressures continued to mount in 2024. Healthcare, contract services, and consumable supplies continue to escalate. Despite the challenges, 2024 finished strong due to the diligent financial stewardship by Township staff.



## Major Initiatives

The Township's staff, seeking to meet the Township Board's annual goals and fulfill core Township services, undertook a variety of projects throughout 2024. These projects reflect the Township's commitment to promote the safety and welfare of its residents and investing in the infrastructure vital to sustaining quality service delivery.

The following accomplishments are indicative of our commitment to maintaining a quality community:

- The successful Local Roads Program continued its progress in 2024. Since the 2019 millage was proposed, the Township completed over 39 miles of reconstruction and over 50 miles of preventative maintenance work. The work affects thousands of property owners and roadway users from May to November and the Township appreciates their patience and understanding.
- Construction of Phase II of the MSU to Lake Lansing Regional Pathway was completed in 2024. Phases I and II, along with the future Phase III, provide an easy, safe, and enjoyable option for non-motorized travel between the MSU Campus and Lake Lansing Park South, along approximately five miles of connected pathways and trails.
- The County Park West Sanitary Sewer Replacement Project was completed in the spring, which involved replacing 1,305 feet of sanitary gravity sewer and 1,450 feet of sanitary force main that was failing under portions of East Reynolds Road, Quail Street, and the Ingham County boat launch property. Six manholes and sanitary lateral stubs to 22 single-family homes were also replaced. This project required a very condensed construction schedule, significantly adding to the complexity of the project. The boat launch was reopened on schedule.
- Information, referrals, and emergency assistance was provided to Township residents by Meridian Cares for various services on an as-needed basis. In 2024, Meridian Cares assisted 123 families with a total of \$51,089 in emergency financial assistance, averaging \$415 per family. Of the 123 families, 92 were assisted with rental payments to avoid eviction and 31 were assisted to prevent electricity shut offs. Over two-hundred Redi-Ride discount passes were provided to the community. The Township receives a 50 percent discount on these passes from Capital Area Transportation Authority.
- The Meridian Township Deer Management Program was developed to address the overpopulation of deer in our community that continues to cause numerous car-deer collisions, as well as excessive environmental impacts in parks, preserves and neighborhoods. In total, 297 deer were culled by volunteer archery hunters and the Meridian Police Department Staff which lead to over 7,000 lbs. of venison donated to local food banks. The program took place on 43 township properties and 29 private properties, as the result of collaboration between volunteer residential hunters, Meridian Police Department, Meridian Park and Recreation, and the nonprofit Sportsman Against Hunger.
- The Community Planning and Development Department processed 10 site plans, 12 special use permits, and 12 rezoning requests. On the Building side, 1,168 building permits were issued, which was a nearly 15 percent increase from 2023. A total of 2,278

trades (mechanical, electrical, and plumbing) permits were issued. A total of 1,133 code enforcements were logged throughout the year, a 3.4% increase from 2023. The Department also continued its work with the Planning Commission on several ordinance revisions.

- American House Meridian, the 10-acre redevelopment at 1673 Haslett Road, opened its door to independent living seniors in February 2024. The four-story development is an MUPUD with an approved Brownfield plan by the Meridian Township BRA for \$1.2M in reimbursable eligible activities over seven years. The project had a grand opening celebration on May 16, 2024. The site features several onsite amenities for residents and will include commercial businesses.
- The Township continues to fulfill the promise of enhanced pension payments to MERS by contributing over \$5,423,036 to MERS for the fiscal year 2024. The Township contributed an extra \$1,943,708 to the plan and is using a 5.0% rate of return assumption and not the 7.0% rate of return assumption used by MERS.
- During the calendar year 2024, the Meridian Township Treasurer's Office reported a total property tax collected and processed of \$123,850,242. These collections increased by \$10,964,795, or 9.71%, from the \$112,885,447 collected in 2023. In 2022 we collected \$110,997,504, in 2021, we collected \$109,131,271, \$105,219,167 in 2020, and \$102,919,241 was collected in 2019. These receipts were distributed to our four local school districts (Okemos, Haslett, East Lansing and Williamston, ISD), Ingham County Government, Lansing Community College (LCC), Capital Area Transit Authority (CATA), Capital Area District Library (CADL) and the Capital Region Airport Authority (CRAA). Meridian Township operations received approximately 18% of the tax collected in 2024.
- The Meridian Township Fire Department responded to 6,361 emergencies consisting of 5,483 EMS calls and 878 fire-related calls in 2024. Emergency response call volume was a slight increase from the year prior. This increase in call volume has been a trend over well over a decade with a 41% increase since 2015. The addition of two full-time firefighter positions in 2024 brought the Department closer to meeting the National Fire Protection Association's standards for staffing, enhancing the quality of service provided to the community.
- The Fire Department's continued its investment in equipment and related infrastructure in 2024. The Department received a FEMA Assistance to Firefighters Grant for \$65,000 to replace our 24-year old Cascade fill station. This device is used to fill the cylinders of the Self Contained Breathing Apparatus (SCBA), so firefighters can enter an immediately dangerous to life or health atmosphere, such as a fire, and protect their lungs and bodies from exposure. The fleet was updated with the replacement of a fire engine and the Fire Marshall's vehicle. The remaining four warning sirens were installed to provide full geographic coverage for the Township.
- Fire Prevention also remained a critical priority in 2024. Prevention inspections totaled 131 in 2024, plus 56 building inspections, 77 plan reviews, and 20 fire alarm inspections. Fire loss incidents (4) in 2024 fire loss dollars (\$155K) in 2024 were the lowest in the past 11 years.
- The Meridian Township Police Department responded to over 19,533 calls for service in

2024. This resulted in 5,054 written reports, including 440 alarm calls and 810 vehicle crashes. The total number of citations issued was 2,647, a 259% increase from the year prior. This was largely due to a renewed focus on traffic safety.

- The Public Safety Recruiting and Retention program was approved and went into effect on January 1, 2024. MTPD was able to successfully retain its staff and recruit new, highly qualified candidates for hire. In 2024, the Department sponsored nine recruits through four different police academies. Four of the officers completed training and were working on their own, while three remained in field training at the end of the year.
- Traffic safety continued to be a focus for MTPD. The Department worked in conjunction with the Ingham County Road Department and the State Highway Department to address concerns related to road design. The Department took enforcement action in areas designated as directed patrols based on review of traffic crash data, citizen complaints, and traffic problems due to road closures. Speed monitoring instruments, including a speed trailer and speed signs, were utilized to complete traffic and speed studies. In 2024, the MTPD completed thirteen directed patrols and seven traffic surveys. Officers also provide 14 free car seat inspections for community members.
- The Farmers' Market has continued its growth since moving to Marketplace on the Green both in vendor participation and customer visits. The Market operated every Saturday from May until December, the third Saturdays from January to April, and every Wednesday from June through October, for a total of 64 yearly market days and 300 total hours of shopping. There were 201 unique vendors, an increase of 25 percent from 2023 and 87,000 customer visits, a 21 percent increase. The Market also hosted 33 entertainers and other special events. The Market continued to support a food composting drop off and a food gleaning program where vendors and customers donate their leftover produce for donations to local food banks and food pantries. Nearly \$33,000 in food assistance was dispersed through the Market, a 12% increase from 2023.
- The Meridian Conservation Corps (MCC) had 346 community volunteers conduct valuable work to improve our natural environment in Township parks and preserves. The MCC logged 632.5 hours in 2024. Fifty-five Meridian Conservation Corps Stewardship Workday and Educational Events were successfully completed. These events included invasive species removal, native planting and seed sowing, native seed collection, trash cleanup, and education on wetlands and local flora and fauna.
- Township IT staff and Brightline IT worked on multiple projects, including upgrades to backup infrastructure, network firewall and switching infrastructure, cloud services security, expansion of cloud-based assets, and deployment of mobile devices. The IT Department also played a critical role in election operations and the transition to Fifth Third Bank. The Department responded to over 1,000 requests for service throughout 2024, including security, application, file, print, backup, telephone, and other technology services. Activities spanned seven separate facilities, over 1,000 network nodes, and over 200 end-users.
- The Clerk's Office managed four elections in 2024. Turnout ranged from 783 voters in the May, East Lansing Public Schools Election, to 25,903 voters in the November, General Election. The Office registered 4,117 new voters, maintained 34,228 Master

Card and Voter Information Cards, and processed 3,034 voter status changes. There were also 21,790 total data updates for Individual Master Cards.

- Proposal 2022-2 implementation began with the nine additional days of early voting, additional drop box requirements, drop box video monitoring, and implementing the Permanent Ballot List. The Township installed four new ballot boxes, all under video surveillance, and increased security where our election equipment is stored. Over 13,000 voters signed up for the Permanent Mail Ballot List in Meridian Township. The Township completed twenty-seven total days of early voting for 2024.
- The Communications Department designed and mailed to every household the 2024 Prime Meridian Magazine. This 16-page publication was made available at various Township buildings and a digital copy online. The Department sent out three different newsletters in 2024: Meridian Happenings, The Playbook, and the Green Gazette. All three of those newsletters were staggered and sent every month. There were 9,430 contacts across all three newsletters, with an average open rate of 56%. The industry average for open rates is 42%, which means Meridian Township performed above average.
- Assessing conducted its annual re-inspection program for 2024, with two summer interns joined the Staff part time to assist with the program. Staff reviewed and inspected 1,958 parcels. During this process, record cards were reviewed for accuracy and photos were updated. At the end of 2024, there were eight parcels under appeal with the Michigan Tax Tribunal. Six appeals were resolved during 2024.
- Human Resources staff processed well over 200 employee traffic items, including selection, hire and onboarding, promotions, transfers, departures/retirements, and numerous temporary, seasonal, cadet, and election worker positions. Efforts continued with Gallagher Healthcare Benefits Consultants to closely monitor healthcare expenses. The self-insured Blue Care Network (BCN) product continued to provide savings to the Township relative to other options and despite rising healthcare costs.

## Financial Information

**Internal Controls:** Township Management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

**Budgetary Controls:** The Township maintains extensive budgetary controls. Formal budgets are adopted for all funds on a functional level. However, budgetary controls are exercised at a line item level for internal control purposes. The government maintains an encumbrance accounting system. Encumbered amounts lapse at year end. However; outstanding encumbrances, depending on their nature, may be re-appropriated as part of the following year's budget.

**Long-term Planning:** The Township prepares a one-year budget; however, longer range planning is also utilized to ensure that future needs and opportunities are addressed. These planning tools include the following:

Capital Improvements Plan (CIP) – A review of planned public improvements for the next five years, which is updated annually.

Technology Upgrade/Replacement Plan – A 10-year plan which is updated annually as part of the budget process.

Vehicle Replacement Plan – A 10-year plan for replacing township vehicles and heavy equipment that is reviewed annually as part of the budget process.

Tax Revenue Projections – A five-year estimate of future tax revenues based on economic reports, expected change in tax base, and anticipated tax rates that is updated annually.

Policy Governance Manual – Policy statements and priorities set forth by the Township Board, which is updated annually.

Parks and Recreation Master Plan – A five-year plan for maintaining the Township parks facilities and programs, which is updated annually.

Water & Sewer Rate Model – A 10-year projection of commodity, capital, and maintenance costs, which is updated annually.

Pension and Retiree Health Benefits Funding – The Township continues to monitor funding of both pension plans and the retiree health insurance plan and is continuing to budget contributions to these plans.

**2024 Financial Condition:** The financial condition and results of operations for 2023 are discussed in the Management's Discussion & Analysis section of the ACFR. The Township continues to maintain a strong financial position and provides services from current revenues.

**Relevant Financial Policies:** There have been no situations that have affected the application of the Township's standard financial policies.

**Tax abatements:** Tax abatements, strategically implemented by the Township, serve as an important instrument to foster economic growth and community development. This initiative not only spurs job creation and increases local investment, but also broadens the tax base over time. The anticipated long-term benefits include enhanced property tax values, greater economic activity, and improved health for the Township's businesses. This forward-thinking approach ensures sustained economic vitality for all Township residents.

### **Other Information**

**Independent Audit.** An annual audit, required by state statute, of accounts, financial records, and transactions has been completed by the independent certified public accounting firm of Yeo & Yeo. The firm was appointed by the Township through an open bid process in 2023. Bids are requested every five to seven years.

**Certificate of Achievement.** The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Charter Township of Meridian for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2023.

**Acknowledgments.** The preparation of this report could not have been accomplished without the efficient and dedicated services of the Finance Department staff and the Treasurer's Department.

Respectfully submitted,

Timothy H. Dempsey  
Township Manager



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

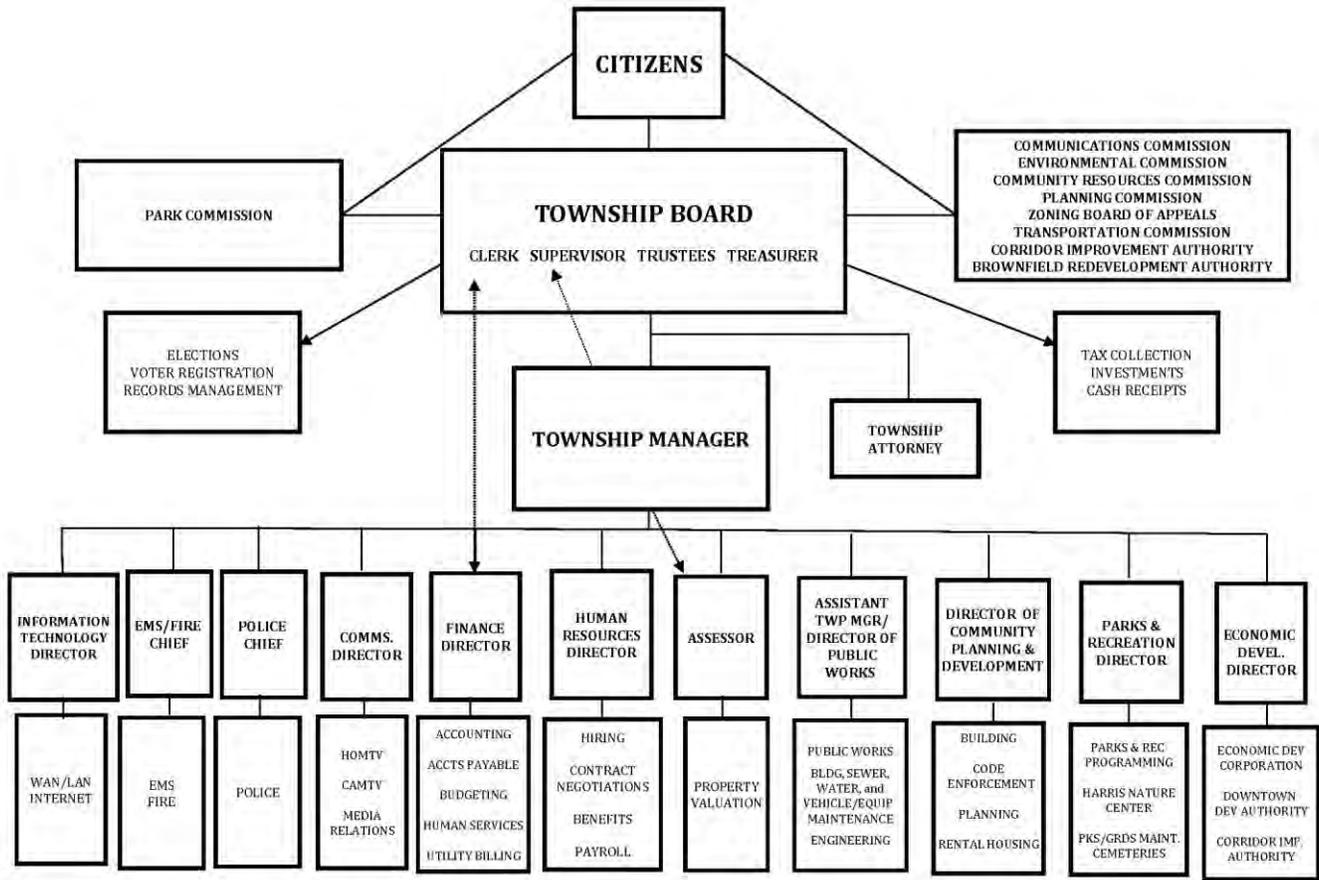
**Charter Township of Meridian  
Michigan**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2023

*Christopher P. Morill*

Executive Director/CEO



Dotted Lines – Denotes Relationship defined by State Statute

**Charter Township of MeridianMeridian Township**  
**List of Elected and Appointed Officials**  
**December 31, 2024**

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**Elected Officials**

Township Board

Supervisor	Scott Hendrickson
Clerk	Angela Demas
Treasurer	Philip Deschaine
Trustee	Peter Trezise
Trustee	Kathy Ann Sundland
Trustee	Marna Wilson
Trustee	Nickolas Lentz

Park Commission

Chair	Emily Rambo
Commissioner	Mary Nardo Farris
Commissioner	Amanda Lick
Commissioner	Mark Stephens
Commissioner	Michael McDonald

**Appointed Officials**

Interim Township Manager	Tim Schmitt
Human Resources Director	Abby Tithof
Finance Director	Vacant
Parks & Recreation Director	Courtney Wisinski
Assessor	Ashley Winstead
Community Planning and Development Director	Tim Schmitt
Assistant Township Manager and Director of Public Works	Dan Opsommer
Fire Chief	Mike Hamel
Police Chief	Rick Grillo
Communications Manager	Samantha Diehl
Information Technology	Stephen Gebes
Economic Development Director	Amber Clark
Director of Project Management and Operations	Melissa Massie

## **Independent Auditors' Report**

Township Board  
Charter Township of Meridian  
Ingham County, Michigan

### **Report on the Audit of the Financial Statements**

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Charter Township of Meridian (the Township), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Township as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the East Lansing – Meridian Water and Sewer Authority, a joint venture, which represents 9.66 percent of the assets of the business-type activities as of December 31, 2024, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for East Lansing – Meridian Water and Sewer Authority is based solely on the report of the other auditors.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Township, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Adoption of New Accounting Standard**

As discussed in Note 1 to the financial statements, during the year ended December 31, 2024, the Township adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

#### **Emphasis of Matter Regarding Correction of Error**

As described in Note 17 to the financial statements, the Township recorded prior period adjustments related to the correction of capital asset and utility receivable balances. Our opinions are not modified with respect to this matter.

## **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management

and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Township's basic financial statements. The other supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion, based on our audit and the report of the other auditors, the other supplementary information, as identified in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2025, on our consideration of the Township's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Township's internal control over financial reporting or on compliance. That report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Township's internal control over financial reporting and compliance.

*Yeo & Yeo, P.C.*

Lansing, Michigan  
June 26, 2025

# Charter Township of Meridian

## Management's Discussion and Analysis

### December 31, 2024

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The Township's Annual Comprehensive Financial Report is presented in the format required by the Governmental Accounting Standards Board (GASB) Statement No. 34. The 2024 annual report consists of five parts: (1) management's discussion and analysis, (2) the basic financial statements, (3) required supplementary information, (4) other supplementary information that presents combining statements for nonmajor governmental funds, and (5) a statistical section. The basic financial statements include two kinds of statements that present different views of the Township. The first two statements are government-wide financial statements that provide both long-term and short-term information about the Township's overall financial status. The remaining statements are fund financial statements that focus on individual parts of the Township's government, reporting the Township's operations in more detail than the government-wide statements.

### Government-wide Statements

The government-wide statements report information about the Township as a whole using accounting methods similar to those used by private sector companies. The statement of net position includes all of the government's assets and deferred outflows of resources and liabilities and deferred inflows of resources. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Township's net position and how it has changed. Net position, the difference between the Township's assets and deferred outflows of resources and liabilities and deferred inflows of resources, is one way to measure the Township's financial health or position.

The government-wide financial statements of the Township are divided into three categories:

- **Governmental Activities** – Most of the Township's basic services are included here, such as police, fire, streets and highways, recreation, parks, and general administration. Property taxes, state-shared revenue, and charges for services provide most of the funding.
- **Business-type Activities** – The Township charges fees to customers to cover the costs of certain services it provides. The Township's water and sewer system is treated as a business-type activity.
- **Component Units** – The Township includes five other entities in its report: the Downtown Development Authority, the Local Brownfield Revolving Fund, the Brownfield Redevelopment Authority, the Economic Development Corporation and the Corridor Improvement Authority. Although legally separate, these "component units" are important because the Township is financially accountable for them.

### Fund Financial Statements

The fund financial statements provide more detailed information about the Township's most significant funds – not the Township as a whole. Funds are accounting devices that the Township uses to keep track of specific sources of revenue and spending for particular purposes. Some funds are required by state law and bond covenants. The Township's Board establishes other funds to control and manage money for particular purposes.

The Township has three kinds of funds:

- **Governmental Funds** – Most of the Township's basic services are included in governmental funds, which focus on how cash and other financial assets that can be readily converted to cash flow in and out and the balances left at year end that are available for spending. The governmental fund statements provide a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Township's programs.

**Charter Township of Meridian  
Management's Discussion and Analysis  
December 31, 2024**

- **Proprietary Funds** – Services for which the Township charges customers a fee are generally reported in proprietary funds. Proprietary funds, like government-wide statements, provide both long and short-term financial information.
- **Fiduciary Funds** – The Township is responsible for ensuring that the assets reported in these funds are used for their intended purpose (taxes collected on behalf of other agencies and retirement payments). All of the Township's fiduciary activities are reported in a separate statement of fiduciary net position. We exclude these activities from the Township's government-wide financial statements because the Township cannot use these assets to finance its operations.

**Financial Overview**

In a condensed format, the table below shows a comparison of the net position as of the current date to the prior year:

	Governmental Activities		Business-type Activities		Total	
	2024	2023 (Restated)	2024	2023 (Restated)	2024	2023 (Restated)
<b>Assets</b>						
Current assets	\$ 83,310,221	\$ 75,196,715	\$ 16,950,216	\$ 15,678,842	\$ 100,260,437	\$ 90,875,557
Capital assets	82,339,373	76,417,188	78,271,041	72,714,148	160,610,414	149,131,336
Investment in joint venture	-	-	10,179,532	7,674,740	10,179,532	7,674,740
Total assets	165,649,594	151,613,903	105,400,789	96,067,730	271,050,383	247,681,633
<b>Deferred outflows of resources</b>						
Deferred OPEB	325,640	810,112	-	-	325,640	810,112
Deferred pension	11,604,246	13,106,376	461,137	439,864	12,065,383	13,546,240
Total deferred outflows of resources	11,929,886	13,916,488	461,137	439,864	12,391,023	14,356,352
<b>Liabilities</b>						
Current liabilities	3,596,025	3,033,089	856,429	535,555	4,452,454	3,568,644
Long-term liabilities	56,198,353	51,272,743	32,377,567	30,969,108	88,575,920	82,241,851
Total liabilities	59,794,378	54,305,832	33,233,996	31,504,663	93,028,374	85,810,495
<b>Deferred inflows of resources</b>						
Property taxes levied for a subsequent period	23,287,044	22,761,785	-	-	23,287,044	22,761,785
Deferred leases receivable	-	-	1,490,343	1,504,438	1,490,343	1,504,438
Deferred OPEB	623,515	738,119	-	-	623,515	738,119
Deferred pension	240,701	395,036	7,810	13,493	248,511	408,529
Special assessments levied for a subsequent period	543,191	499,670	-	-	543,191	499,670
Total deferred inflows of resources	24,694,451	24,394,610	1,498,153	1,517,931	26,192,604	25,912,541
<b>Net Position</b>						
Net investment in capital assets	64,110,266	62,620,827	47,050,516	42,912,061	111,160,782	105,532,888
Restricted	20,426,230	24,702,716	-	-	20,426,230	24,702,716
Unrestricted	8,554,155	(493,594)	24,079,261	20,572,939	32,633,416	20,079,345
Total net position	\$ 93,090,651	\$ 86,829,949	\$ 71,129,777	\$ 63,485,000	\$ 164,220,428	\$ 150,314,949

**Charter Township of Meridian  
Management's Discussion and Analysis  
December 31, 2024**

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The Charter Township of Meridian had combined net position of \$164.2 million, which is an increase from last year of by \$13.9 million, or 9.25%. Business-type activities comprise \$71.1 million, which is an increase of \$7.6 million compared to last year. The primary reason for the increase is due to increased charges for services, as the Township increased water billing rates 20% and sewer billing rates 5% compared to 2023, along with improved interest rates. Governmental activities make up \$93.0 million of the total net position, which is a \$6.3 million increase compared to last year. The primary reason for this increase is improved interest rates as market conditions improved, along with an increase in operating grants and contributions and an increase in property tax revenue.

There was a decrease in restricted net position of \$4.27 million primarily due to the use of restricted funds for their intended purposes during the year. For example, restricted funds such as the Park Millage, Road Debt Service, Fire Station Debt and ARPA funds were spent on capital outlay, debt service and public works project, as reflected in the governmental fund expenditures. As these resources were used, they were reclassified from restricted net position to expenses resulting in a lower year end restricted balance.

The current ratio (current assets divided by current liabilities) is at 22.52, a decrease from 25.18 in 2023. The decrease in this ratio is related to an increase in current liabilities. The increase is due to the timing of payments at year end that are included in accounts payable and accrued liabilities. This ratio shows that the Township has adequate current assets to meet its current obligations.

Long-term liabilities totaled \$88.6 million as of year-end, representing 53.9 percent of the Township's net position. Of this amount, \$27.7 million is attributable to net pension and other postemployment benefit (OPEB) obligations. Total long-term liabilities increased by \$6.3 million compared to the prior year, consisting of a \$4.9 million increase within governmental activities and a \$1.4 million increase within business-type activities. The increase is primarily the result of higher special assessment obligations, lease liabilities, and compensated absences, largely attributable to the implementation of new accounting standards.

**Governmental Activities**

Revenues for governmental activities totaled approximately \$41.1 million in 2024. A total of \$22.8 million was in the form of property tax collections, an increase of \$0.84 million from 2023, primarily due to growth in taxable values resulting from inflationary adjustments, new construction, and the uncapping of property values following transfer of ownership. Millage rates remained consistent, with no significant changes affecting the levy. \$6.7 million was charges for services, \$3.0 million was operating grants and contributions, and \$1.0 was capital grants and contributions. Revenue from state sources was \$5.1 million and we recorded investment income of \$2.3 million. Other miscellaneous income totaled \$0.2 million.

Expenses for governmental activities totaled \$34.9 million. That is a decrease of \$3.6 million compared to 2023. A little less than half (46.7 %) of this expense funded public safety in the Township.

**Business-type Activities**

Business-type activities in the Township include water and sewer services. Revenue for business-type activities totaled \$18.8 million; \$17.2 million was collected from customers and \$1.1 million is the value of assets contributed by developers. The Township purchases water from the East Lansing-Meridian Water Sewer Authority and the Board of Water and Light, and water is distributed by the Township through mains to customers. The Township contracts for sewage treatment from the City of East Lansing Wastewater Treatment Plant. Township residential customers are billed quarterly for water and sewer service based on water consumption. Commercial customers are billed monthly.

**Charter Township of Meridian  
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The following table shows the changes in net position:

	Governmental Activities		Business-type Activities		Total	
	2024	2023 (Restated)	2024	2023 (Restated)	2024	2023 (Restated)
<b>Revenue</b>						
Program revenue:						
Charges for services	\$6,683,804	\$6,460,806	\$17,242,777	\$14,427,823	\$23,926,581	\$20,888,629
Operating grants and contributions	3,033,042	2,747,247	-	-	3,033,042	2,747,247
Capital grants and contributions	1,013,928	1,034,349	1,103,795	826,331	2,117,723	1,860,680
General Revenue:						
Property taxes	22,781,217	21,932,209	-	-	22,781,217	21,932,209
State sources	5,067,649	5,067,428	-	-	5,067,649	5,067,428
Unrestricted investment income (loss)	2,271,819	2,290,171	480,653	557,271	2,752,472	2,847,442
Gain on Sale of capital assets	55,000	45,818	-	-	55,000	45,818
Other miscellaneous income	239,181	346,898	-	-	239,181	346,898
<b>Total revenue</b>	<b>41,145,640</b>	<b>39,924,926</b>	<b>18,827,225</b>	<b>15,811,425</b>	<b>59,972,865</b>	<b>55,736,351</b>
<b>Program Expenses</b>						
General government	8,181,142	6,032,287	-	-	8,181,142	6,032,287
Public safety	16,292,505	14,829,667	-	-	16,292,505	14,829,667
Public works	5,664,245	5,468,862	-	-	5,664,245	5,468,862
Health and welfare	271,261	262,078	-	-	271,261	262,078
Community and economic development	1,407,444	1,261,967	-	-	1,407,444	1,261,967
Recreation and culture	2,551,459	3,013,366	-	-	2,551,459	3,013,366
Interest on long-term debt	516,882	451,980	-	-	516,882	451,980
Water and sewer	-	-	11,182,448	12,106,564	11,182,448	12,106,564
<b>Total program expenses</b>	<b>34,884,938</b>	<b>31,320,207</b>	<b>11,182,448</b>	<b>12,106,564</b>	<b>46,067,386</b>	<b>43,426,771</b>
<b>Change in Net Position</b>	<b>6,260,702</b>	<b>8,604,719</b>	<b>7,644,777</b>	<b>3,704,861</b>	<b>13,905,479</b>	<b>12,309,580</b>
Adoption of GASB 101	-	(912,246)	-	(84,152)	-	(996,398)
Net Position – beginning of year	86,829,949	79,137,476	63,485,000	59,864,291	150,314,949	139,001,767
<b>Net Position – end of year</b>	<b>\$93,090,651</b>	<b>\$86,829,949</b>	<b>\$71,129,777</b>	<b>\$63,485,000</b>	<b>\$164,220,428</b>	<b>\$150,314,949</b>

**Financial Analysis of Township Funds and Budgets**

The General Fund ended 2024 with a fund balance of \$15.02 million (compared with \$14.5 million in 2023). This represents approximately 6.1 months of annual expenditures, which is within the requirements of policy governance established by the Township's board. The total increase in fund balance is approximately \$0.5 million. The overall increase resulted primarily from an increase of \$0.9 million of property tax revenue, and a reduction of expenses for General Government of \$0.7 million. The Township has continued to operate with a balanced budget. This has been accomplished with the dedicated efforts of all employees to work more efficiently, manage expenditures, and enhance revenue whenever possible.

The Local Roads Fund experienced an increase in fund balance of \$4.9 million during the year. The increase was largely the result of the issuance of \$10.2 million in new debt to fund future road projects.

**Charter Township of Meridian  
Management's Discussion and Analysis  
December 31, 2024**

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**Budget Variances**

All funds of the Township operate with a board-approved budget. These budgets are monitored and amended as needed throughout the year. Such amendments are primarily related to projects carried over from the prior year and unanticipated projects or revenue. In addition, unexpected changes in projected revenues may result in changes to the expenditure budgets (e.g., reduction in state-shared revenue).

The actual vs. budget variances in the General Fund are the result of efforts to keep costs below budget. On the revenue side, the largest positive variances occurred in the charges for services, state grants, and investment income. On the expenditure side, public safety exceeded the final amended budget primarily due to the required recognition of lease liabilities and related expenses under GASB statement No. 87 Leases. While these lease costs were recognized in accordance with the new accounting standard, the Township's budget for Public Safety included only the expected cash outflows, not the full impact of the standard's required liability recognition, resulting in a non-cash budget variance.

The General Fund had significant budget amendments during the year, including an increase of approximately \$1.6 million in revenues and \$2.5 million in expenditures and transfers out. As the year progressed, the Township anticipated higher-than-originally-budgeted revenues from licenses and permits, federal and state grants, charges for services, and investment income. On the expenditure side, public safety costs increased primarily due to higher personnel expenses, including approximately \$700,000 in salary increases, as well as additional training expenditures to support departmental readiness and compliance. Transfers out also increased, most notably to fund the purchase of a new fire truck.

**Capital Assets Activity**

There were several projects in 2024, including continued renovations of the Public Safety building, completion of MSU to Lake Lansing Phase II regional pathway and multiple sewer replacement projects.

Additional information about capital assets is presented in Note 5 to the financial statements.

**Long-term Debt Activity**

The Township continued to pay off its debt and made principal payments on the outstanding governmental activities debt of approximately \$4,358,772 during 2024. Outstanding governmental activities debt at December 31, 2024 including compensated absences and outstanding lease liability was approximately \$29.6 million.

For business-type activities, the Township recorded \$2.9 million of new debt for wastewater system improvements and paid down approximately \$1.6 million of existing debt. Ending business-type debt including compensated absences was approximately \$31.3 million.

More detailed information about long-term liabilities is presented in Note 8 to the financial statements.

**Current Economic Events**

The Township continues to experience a fairly healthy economy in the community. This is seen in an appreciating housing market, as well as some new construction growth. In 2024, taxable value growth continued to increase for the eleventh year in a row, bringing us 49% above 2013 values. The resulting property tax growth has been helpful in offsetting ongoing cost increases, but challenges remain in addressing higher inflation rates for all goods and services.

**Charter Township of Meridian  
Management's Discussion and Analysis  
December 31, 2024**

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Personnel costs represent approximately 74.7% of the governmental operating expenses of the Township. The increasing cost of healthcare and legacy costs continue to be a concern. Changes in programs and employee cost-sharing agreements in the past couple of years have helped to contain healthcare costs; however, they continue to rise along with payroll taxes, pension, and other personnel costs. Operating efficiencies, organizational restructuring, and improved technology have helped to contain expenditures to available revenue.

**Contact Us**

This report is intended to aid our residents and other interested parties in understanding the Township's financial condition. Should you have further questions, please contact the Finance Department at the Township's Municipal Building.

**Charter Township of Meridian**  
**Statement of Net Position**  
**December 31, 2024**

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<b>Assets</b>				
Cash and cash equivalents	\$ 16,797,822	\$ 6,696,734	\$ 23,494,556	\$ 463,732
Investments	47,786,933	3,655,419	51,442,352	-
Receivables				
Accounts	1,352,287	222,724	1,575,011	-
Taxes	13,501,141	-	13,501,141	654,311
Utility bills	-	3,807,594	3,807,594	-
Special assessments	2,448,947	-	2,448,947	-
Leases receivable	-	1,490,343	1,490,343	-
Due from other units of government	845,695	-	845,695	-
Internal balances	282,609	(282,609)	-	-
Inventories	-	1,059,381	1,059,381	-
Prepaid items	294,787	300,630	595,417	-
Investment in joint venture	-	10,179,532	10,179,532	-
Capital assets not being depreciated	38,382,181	983,709	39,365,890	-
Capital assets, net of accumulated depreciation	43,957,192	77,287,332	121,244,524	-
Total assets	<u>165,649,594</u>	<u>105,400,789</u>	<u>271,050,383</u>	<u>1,118,043</u>
<b>Deferred outflows of resources</b>				
Pension related	11,604,246	461,137	12,065,383	-
OPEB related	325,640	-	325,640	-
Total deferred outflows of resources	<u>11,929,886</u>	<u>461,137</u>	<u>12,391,023</u>	<u>-</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Statement of Net Position**  
**December 31, 2024**

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<b>Liabilities</b>				
Accounts payable	\$ 2,193,650	\$ 598,310	\$ 2,791,960	\$ -
Due to other units of government	39,952	1,029	40,981	43,304
Payroll and other liabilities	863,602	257,090	1,120,692	-
Interest payable	252,389	-	252,389	-
Customer deposits	25,563	-	25,563	-
Unearned revenue	220,869	-	220,869	-
Noncurrent liabilities				
Debt due within one year	7,686,007	1,804,273	9,490,280	-
Debt due in more than one year	21,885,035	29,523,457	51,408,492	-
Net pension liability	26,475,478	1,049,837	27,525,315	-
Net OPEB liability	151,833	-	151,833	-
Total liabilities	<u>59,794,378</u>	<u>33,233,996</u>	<u>93,028,374</u>	<u>43,304</u>
<b>Deferred inflows of resources</b>				
Property taxes levied for a subsequent period	23,287,044	-	23,287,044	649,885
Special assessments levied for a subsequent period	543,191	-	543,191	-
Lease related	-	1,490,343	1,490,343	-
Pension related	240,701	7,810	248,511	-
OPEB related	623,515	-	623,515	-
Total deferred inflows of resources	<u>24,694,451</u>	<u>1,498,153</u>	<u>26,192,604</u>	<u>649,885</u>
<b>Net position</b>				
Net investment in capital assets	64,110,266	47,050,516	111,160,782	-
Restricted for				
Land preservation	7,869,168	-	7,869,168	-
Pedestrian/bike path millage	2,683,469	-	2,683,469	-
Fire	3,153	-	3,153	-
Police	41,653	-	41,653	-
Senior center millage	545,688	-	545,688	-
Cable TV	114,484	-	114,484	-
Community needs	74,715	-	74,715	-
Library	15,044	-	15,044	-
Grants	143,481	-	143,481	-
CATA millage	36,457	-	36,457	-
Opioid remediation	262,913	-	262,913	-
Local roads	4,225,171	-	4,225,171	-
Park millage	1,686,108	-	1,686,108	-
Fire station debt service	320,676	-	320,676	-
Road debt service	2,404,050	-	2,404,050	-
Unrestricted	<u>8,554,155</u>	<u>24,079,261</u>	<u>32,633,416</u>	<u>424,854</u>
Total net position	<u>\$ 93,090,651</u>	<u>\$ 71,129,777</u>	<u>\$ 164,220,428</u>	<u>\$ 424,854</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Statement of Activities**  
**For the Year Ended December 31, 2024**

	Program Revenues				Net (Expense) Revenue and Changes in Net Position			Component Units
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total	
					Governmental Activities	Business-type Activities		
<b>Functions/programs</b>								
<b>Primary government</b>								
<b>Governmental activities</b>								
General government	\$ 8,181,142	\$ 1,498,800	\$ 2,155,494	\$ -	\$ (4,526,848)	\$ -	\$ (4,526,848)	\$ -
Public safety	16,292,505	3,701,935	455,728	-	(12,134,842)	-	(12,134,842)	-
Public works	5,664,245	1,050,000	335,000	333,072	(3,946,173)	-	(3,946,173)	-
Health and welfare	271,261	-	57,738	-	(213,523)	-	(213,523)	-
Community and economic development	1,407,444	-	-	-	(1,407,444)	-	(1,407,444)	-
Recreation and culture	2,551,459	433,069	29,082	680,856	(1,408,452)	-	(1,408,452)	-
Interest	516,882	-	-	-	(516,882)	-	(516,882)	-
<b>Total governmental activities</b>	<b>34,884,938</b>	<b>6,683,804</b>	<b>3,033,042</b>	<b>1,013,928</b>	<b>(24,154,164)</b>	<b>-</b>	<b>(24,154,164)</b>	<b>-</b>
<b>Business-type activities</b>								
Sewer	6,323,736	8,772,581	-	555,646	-	3,004,491	3,004,491	-
Water	4,858,712	8,470,196	-	548,149	-	4,159,633	4,159,633	-
<b>Total business-type activities</b>	<b>11,182,448</b>	<b>17,242,777</b>	<b>-</b>	<b>1,103,795</b>	<b>-</b>	<b>7,164,124</b>	<b>7,164,124</b>	<b>-</b>
<b>Total primary government</b>	<b>\$ 46,067,386</b>	<b>\$ 23,926,581</b>	<b>\$ 3,033,042</b>	<b>\$ 2,117,723</b>	<b>(24,154,164)</b>	<b>7,164,124</b>	<b>(16,990,040)</b>	<b>-</b>
<b>Component units</b>								
Brownfield Redevelopment Authority	\$ 552,186	\$ -	\$ -	\$ -	-	-	-	\$ (552,186)
Economic Development Corporation	9,300	10,000	4,200	-	-	-	-	4,900
Downtown Development Authority	16,616	-	-	-	-	-	-	(16,616)
Corridor Improvement Authority	319	-	-	-	-	-	-	(319)
<b>Total component units</b>	<b>\$ 578,421</b>	<b>\$ 10,000</b>	<b>\$ 4,200</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(564,221)</b>
<b>General revenues</b>								
Property taxes	-	-	-	-	22,781,217	-	22,781,217	663,294
Unrestricted state-shared revenue	-	-	-	-	5,067,649	-	5,067,649	-
Unrestricted investment earnings	-	-	-	-	2,271,819	480,653	2,752,472	6,006
Gain on sale of capital assets	-	-	-	-	55,000	-	55,000	-
Miscellaneous	-	-	-	-	239,181	-	239,181	-
<b>Total general revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,414,866</b>	<b>480,653</b>	<b>30,895,519</b>	<b>669,300</b>
<b>Change in net position</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,260,702</b>	<b>7,644,777</b>	<b>13,905,479</b>	<b>105,079</b>
<b>Net position - beginning of year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>82,059,766</b>	<b>62,562,886</b>	<b>144,622,652</b>	<b>319,775</b>
<b>Change in accounting principle</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(912,246)</b>	<b>(84,152)</b>	<b>(996,398)</b>	<b>-</b>
<b>Correction of errors</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,682,429</b>	<b>1,006,266</b>	<b>6,688,695</b>	<b>-</b>
<b>Net position - beginning of year, as restated</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>86,829,949</b>	<b>63,485,000</b>	<b>150,314,949</b>	<b>319,775</b>
<b>Net position - end of year</b>	<b>\$ 93,090,651</b>	<b>\$ 71,129,777</b>	<b>\$ 164,220,428</b>	<b>\$ 424,854</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Governmental Funds**  
**Balance Sheet**  
**December 31, 2024**

	Special Revenue		Debt		Total Governmental Funds
	General	Fund	Service Fund	Nonmajor Governmental Funds	
		Local Roads	Road Debt		
<b>Assets</b>					
Cash and cash equivalents	\$ 6,382,710	\$ 1,571,622	\$ 4,372,597	\$ 4,066,294	\$ 16,393,223
Investments	17,975,033	13,397,585	-	15,862,321	47,234,939
Receivables					
Accounts	783,202	350,803	-	218,282	1,352,287
Taxes	9,296,460	-	2,575,565	1,629,116	13,501,141
Special assessments	234,315	-	-	2,214,632	2,448,947
Due from other units of government	843,611	-	-	2,084	845,695
Due from other funds	345,421	-	-	-	345,421
Prepaid items	157,138	750	-	136,899	294,787
<b>Total assets</b>	<b>\$ 36,017,890</b>	<b>\$ 15,320,760</b>	<b>\$ 6,948,162</b>	<b>\$ 24,129,628</b>	<b>\$ 82,416,440</b>
<b>Liabilities</b>					
Accounts payable	\$ 1,326,544	\$ 581,172	\$ -	\$ 258,856	\$ 2,166,572
Due to other funds	948,654	-	-	62,812	1,011,466
Due to other units of government	39,945	-	-	7	39,952
Payroll and other liabilities	841,782	-	-	17,991	859,773
Customer deposits	25,563	-	-	-	25,563
Unearned revenue	81,693	-	-	139,176	220,869
<b>Total liabilities</b>	<b>3,264,181</b>	<b>581,172</b>	<b>-</b>	<b>478,842</b>	<b>4,324,195</b>
<b>Deferred inflows of resources</b>					
Unavailable revenue - state shared revenue	843,292	-	-	-	843,292
Unavailable revenue - special assessments	-	-	-	2,134,632	2,134,632
Unavailable revenue - ambulance charges	72,980	-	-	-	72,980
Unavailable revenue - federal grant revenue	-	-	-	1,435	1,435
Unavailable revenue - state grant revenue	-	-	-	19,598	19,598
Unavailable revenue - other revenue	-	-	-	188,915	188,915
Unavailable revenue - licenses and permits	187,446	-	-	-	187,446
Unavailable revenue - charges for services	72,815	15,176	-	-	87,991
Property taxes levied for a subsequent period	16,091,564	1,010	4,403,077	2,791,393	23,287,044
Special assessments levied for a subsequent period	463,191	-	-	80,000	543,191
<b>Total deferred inflows of resources</b>	<b>17,731,288</b>	<b>16,186</b>	<b>4,403,077</b>	<b>5,215,973</b>	<b>27,366,524</b>
<b>Fund balances</b>					
Non-spendable					
Prepaid items	157,138	750	-	136,899	294,787
Restricted for					
Park millage	-	-	-	1,678,364	1,678,364
Pedestrian/bike path millage	-	-	-	2,667,966	2,667,966
Fire	-	-	-	3,081	3,081
Police	-	-	-	40,771	40,771
Senior center millage	-	-	-	545,688	545,688
Cable TV	-	-	-	114,484	114,484
Community needs	-	-	-	74,715	74,715
Library	-	-	-	15,044	15,044
Grants	-	-	-	142,483	142,483
Capital area transportation authority millage	-	-	-	36,457	36,457
Opioid remediation	-	-	-	73,998	73,998
Local roads	-	4,209,245	-	-	4,209,245
Local roads - capital projects	-	10,513,407	-	-	10,513,407
Land preservation	-	-	-	7,868,913	7,868,913
Fire station debt service	-	-	-	323,476	323,476
Road debt service	-	-	2,545,085	-	2,545,085
Committed - pension stabilization	2,212,023	-	-	-	2,212,023
Assigned					
American Rescue Plan Act	-	-	-	27,824	27,824
Township improvement	-	-	-	4,684,650	4,684,650
Unassigned	12,653,260	-	-	-	12,653,260
<b>Total fund balances</b>	<b>15,022,421</b>	<b>14,723,402</b>	<b>2,545,085</b>	<b>18,434,813</b>	<b>50,725,721</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 36,017,890</b>	<b>\$ 15,320,760</b>	<b>\$ 6,948,162</b>	<b>\$ 24,129,628</b>	<b>\$ 82,416,440</b>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Governmental Funds**  
**Reconciliation of Fund Balances of Governmental Funds**  
**to Net Position of Governmental Activities**  
**December 31, 2024**

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<b>Total fund balances for governmental funds</b>	<b>\$ 50,725,721</b>
Total net position for governmental activities in the statement of net position is different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	
Capital assets not being depreciated	38,382,181
Capital assets, net of accumulated depreciation	40,702,101
Certain receivables are not available to pay for current period expenditures and, therefore are deferred in the funds.	
	3,536,289
Deferred outflows (inflows) of resources.	
Deferred outflows of resources resulting from net pension liability	11,565,532
Deferred outflows of resources resulting from net OPEB liability	325,640
Deferred inflows of resources resulting from net pension liability	(240,046)
Deferred inflows of resources resulting from net OPEB liability	(623,515)
Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.	
Accrued interest	(252,389)
Compensated absences	(1,688,599)
Bonds, notes, premiums and discounts	(26,160,197)
Lease liabilities	(1,701,923)
Net pension liability	(26,387,343)
Net OPEB liability	(151,833)
Internal service funds are included as part of governmental activities.	5,059,032
<b>Net position of governmental activities</b>	<b>\$ 93,090,651</b>

**Charter Township of Meridian**  
**Governmental Funds**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended December 31, 2024**

	<i>Formerly Major Fund</i>			Debt	Nonmajor Governmental Funds	Total Governmental Funds
	General	Special Revenue Funds		Service Fund		
		Local Roads	Park Millage	Road Debt		
<b>Revenues</b>						
Taxes	\$ 15,917,493	\$ 1,010		\$ 4,138,708	\$ 3,321,271	\$ 23,378,482
Licenses and permits	1,983,060	-		-	-	1,983,060
Federal grants	77,959	-		-	1,463,862	1,541,821
State grants	5,358,767	-		24,710	31,023	5,414,500
Local contributions	606,366	335,000		-	680,856	1,622,222
Charges for services	3,999,953	-		-	606,235	4,606,188
Fines and forfeitures	279,723	-		-	-	279,723
Investment income (loss)	890,577	271,498		98,598	970,590	2,231,263
Other revenue	69,881	(815)		-	375,372	444,438
	<u>29,183,779</u>	<u>606,693</u>		<u>4,262,016</u>	<u>7,449,209</u>	<u>41,501,697</u>
<b>Expenditures</b>						
Current						
General government	7,595,628	-		-	-	7,595,628
Public safety	17,999,757	-		-	410,690	18,410,447
Public works	-	6,047,079		-	1,711,462	7,758,541
Health and welfare	61,993	-		-	193,992	255,985
Community and economic development	1,307,188	-		-	-	1,307,188
Recreation and culture	1,434,982	-		-	2,192,498	3,627,480
Capital outlay	-	-		-	1,405,539	1,405,539
Debt service						
Principal retirement	875,095	-		3,415,000	245,000	4,535,095
Interest and fiscal charges	246,420	-		518,000	13,956	778,376
Bond issuance costs	-	67,836		-	-	67,836
	<u>29,521,063</u>	<u>6,114,915</u>		<u>3,933,000</u>	<u>6,173,137</u>	<u>45,742,115</u>
Excess (deficiency) of revenues over expenditures	<u>(337,284)</u>	<u>(5,508,222)</u>		<u>329,016</u>	<u>1,276,072</u>	<u>(4,240,418)</u>
<b>Other financing sources (uses)</b>						
Transfers in	267,490	155,506		-	32,736	455,732
Transfers out	(1,237,594)	-		-	(293,792)	(1,531,386)
Issuance of debt	-	10,284,856		-	-	10,284,856
Lease liabilities issued	1,878,246	-		-	-	1,878,246
	<u>908,142</u>	<u>10,440,362</u>		<u>-</u>	<u>(261,056)</u>	<u>11,087,448</u>
Net change in fund balances	<u>570,858</u>	<u>4,932,140</u>		<u>329,016</u>	<u>1,015,016</u>	<u>6,847,030</u>
Fund balances - beginning of year, as previously presented	14,451,563	9,791,262	1,498,991	2,216,069	15,920,806	43,878,691
Changes within financial reporting entity (major to nonmajor fund)	-	-	(1,498,991)	-	1,498,991	-
Fund balances - beginning of year, as adjusted	<u>14,451,563</u>	<u>9,791,262</u>		<u>2,216,069</u>	<u>17,419,797</u>	<u>43,878,691</u>
Fund balances - end of year	<u>\$ 15,022,421</u>	<u>\$ 14,723,402</u>		<u>\$ 2,545,085</u>	<u>\$ 18,434,813</u>	<u>\$ 50,725,721</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Governmental Funds**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances**  
**of Governmental Funds to the Statement of Activities**  
**For the Year Ended December 31, 2024**

<b>Net change in fund balances - total governmental funds</b>	<b>\$ 6,847,030</b>
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense.	
Depreciation and amortization expense	(5,298,476)
Capital outlay	10,978,510
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.	
	(451,613)
Expenses are recorded when incurred in the statement of activities.	
Accrued interest	27,761
Compensated absences	165,893
The statement of net position reports the net pension liability and deferred outflows of resources and deferred inflows related to the net pension liability and pension expense. However, the amount recorded on the governmental funds equals actual pension contributions.	
Net change in the net pension liability	1,986,117
Net change in the deferred outflow of resources related to the net pension liability	(1,478,243)
Net change in the deferred inflow of resources related to the net pension liability	153,071
The statement of net position reports the net OPEB liability and deferred outflows of resources and deferred inflows related to the net OPEB liability and pension expense. However, the amount recorded on the governmental funds equals actual OPEB contributions.	
Net change in the net OPEB liability	517,723
Net change in the deferred outflow of resources related to the net OPEB liability	(484,472)
Net change in the deferred inflow of resources related to the net OPEB liability	114,604
Long-term liabilities and related transactions applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities.	
Debt issued	(12,473,102)
Repayments of long-term debt	4,535,095
Amortization of premiums, discounts and similar items	301,569
Internal service funds are also included as governmental activities	819,235
<b>Change in net position of governmental activities</b>	<b>\$ 6,260,702</b>

**Charter Township of Meridian**  
**Proprietary Funds**  
**Statement of Net Position**  
**December 31, 2024**

	Enterprise Funds			Internal Service
	Sewer	Water	Total	Fund Motor Pool
<b>Assets</b>				
Current assets				
Cash and cash equivalents	\$ 4,331,598	\$ 2,365,136	\$ 6,696,734	\$ 404,599
Investments	1,537,033	2,118,386	3,655,419	551,994
Receivables				
Accounts	6,649	216,075	222,724	-
Utility bills	1,939,659	1,867,935	3,807,594	-
Leases receivable, current	-	15,292	15,292	-
Due from other funds	5,000	5,000	10,000	948,654
Inventories	-	1,059,381	1,059,381	-
Prepaid items	285,938	14,692	300,630	-
	<u>8,105,877</u>	<u>7,661,897</u>	<u>15,767,774</u>	<u>1,905,247</u>
Total current assets				
Noncurrent assets				
Investment in joint venture	-	10,179,532	10,179,532	-
Leases receivable, long-term	-	1,475,051	1,475,051	-
Capital assets not being depreciated	310,179	673,530	983,709	-
Capital assets, net of accumulated depreciation	57,502,312	19,785,020	77,287,332	3,255,091
	<u>57,812,491</u>	<u>32,113,133</u>	<u>89,925,624</u>	<u>3,255,091</u>
Total noncurrent assets				
	<u>57,812,491</u>	<u>32,113,133</u>	<u>89,925,624</u>	<u>3,255,091</u>
Total assets	<u>65,918,368</u>	<u>39,775,030</u>	<u>105,693,398</u>	<u>5,160,338</u>
<b>Deferred outflows of resources</b>				
Pension related	142,694	318,443	461,137	38,714
	<u>142,694</u>	<u>318,443</u>	<u>461,137</u>	<u>38,714</u>
<b>Liabilities</b>				
Current liabilities				
Accounts payable	129,679	468,631	598,310	27,078
Due to other funds	143,203	149,406	292,609	-
Due to other units of government	-	1,029	1,029	-
Payroll and other liabilities	144,894	112,196	257,090	3,829
Compensated absences	15,034	17,269	32,303	3,658
Current portion of long-term liabilities	1,771,970	-	1,771,970	-
	<u>2,204,780</u>	<u>748,531</u>	<u>2,953,311</u>	<u>34,565</u>
Total current liabilities				
	<u>2,204,780</u>	<u>748,531</u>	<u>2,953,311</u>	<u>34,565</u>
Noncurrent liabilities				
Compensated absences	68,486	78,671	147,157	16,665
Long-term liabilities	29,376,300	-	29,376,300	-
Net pension liability	324,851	724,986	1,049,837	88,135
	<u>29,769,637</u>	<u>803,657</u>	<u>30,573,294</u>	<u>104,800</u>
Total noncurrent liabilities				
	<u>29,769,637</u>	<u>803,657</u>	<u>30,573,294</u>	<u>104,800</u>
Total liabilities	<u>31,974,417</u>	<u>1,552,188</u>	<u>33,526,605</u>	<u>139,365</u>
<b>Deferred inflows of resources</b>				
Lease related	-	1,490,343	1,490,343	-
Pension related	2,421	5,389	7,810	655
	<u>2,421</u>	<u>1,495,732</u>	<u>1,498,153</u>	<u>655</u>
Total deferred inflows of resources				
	<u>2,421</u>	<u>1,495,732</u>	<u>1,498,153</u>	<u>655</u>
<b>Net position</b>				
Net investment in capital assets	26,664,221	20,386,295	47,050,516	3,255,091
Unrestricted	7,420,003	16,659,258	24,079,261	1,803,941
	<u>34,084,224</u>	<u>37,045,553</u>	<u>71,129,777</u>	<u>5,059,032</u>
Total net position				
	<u>\$ 34,084,224</u>	<u>\$ 37,045,553</u>	<u>\$ 71,129,777</u>	<u>\$ 5,059,032</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Proprietary Funds**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**For the Year Ended December 31, 2024**

	Enterprise Funds			Internal Service
	Sewer	Water	Total	Fund Motor Pool
<b>Operating revenue</b>				
Customer fees	\$ 8,568,768	\$ 7,977,985	\$ 16,546,753	\$ -
Billings to other funds	-	-	-	1,266,467
Rental income	-	27,430	27,430	-
Other revenue	203,813	464,781	668,594	47,377
<b>Total operating revenue</b>	<u>8,772,581</u>	<u>8,470,196</u>	<u>17,242,777</u>	<u>1,313,844</u>
<b>Operating expenses</b>				
Personnel services	1,006,987	1,405,644	2,412,631	259,879
Supplies	43,639	89,585	133,224	-
Contractual services	2,210,041	4,452,120	6,662,161	58,968
Utilities	103,513	6,110	109,623	-
Repairs and maintenance	163,546	7,197	170,743	616,992
Other expenses	601,791	526,311	1,128,102	-
Depreciation	1,555,588	876,538	2,432,126	729,980
<b>Total operating expenses</b>	<u>5,685,105</u>	<u>7,363,505</u>	<u>13,048,610</u>	<u>1,665,819</u>
<b>Operating income (loss)</b>	<u>3,087,476</u>	<u>1,106,691</u>	<u>4,194,167</u>	<u>(351,975)</u>
<b>Nonoperating revenue (expenses)</b>				
Investment income	282,611	198,042	480,653	40,556
Change in value of joint venture	-	2,504,793	2,504,793	-
Gain on sale of capital assets	-	-	-	55,000
Interest expense	(638,631)	-	(638,631)	-
<b>Total nonoperating revenues (expenses)</b>	<u>(356,020)</u>	<u>2,702,835</u>	<u>2,346,815</u>	<u>95,556</u>
<b>Income (loss) before contributions and transfers</b>	<u>2,731,456</u>	<u>3,809,526</u>	<u>6,540,982</u>	<u>(256,419)</u>
Capital contributions	555,646	548,149	1,103,795	-
Transfers in	-	-	-	1,075,654
<b>Change in net position</b>	<u>3,287,102</u>	<u>4,357,675</u>	<u>7,644,777</u>	<u>819,235</u>
Net position - beginning of year	30,299,053	32,263,833	62,562,886	4,241,622
Change in accounting principle	(37,913)	(46,239)	(84,152)	(1,825)
Correction of errors	535,982	470,284	1,006,266	-
<b>Net position - beginning of year (restated)</b>	<u>30,797,122</u>	<u>32,687,878</u>	<u>63,485,000</u>	<u>4,239,797</u>
<b>Net position - end of year</b>	<u>\$ 34,084,224</u>	<u>\$ 37,045,553</u>	<u>\$ 71,129,777</u>	<u>\$ 5,059,032</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Proprietary Funds**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2024**

	Enterprise Funds			Internal Service Funds
	Sewer	Water	Total	Motor Pool
<b>Cash flows from operating activities</b>				
Receipts from customers	\$ 8,350,694	\$ 7,701,701	\$ 16,052,395	\$ 365,190
Receipts from other funds	138,203	144,406	282,609	-
Payments to other funds	-	-	-	(641,701)
Payments to suppliers	(3,069,753)	(5,040,397)	(8,110,150)	(310,720)
Payments to employees	(1,014,198)	(1,420,851)	(2,435,049)	-
Net cash provided (used) by operating activities	<u>4,404,946</u>	<u>1,384,859</u>	<u>5,789,805</u>	<u>(587,231)</u>
<b>Cash flows from noncapital financing activities</b>				
Transfer from other funds	-	-	-	1,075,654
<b>Cash flows from capital and related financing activities</b>				
Purchases/construction of capital assets	(2,727,993)	(1,121,907)	(3,849,900)	(972,131)
Principal and interest paid on long-term debt	(2,416,470)	-	(2,416,470)	-
Proceeds from sale of capital assets	-	-	-	55,000
Net cash used by capital and related financing activities	<u>(5,144,463)</u>	<u>(1,121,907)</u>	<u>(6,266,370)</u>	<u>(917,131)</u>
<b>Cash flows from investing activities</b>				
Proceeds from sales and maturities of investments	-	2,504,793	2,504,793	-
Purchases of investments	(1,537,033)	(2,908,358)	(4,445,391)	(551,994)
Interest received	282,611	198,042	480,653	40,556
Net cash used by investing activities	<u>(1,254,422)</u>	<u>(205,523)</u>	<u>(1,459,945)</u>	<u>(511,438)</u>
Net change in cash and cash equivalents	(1,993,939)	57,429	(1,936,510)	(940,146)
Cash and cash equivalents - beginning of year	<u>6,325,537</u>	<u>2,307,707</u>	<u>8,633,244</u>	<u>1,344,745</u>
Cash and cash equivalents - end of year	<u>\$ 4,331,598</u>	<u>\$ 2,365,136</u>	<u>\$ 6,696,734</u>	<u>\$ 404,599</u>
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities</b>				
Operating income (loss)	\$ 3,087,476	\$ 1,106,691	\$ 4,194,167	\$ (351,975)
Adjustments to reconcile operating income to net cash from operating activities				
Depreciation and amortization expense	1,555,588	876,538	2,432,126	729,980
Changes in assets and liabilities				
Receivables (net)	(421,887)	(754,400)	(1,176,287)	-
Due from other funds	(5,000)	(5,000)	(10,000)	(948,654)
Inventories	-	(368,469)	(368,469)	-
Prepaid items	(6,785)	1,647	(5,138)	-
Pension related deferred outflows of resources	(12,701)	(8,572)	(21,273)	23,887
Accounts payable	23,485	373,611	397,096	(210)
Accrued and other liabilities	10,716	731	11,447	2,100
Due to other funds	143,203	149,406	292,609	-
Due to other units of government	-	1,029	1,029	-
Compensated absences	(7,211)	(15,207)	(22,418)	8,127
Net pension liability	39,633	45,061	84,694	(49,222)
Lease related deferred inflows of resources	-	(14,095)	(14,095)	-
Pension related deferred inflows of resources	(1,571)	(4,112)	(5,683)	(1,264)
Net cash provided (used) by operating activities	<u>\$ 4,404,946</u>	<u>\$ 1,384,859</u>	<u>\$ 5,789,805</u>	<u>\$ (587,231)</u>
<b>Supplementary Information</b>				
Contributed capital	<u>\$ 555,646</u>	<u>\$ 548,149</u>	<u>\$ 1,103,795</u>	<u>\$ -</u>
Capital assets acquired through amounts in accounts payable	<u>\$ -</u>	<u>\$ 72,255</u>	<u>\$ -</u>	<u>\$ 72,255</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Fiduciary Funds**  
**Statement of Fiduciary Net Position**  
**December 31, 2024**

	<u>Pension and Other Employee Benefit Trust Funds</u>	<u>Custodial Fund Tax Collection Fund</u>
<b>Assets</b>		
Cash and cash equivalents	\$ -	\$ 16,662,993
Investments		
Money market mutual fund	153,801	-
Exchange traded funds	745,221	-
Mutual funds	11,481,223	-
Receivables		
Accrued interest and other	<u>649</u>	<u>-</u>
 Total assets	 <u>12,380,894</u>	 <u>16,662,993</u>
<b>Liabilities</b>		
Accounts payable	-	76,635
Due to other units of government	<u>-</u>	<u>16,586,358</u>
 Total liabilities	 <u>-</u>	 <u>16,662,993</u>
<b>Net position</b>		
Restricted for:		
Pensions	4,326,609	-
Postemployment benefits other than pension	<u>8,054,285</u>	<u>-</u>
 Total net position	 <u>\$ 12,380,894</u>	 <u>\$ -</u>

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian**  
**Fiduciary Funds**  
**Statement of Changes in Fiduciary Net Position**  
**For the Year Ended December 31, 2024**

	Pension and Other Employee Benefit Trust Funds	Custodial Fund Tax Collection Fund
<b>Additions</b>		
Contributions		
Employer	\$ 166,789	\$ -
Investment earnings		
Interest, dividends and other	802,127	-
Net increase in fair value of investments	381,786	-
Investment expenses	(23,894)	-
Net investment gain	1,160,019	-
Property tax collections for other governments	-	103,356,927
Total additions	1,326,808	103,356,927
<b>Deductions</b>		
Benefits paid to participants or beneficiaries	549,591	-
Other deductions	60,356	-
Payments of property tax to other governments	-	103,356,927
Total deductions	609,947	103,356,927
Change in net position	716,861	-
Net position - beginning of year	11,664,033	-
Net position - end of year	\$ 12,380,894	\$ -

See Accompanying Notes to the Financial Statements

**Charter Township of Meridian  
Component Units  
Statement of Net Position  
December 31, 2024**

	Local Brownfield Revolving Fund	Brownfield Redevelopment Authority	Economic Development Corporation	Downtown Development Authority	Corridor Improvement Authority	Total
<b>Assets</b>						
Current assets						
Cash and cash equivalents	\$ 52,967	\$ 129,361	\$ 64,053	\$ 200,840	\$ 16,511	\$ 463,732
Receivables						
Taxes	-	532,999	-	66,187	55,125	654,311
Total assets	<u>52,967</u>	<u>662,360</u>	<u>64,053</u>	<u>267,027</u>	<u>71,636</u>	<u>1,118,043</u>
<b>Liabilities</b>						
Current liabilities						
Due to other units of government	-	42,985	-	-	319	43,304
<b>Deferred inflows of resources</b>						
Unavailable revenue - taxes	-	532,999	-	61,761	55,125	649,885
<b>Net position</b>						
Unrestricted	<u>\$ 52,967</u>	<u>\$ 86,376</u>	<u>\$ 64,053</u>	<u>\$ 205,266</u>	<u>\$ 16,192</u>	<u>\$ 424,854</u>

**Charter Township of Meridian**  
**Component Units**  
**Statement of Activities**  
**For the Year Ended December 31, 2024**

	Local Brownfield Revolving Fund	Brownfield Redevelopment Authority	Economic Development Corporation	Downtown Development Authority	Corridor Improvement Authority	Total
<b>Expenses</b>						
Community and economic development	\$ -	\$ 552,186	\$ 9,300	\$ 16,616	\$ 319	\$ 578,421
<b>Program revenues</b>						
Charges for services	-	-	10,000	-	-	10,000
Operating grants and contributions	-	-	4,200	-	-	4,200
Total program revenues	-	-	14,200	-	-	14,200
Net program expense (revenue)	-	552,186	(4,900)	16,616	319	564,221
<b>General revenues</b>						
Property taxes	-	590,739	-	56,044	16,511	663,294
Unrestricted investment earnings	-	-	216	5,790	-	6,006
<b>Transfers</b>	18,938	(18,938)	-	-	-	-
Total general revenues and transfers	18,938	571,801	216	61,834	16,511	669,300
Change in net position	18,938	19,615	5,116	45,218	16,192	105,079
Net position - beginning of year	34,029	66,761	58,937	160,048	-	319,775
Net position - end of year	\$ 52,967	\$ 86,376	\$ 64,053	\$ 205,266	\$ 16,192	\$ 424,854

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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**Note 1 - Summary of Significant Accounting Policies**

**Reporting Entity**

The accounting policies of the Charter Township of Meridian, Ingham County, Michigan (Township) conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The following is a summary of the significant accounting policies used by the Charter Township of Meridian, Ingham County, Michigan.

The Charter Township of Meridian, Ingham County, Michigan is governed by an elected seven-member board. The accompanying financial statements present the Township and its component units, entities for which the Township is considered to be financially accountable. The discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the Township (see discussion below for description).

**Discretely Presented Component Units** – The following component units are reported within the component unit column in the combined financial statements. They are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the Township.

*Local Brownfield Revolving Fund* – The Local Brownfield Revolving Fund (LBRF) was established pursuant to Public Act 381 of 1996, as amended. The primary purpose of the LBRF is to assist in financing environmental assessment, remediation, and other eligible activities as authorized by PA 381, as amended. The LBRF is managed by the BRA's governing body.

*Brownfield Redevelopment Authority* – The Brownfield Redevelopment Authority (BRA) was created to finance environmental cleanup within the boundaries of the Township. The BRA's governing body includes the Township Manager, a member of each of the Planning Commission, Economic Development Corporation, and Environmental Commission, and 3 other members approved by the Township board, who has the ability to impose its will. It is reported within the component unit column in the government-wide financial statements to emphasize that it is legally separate from the Township. The BRA does not issue separate financial statements.

*Economic Development Corporation* – The Economic Development Corporation (EDC) was created to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in relocating, purchasing, constructing, improving, or expanding within the Township, so as to provide needed services and facilities of such enterprises to the residents of the Township. The Township board approves the individuals appointed to the EDC's governing body by the Township supervisor and can impose its will. The EDC does not issue separate financial statements.

*Downtown Development Authority* – The Downtown Development Authority (DDA) of Okemos was created to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of such deterioration, and to promote economic growth in and surrounding the DDA. The DDA's governing body includes the Township supervisor and members who are appointed by the Township supervisor and approved by the Township board. The DDA does not issue separate financial statements.

*Corridor Improvement Authority* – The Corridor Improvement Authority (CIA) is authorized under the Corridor Improvement Authority Act (PA 280 of 2005). The primary purpose of the CIA is to correct and prevent deterioration within business corridors, encourage historic preservation, and promote economic growth within its designated development area. The CIA's governing body includes the Township supervisor and members appointed by the supervisor, subject to approval by the Township board. The CIA does not issue separate financial statements.

# Charter Township of Meridian

## Notes to the Financial Statements

### December 31, 2024

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Fiduciary Component Units – The Pension and Other Postemployment Benefits Trust Funds were established to account for the assets set aside to fund the Township’s pension and OPEB plans. The primary purpose of the Trusts are to provide the necessary funding for pension payments and retiree healthcare coverage provided to eligible Township employees during retirement. The Pension Trust is overseen by a five-member board consisting of the Township Treasurer, an employee representative and three residents appointed by the Township Supervisor. The OPEB Trust is overseen by a committee consisting of the Township Manager, Finance Director and Township Treasurer. The assets of the Trusts are for the exclusive benefit of the participants and their beneficiaries, and the assets shall not be diverted to any other activity prior to the satisfaction of all liabilities. The assets are protected from any of the Township’s creditors. The respective oversight groups have the ability to exercise responsibility, specifically in the area of designation of management.

#### **Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

#### **Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Township considers revenues to be available if they are collected within 45 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the Township.

## Charter Township of Meridian Notes to the Financial Statements December 31, 2024

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The Township reports the following major governmental funds:

The General Fund is the Township's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Local Roads Fund is used to account for tax revenue that supports local road maintenance.

The Road Debt Service Fund is used to account for tax revenue and debt service related to the 2022 and 2024 bond issuances for road improvements.

The Township reports the following major proprietary funds:

The Water Fund is used to account for the provision of water services to the residents of the Township. Activities of the fund include administration, operating, maintenance, and billing and collection activities.

The Sewer Fund is used to account for the provision of sewer services to the residents of the Township. Activities of the fund include administration, operating, maintenance, and billing and collection activities.

Additionally, the Township reports the following:

The Nonmajor Special Revenue Funds account for the proceeds of specific revenue sources requiring separate accounting because of legal or regulatory provisions or administrative requirements.

The Motor Pool Fund accounts for the financing of goods or services provided by one department or agency to other departments or agencies of the Township, or to other governments, primarily on a cost-reimbursement basis.

Fiduciary funds include amounts held in a fiduciary capacity for others. These amounts will not be used to operate our Township's programs. Activities that are reported as fiduciary include:

The Pension Trust Fund accounts for the assets of the Township employees' pension plan. The Employer Funded Retiree Health Insurance Fund accounts for the assets and expenses of the Township retirees' other postemployment benefits (OPEB).

The Custodial Fund includes the Tax Collection Fund which accounts for property tax and other deposits collected on behalf of other units and individuals.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the sewer and water funds and the internal service fund are charges to customers for sales and services. The Township also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the sewer and water funds and the internal service fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

### **Assets, Liabilities, and Net Position or Fund Balance**

Deposits and investments – Cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired. Investments are stated at fair value based on quoted market price. Certificate of deposits are stated at cost which approximates fair value. Pooled investment income is generally allocated to each fund using a weighted average balance for the principal.

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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Receivables and payables – In general, outstanding balances between funds are reported as “due to/from other funds.” Activity between funds that is representative of a lending/borrowing arrangement outstanding at the end of the fiscal year is referred to as “advances to/from other funds.” Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as “internal balances.” All trade and property tax receivables are shown net of an allowance for uncollectible amounts of \$3,740.

Property tax revenue – Property taxes are assessed as of December 31. The related property taxes are billed and become a lien on December 1 of the following year and are due on February 14 with the final collection date of February 28 before they are added to the county tax rolls.

Property taxes billed during the month of December will be used to finance the following year’s operations. As such, these taxes are recorded as deferred inflows in each respective fund as of December 31. The 2023 taxable valuation of the Township totaled approximately \$2.14 billion, on which ad valorem taxes consisted of the following mills, and resulted in the following revenue, exclusive of any Michigan Tax Tribunal or Board of Review adjustments.

Purpose	Mills Levied	Ad Valorem Taxes Levied Raised (in millions)
Township operating	4.1444	\$ 8.88
Streets debt	1.9429	4.16
Police protection	0.5996	1.28
Fire protection	0.6318	1.35
Police and fire protection	1.4723	3.15
Community services	0.1478	0.32
Bike path	0.3297	0.71
CATA Redi Ride	0.1971	0.42
Park & recreation	0.6575	1.41
Land preservation	0.0996	0.21
Fire station debt	0.2000	0.43

Inventories and prepaid items – Inventories are valued at cost, on a first-in, first-out basis. Inventories of governmental funds are recorded as expenditures when purchased rather than when consumed. Certain payments to vendors reflect costs applicable to future fiscal years. For such payments in governmental funds the Township follows the consumption method, and they therefore are capitalized as prepaid items in both government-wide and fund financial statements.

Capital assets – Capital assets, which include property, plant, equipment, intangible assets, and infrastructure assets (e.g. bike paths and similar items) are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the Township as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost, if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation, unless received in a service concession arrangement which would require acquisition value to be used rather than fair value.

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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Property, plant and equipment are depreciated using the straight-line method over the following useful lives:

Infrastructure	5 to 20 years
Buildings, additions and improvements	10 to 40 years
Furniture and equipment	5 to 10 years
Machinery and equipment	5 to 10 years
Vehicles	5 to 10 years
Drainage flow rights	50 years
Water and sewer infrastructure	15 to 50 years
Other tools and equipment	5 to 20 years

Deferred outflows of resources – A deferred outflow of resources represents a consumption of net assets by the Township that applies to future periods. The Township may report deferred outflows of resources as a result of the following:

- Pension and OPEB earnings which are the result of a difference between what the plan expected to earn from plan investments and what is actually earned. This amount will be amortized over the next four years and included in pension and OPEB expense.
- Changes in assumptions and experience differences relating to the net pension and net OPEB liability are deferred and amortized over the expected remaining service lives of the employees and retirees in the plan.
- Pension and OPEB contributions made after the measurement date. This amount will reduce the net pension liability and net OPEB liability in the following year.

Compensated absences – It is the Township’s policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation and sick pay is accrued when incurred in the government-wide, proprietary, and fiduciary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-term obligations – In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions – The Township offers a defined benefit pension plan to its employees. The Township receives an actuarial valuation to compute the annual required contribution (ARC) necessary to fund the obligation over the remaining amortization period. In the governmental funds, pension costs are recognized as contributions are made. For the government-wide statements and proprietary funds, the Township records a net pension liability for the difference between the total pension liability calculated by the actuary and the pension plan’s fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Township’s pension plan and additions to/deductions from the pension plan’s fiduciary net position have been determined on the same basis as they are reported by the pension plan. For this purpose, benefit payments

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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(including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The General Fund, Sewer Fund, Water Fund and Motor Pool Fund are primarily responsible for liquidating the pension liability.

Other Postemployment Benefits (OPEB) – For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB Plan and additions to/deductions from the Plan’s fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

Deferred inflows of resources – A deferred inflow of resources represents an acquisition of net assets by the Township that applies to future periods. The Township may report deferred inflows of resources as a result of the following:

- Unavailable revenue in connection with receivables for revenues that are not considered available to liquidate liabilities of the current period.
- Lease revenue related to leases receivable which is being amortized to recognize lease revenue in a systematic and rational manner over the term of the lease.
- Property taxes and special assessments levied during the year that were intended to finance future periods.
- Pension and OPEB earnings which are the result of a difference between what the plan expected to earn from plan investments and what is actually earned. This amount will be amortized over the next four years and included in pension and OPEB expense.
- Changes in assumptions and experience differences relating to the net OPEB liability are deferred and amortized over the expected remaining service lives of the employees and retirees in the plan.

Fund Balances – In the fund financial statements, governmental funds report fund balances in the following categories:

Non-spendable – assets that are not available in a spendable form.

Restricted – amounts that are legally imposed or otherwise required by external parties to be used for a specific purpose.

Committed – amounts constrained on use imposed by the government’s highest level of decision-making, its Township Board. A fund balance commitment may be established, modified, or rescinded by a resolution of the Township Board.

Assigned – amounts intended to spend resources on specific purposes expressed by the governing body or the Township Manager, who is authorized by resolution approved by the governing body to make assignments. Residual amounts in governmental funds other than the general fund are automatically assigned by their nature.

Unassigned – all other resources; this is the residual classification for amounts in the General Fund and represents fund balance that has not been assigned to other funds and has not been restricted, committed, or assigned to specific purposes in the General Fund. In other governmental funds, only negative unassigned amounts are reported, if any, and represent expenditures incurred for specific purposes exceeding the amounts previously restricted, committed, or assigned to those purposes.

# Charter Township of Meridian

## Notes to the Financial Statements

### December 31, 2024

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When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Township's policy is to consider restricted funds spent first.

When an expenditure is incurred for purposes for which committed, assigned, or unassigned amounts could be used, the Township's policy is to consider the funds to be spent in the following order: (1) committed, (2) assigned, (3) unassigned.

The Township has adopted a minimum fund balance policy, to maintain a minimum end-of-year unassigned fund balance reserve of 25% of budgeted general fund expenditures.

#### **Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities, deferred inflows and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

#### **Adoption of New Accounting Standards**

Statement No. 100, *Accounting Changes and Error Corrections*, improves the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. More understandable, reliable, relevant, consistent and comparable information will be provided to financial statement users for making decisions or assessing accountability. Additionally, the display and note disclosure requirements will result in more consistent, decision useful, understandable and comprehensive information for users about accounting changes and error corrections.

Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

#### **Upcoming Accounting and Reporting Changes**

Statement No. 102, *Certain Risk Disclosures*, requires organizations to provide users of the financial statements with essential information about risks related to the organization's vulnerabilities due to certain concentrations or constraints. This statement is effective for the year ending December 31, 2025.

Statement No. 103, *Financial Reporting Model Improvements*, improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an organization's accountability while also addressing certain application issues. This statement includes changes to management's discussion and analysis, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. This statement is effective for the year ending December 31, 2026.

Statement No. 104, *Disclosure of Certain Capital Assets*, requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription The Township is evaluating the impact that the above GASB statements will have on its financial reporting. assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. This statement is effective for the year ending December 31, 2026.

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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The Township is evaluating the impact that the above GASB statements will have on its financial reporting.

**Note 2 - Stewardship, Compliance, and Accountability**

**Expenditures in Excess of Appropriations**

	Appropriations	Actual	Budget Variance
General Fund			
Public safety	\$ 16,291,999	\$ 17,999,757	\$ 1,707,758
Debt service			
Principal retirement	718,373	875,095	156,722
Interest and fiscal charges	208,067	246,420	38,353
Local Roads Fund			
Public works	5,860,000	6,047,079	187,079
Debt service			
Bond issuance costs	-	67,836	67,836
Fire Fund			
Public safety	351,660	354,251	2,591

**State Code Construction Act**

The Township oversees building construction, in accordance with the State's Construction Code Act, including inspection of building construction and renovation to ensure compliance with the building codes. The Township charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

Current year permit revenue		\$ 1,172,544	
Related expenses:			
Direct costs	\$ 721,745		
Estimated indirect costs	95,774	817,519	
Current year surplus		355,025	
Cumulative shortfall - beginning of year		(5,889,619)	
Cumulative shortfall - end of year		\$ (5,534,594)	

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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**Note 3 - Deposits and Investments**

At year end the Township's deposits and investments were reported in the financial statements in the following categories:

	Cash and Cash Equivalents	Investments	Total
Governmental activities	\$ 16,797,822	\$ 47,786,933	\$ 64,584,755
Business-type activities	6,696,734	3,655,419	10,352,153
Total	23,494,556	51,442,352	74,936,908
Fiduciary funds	16,662,993	12,380,245	29,043,238
Component units	463,732	-	463,732
Total	\$ 40,621,281	\$ 63,822,597	\$ 104,443,878

The breakdown between deposits and investments is as follows:

	Primary Government	Fiduciary Funds	Component Units	Total
Bank deposits (checking and savings accounts, money markets and certificates of deposit)	\$ 23,494,156	\$ 16,662,993	\$ 463,732	\$ 40,620,881
Investments in securities, mutual funds and similar vehicles	51,442,352	12,380,245	-	63,822,597
Petty cash and cash on hand	400	-	-	400
	\$ 74,936,908	\$ 29,043,238	\$ 463,732	\$ 104,443,878

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. A local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; banker's acceptances of United States banks; commercial paper rated within the two highest classifications, which matures not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions, which are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan. To the extent that cash from various funds has been pooled in an investment, related investment income is allocated to each fund based on relative participation in the pool, except that the custodial fund's investment earnings are allocated to the General Fund.

The Township has designated several banks for the deposit of its funds. The investment policy adopted by the Township board in accordance with Public Act 196 of 1997 has authorized investments as allowed under state statutory authority as listed above.

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

The Township's investments include the Cooperative Liquid Assets Securities System – Michigan (CLASS), which is a Michigan public sector joint investment program that is subject to oversight by the program's board of trustees. The Township's investment in this pool is recorded at cost, which approximates fair value.

The Township's cash and investments are subject to several types of risk, which are examined in more detail as follows:

*Interest rate risk* – Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The Township's investment policy does restrict certain investment maturities, other than commercial paper which can only be purchased with a maximum 270-day maturity.

At year end, the average maturities of investments are as follows:

Investment Type	Fair Value	Less than One Year	1 to 5 Years	6 to 10 years	More than 10 years
U.S. agency securities	\$ 15,187,677	\$ -	\$ 14,326,910	\$ 860,767	\$ -
Government investment pool	17,724,068	17,724,068	-	-	-
	<u>\$ 32,911,745</u>				

*Credit risk* – State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The Township has no investment policy that would further limit its investment choices. As of year end, the credit quality ratings of debt securities (other than U.S. government) are as follows:

Investment	Carrying Value	Rating	Rating Organization
U.S. agency securities	\$ 15,187,677	Aaa	Moody's
Government investment pool	17,724,068	AAAm	S&P
	<u>\$ 32,911,745</u>		

*Concentration of credit risk* –

Government-wide

It is the policy of the Township to invest its funds in a manner which will ensure the preservation of principal and provide the highest investment return with the maximum security while meeting the daily cash flow needs of the Township and complying with all state statutes governing the investment of public funds.

More than 5% of the Township's government-wide investments are in:

Federal National Mortgage Association (FNMA)	\$ 3,620,802
Treasury Securities	11,566,875

Pension and Similar Trust Funds

Pension and similar trust funds are authorized by Michigan Public Act 314 of 1965, as amended, to invest in certain reverse repurchase agreements, stocks, diversified investment companies, annuity investment contracts, real estate leased to public entities, mortgages, debt or equity of certain small businesses, certain state and local government obligations, and certain other specified investment vehicles.

**Charter Township of Meridian**  
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More than 5% of the Township's pension and similar trust funds' investments are in:

**Pension Investments**

Federated Hermes International Equity Fund	\$ 385,916
Fidelity 500 Index Fund	1,666,672

**OPEB Investments**

Mission Square II Model Portfolio Conservative Fund	8,054,285
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*Custodial credit risk - deposits* – Custodial credit risk is the risk that in the event of a bank failure, the Township's deposits may not be returned to it. The Township does not have a deposit policy for custodial credit risk. At year-end, the Township's bank balance was \$71,902,681 and \$69,896,805 of that amount was exposed to custodial credit risk because it was uninsured and uncollateralized. All bank deposits of the component units were insured and collateralized by federal depository insurance at year end. The Township believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, the Township evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

**Note 4 - Fair Value Measurements**

The Township categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy.

In instances whereby inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Township's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

Debt securities are valued by the Township's investment custodian using independent pricing services based on the type of asset. The pricing services may use valuation models or matrix pricing, which consider: (a) benchmark yields, (b) reported trades, (c) broker/dealer quotes, (d) benchmark securities, (e) bids or offers, and (f) reference data. The Township's level 2 investments as noted in the table below are valued using significant other observable inputs of the underlying securities.

**Charter Township of Meridian**  
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The Township has the following recurring fair value measurements as of year end:

Investment	Balance at December 31, 2024	Fair Value Measurement Using		
		Quoted Prices in Active Markets for Identical Assets (Level1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<b>Primary Government</b>				
U.S. agency securities				
Residential mortgage backed securities	\$ 3,620,802	\$ -	\$ 3,620,802	\$ -
Treasury securities	11,566,875	-	11,566,875	-
Certificates of deposit	<u>16,210,358</u>	<u>16,210,358</u>	<u>-</u>	<u>-</u>
	<u>31,398,035</u>	<u>16,210,358</u>	<u>15,187,677</u>	<u>-</u>
<b>Fiduciary Funds</b>				
Exchange traded funds	745,221	745,221	-	-
Money market funds	2,474,049	2,474,049	-	-
Mutual funds	<u>3,426,939</u>	<u>3,426,939</u>	<u>-</u>	<u>-</u>
	<u>6,646,209</u>	<u>6,646,209</u>	<u>-</u>	<u>-</u>
	38,044,244	<u>\$ 22,856,567</u>	<u>\$ 15,187,677</u>	<u>\$ -</u>
<b>Investments carried at net asset value</b>				
Michigan CLASS government investment pool	17,724,068			
MissionSquare II Model Portfolio Conservative Fund	<u>8,054,285</u>			
Total investments	<u>\$ 63,822,597</u>			

**Investments in Entities that Calculate Net Asset Value per Share**

The Township holds shares or interests in investment companies whereby the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

The net asset value of the Township's investment in Michigan CLASS was \$17,724,068. The investment pool had no unfunded commitments, specific redemption frequency or redemption notice period required. The Michigan CLASS investment pool invests in U.S. treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated 'A-1' or better) collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies), and approved money-market funds. The program seeks to provide safety, liquidity, convenience, and competitive rates of return, and is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities and other public agencies. It has a rating of AAA from Standard and Poor's with a weighted average maturity of 48 days.

The net asset value of the Township's investment in the MissionSquare II Model Portfolio Conservative Fund (Fund) was \$8,054,285. There are no unfunded commitments, specific redemption frequencies or redemption notice periods required. The Fund invests in a combination of MissionSquare Funds Class M and third-party ETFs to seek to obtain exposure to approximately 62% fixed income investments, 34% equity investments, and 4% multi-strategy investments. These asset allocations are referred to as "neutral targets" because they do not reflect decisions that may be made by MissionSquare Investments (MSQI), the investment advisor to the Fund, to overweight or underweight a particular asset class based on market or operational factors. The neutral targets also do not reflect performance differences between the Fund's asset class allocations that will cause temporary deviations from the neutral targets. The actual asset class allocation of the Fund may vary by as much as +/-10

**Charter Township of Meridian**  
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percentage points for the fixed income and equity investments as a result of MSQI's allocation decisions, performance differences between asset classes of the Fund, or some combination thereof, although the multi-strategy investments will generally not exceed 7 percentage points of the Fund's total assets.

**Note 5 - Capital Assets**

Capital assets activity of the primary government for the current year is as follows:

	Restated Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental activities</b>				
Capital assets not being depreciated				
Land	\$ 37,169,262	\$ -	\$ -	\$ 37,169,262
Construction-in-progress	863,507	1,212,919	863,507	1,212,919
Total capital assets not being depreciated	<u>38,032,769</u>	<u>1,212,919</u>	<u>863,507</u>	<u>38,382,181</u>
Capital assets being depreciated				
Land improvements	-	1,622,877	-	1,622,877
Infrastructure	24,159,109	6,412,720	-	30,571,829
Buildings, additions and improvements	20,595,068	127,693	-	20,722,761
Furniture and equipment	2,472,788	277,562	-	2,750,350
Machinery and equipment	430,231	74,275	-	504,506
Vehicles	7,814,268	897,856	218,737	8,493,387
Drainage flow rights	13,407,923	310,000	-	13,717,923
Right to use asset - machinery and equipment	-	1,878,246	-	1,878,246
Total capital assets being depreciated	<u>68,879,387</u>	<u>11,601,229</u>	<u>218,737</u>	<u>80,261,879</u>
Less accumulated depreciation for				
Land improvements	-	153,550	-	153,550
Infrastructure	13,050,023	3,685,410	-	16,735,433
Buildings, additions and improvements	8,983,278	831,302	-	9,814,580
Furniture and equipment	1,295,465	201,262	-	1,496,727
Machinery and equipment	296,637	22,790	-	319,427
Vehicles	4,934,922	707,190	218,737	5,423,375
Drainage flow rights	1,934,643	271,867	-	2,206,510
Right to use asset - machinery and equipment	-	155,085	-	155,085
Total accumulated depreciation	<u>30,494,968</u>	<u>6,028,456</u>	<u>218,737</u>	<u>36,304,687</u>
Net capital assets being depreciated	<u>38,384,419</u>	<u>5,572,773</u>	<u>-</u>	<u>43,957,192</u>
Governmental activities net capital assets	<u>\$ 76,417,188</u>	<u>\$ 6,785,692</u>	<u>\$ 863,507</u>	<u>\$ 82,339,373</u>

**Charter Township of Meridian**  
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	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Business-type activities</b>				
Capital assets not being depreciated				
Land	\$ 363,060	\$ -	\$ -	\$ 363,060
Construction-in-progress	-	620,649	-	620,649
Total capital assets not being depreciated	<u>363,060</u>	<u>620,649</u>	<u>-</u>	<u>983,709</u>
Capital assets being depreciated				
Buildings, additions and improvements	3,356,737	-	-	3,356,737
Other tools and equipment	4,764,389	164,000	83,851	4,844,538
Water and sewer infrastructure	112,310,419	7,204,370	-	119,514,789
Total capital assets being depreciated	<u>120,431,545</u>	<u>7,368,370</u>	<u>83,851</u>	<u>127,716,064</u>
Less accumulated depreciation for				
Buildings, additions and improvements	3,291,410	4,895	-	3,296,305
Other tools and equipment	3,120,572	166,206	83,851	3,202,927
Water and sewer infrastructure	41,668,475	2,261,025	-	43,929,500
Total accumulated depreciation	<u>48,080,457</u>	<u>2,432,126</u>	<u>83,851</u>	<u>50,428,732</u>
Net capital assets being depreciated	<u>72,351,088</u>	<u>4,936,244</u>	<u>-</u>	<u>77,287,332</u>
Business-type capital assets, net	<u>\$ 72,714,148</u>	<u>\$ 5,556,893</u>	<u>\$ -</u>	<u>\$ 78,271,041</u>

Depreciation expense was charged to programs of the primary government as follows:

**Governmental activities**

General government	\$ 527,217
Public safety	472,695
Public works	3,966,353
Health and welfare	15,852
Recreation and culture	316,359
Capital assets held by the government's internal service funds are charged to the various functions based on their usage of the assets	<u>729,980</u>
Total governmental activities	<u>6,028,456</u>

**Business-type activities**

Sewer Fund	1,555,588
Water Fund	<u>876,538</u>
Total business-type activities	<u>2,432,126</u>
 Total primary government	 <u>\$ 8,460,582</u>

**Construction Commitments**

The Township entered into contracts for construction totaling \$10,706,941. As of December 31, 2024, \$4,824,357 remained outstanding on the contracts.

**Charter Township of Meridian**  
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**Note 6 - Interfund Receivables, Payables, and Transfers**

The composition of interfund balances is as follows:

Receivable Fund	Payable Fund				Total
	General Fund	Sewer Fund	Water Fund	Nonmajor Governmental Funds	
General Fund	\$ -	\$ 143,203	\$ 149,406	\$ 52,812	\$ 345,421
Sewer Fund	-	-	-	5,000	5,000
Water Fund	-	-	-	5,000	5,000
Internal Service Funds	948,654	-	-	-	948,654
	\$ 948,654	\$ 143,203	\$ 149,406	\$ 62,812	\$ 1,304,075

The outstanding balances between funds result mainly from the time lag between the dates that 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made.

The details for interfund transfers are as follows:

Transfers In	Transfers Out		
	General Fund	Nonmajor Governmental Funds	Total
General Fund (1)	\$ -	\$ 267,490	\$ 267,490
Local Roads Fund (2)	155,506	-	155,506
Internal Service Fund (3)	1,075,654	-	1,075,654
Nonmajor Governmental Funds (4)	6,434	26,302	32,736
	\$ 1,237,594	\$ 293,792	\$ 1,531,386

- (1) To support cost of increased public safety wages and capital outlay
- (2) To support local roads
- (3) To support purchase of public safety vehicles
- (4) To support additional costs for fire department

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
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**Note 7 - Leases**

**Lease Receivable**

The Township has an agreement leasing clock tower space. The lease commenced in December 2001 and will automatically renew in 5-year terms through December 2057, unless the lessee notifies the Township in writing of the lessee's intention not to extend the agreement prior to the commencement of any succeeding term. The Township intends to exercise all renewal periods available in the agreement. The Township recognized \$14,095 in lease revenue and \$19,474 in related interest income for the year ended December 31, 2024. Monthly payments increase 3% annually. Future minimum lease payments at an imputed interest rate of 1.3% are as follows:

Year Ending December 31,	Principal	Interest
2025	\$ 15,292	\$ 19,284
2026	16,535	19,078
2027	17,826	18,855
2028	19,167	18,616
2029	20,558	18,358
2030-2033	125,546	87,261
2035-2039	168,946	77,756
2034-2044	220,830	65,165
2045-2049	282,654	48,893
2050-2054	356,113	28,240
2055-2057	246,876	4,906
Total	\$ 1,490,343	\$ 406,412

**Lease Liability**

During the 2024 fiscal year, the Township entered into a 9-year lease agreement as lessee for the use of fire equipment from Stryker. An initial lease liability was recorded in the amount of \$1,878,246. As of December 31, 2024, the value of the lease liability was \$1,701,923. The Township is required to make annual principal and interest payments of \$214,677. The lease has an interest rate of 3%. The value of the right-to-use asset as of the end of the current fiscal year was \$1,878,246 and had accumulated amortization of \$155,085.

Annual requirements to amortize long-term obligations and related interest are as follows:

Year Ending December 31,	Governmental Activities	
	Principal	Interest
2025	\$ 167,243	\$ 47,434
2026	172,330	42,347
2027	177,572	37,106
2028	182,973	31,705
2029	188,538	26,140
2030-2033	813,267	45,441
	\$ 1,701,923	\$ 230,173

**Charter Township of Meridian**  
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**Note 8 - Long-Term Debt**

The Township issues bonds to provide for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the Township. Compensated absences additions and deductions are reported net. Long-term obligation activity is summarized as follows:

	Amount of Issue	Maturity Date	Interest Rate Ranges	Principal Maturity Ranges	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities</b>									
Bonds and notes payable									
General obligation bonds									
Fire Station Construction Bond	\$ 3,500,000	2028	2.40% - 2.60%	\$200,000 - \$250,000	\$ 695,000	\$ -	\$ 245,000	\$ 450,000	\$ 250,000
Road Construction Bond	12,000,000	2026	5.00%	\$3,320,000 - \$3,625,000	10,360,000	-	3,415,000	6,945,000	3,625,000
Road Construction Bond	9,835,000	2028	5.00%	\$640,000 - \$4,245,000	-	9,835,000	-	9,835,000	2,260,000
Special assessment obligations									
Towar Gardens	1,873,200	2026	4.98%	\$187,320	561,960	-	187,320	374,640	187,320
Towar Snell	251,250	2026	5.40%	\$25,125	75,375	-	25,125	50,250	25,125
Briarwood	211,500	2026	5.33%	\$10,575	31,725	-	10,575	21,150	10,575
Kinawa	190,000	2032	4.19%	\$10,000	90,000	-	10,000	80,000	10,000
Ember Oaks	35,800	2033	5.25%	\$1,790	17,900	-	1,790	16,110	1,790
Smith Consolidated	111,953	2036	3.22%	\$5,592 - \$5,598	72,768	-	5,598	67,170	5,598
Nemoka	3,120,000	2040	2.49%	\$156,000	2,652,000	-	156,000	2,496,000	156,000
Daniels	5,238,614	2041	2.00% - 2.13%	\$260,000 - \$265,000	4,720,000	-	260,000	4,460,000	260,000
Remy Chandler	56,820	2026	1.68%	\$11,364	34,092	-	11,364	22,728	11,364
Proctor Drain	310,000	2033	4.67%	\$31,000	-	310,000	31,000	279,000	31,000
Total bonds and notes payable					19,310,820	10,145,000	4,358,772	25,097,048	6,833,772
Less deferred amounts									
For issuance premiums					914,862	449,856	301,569	1,063,149	377,386
Leases									
Compensated absences					-	1,878,246	176,323	1,701,923	167,243
Internal service fund obligations					1,854,492	-	165,893	1,688,599	303,948
Compensated absences					12,196	8,127	-	20,323	3,658
Total governmental activities					\$ 22,092,370	\$ 12,481,229	\$ 5,002,557	\$ 29,571,042	\$ 7,686,007
<b>Business-type activities</b>									
Bonds and notes payable									
General obligation bonds									
2013 SRF Wastewater Optimization Bonds	\$ 681,738	2033	2.00%	\$35,438 - \$41,410	\$ 375,016	\$ -	\$ 34,216	\$ 340,800	\$ 35,438
2015 SRF Wastewater Optimization Bonds	4,999,500	2036	2.50%	\$238,310 - \$313,300	3,406,328	-	116,657	3,289,671	238,310
2017 SRF Wastewater Optimization Bonds	5,632,185	2038	2.50%	\$416,471 - \$584,416	7,343,396	-	405,023	6,938,373	416,471
2019 SRF Wastewater Optimization Bonds	4,837,994	2040	2.00%	\$598,466 - \$811,219	11,561,248	222,125	586,036	11,197,337	598,466
2021 SRF Wastewater Optimization Bonds	2,440,234	2042	1.87%	\$442,977 - \$641,603	7,116,099	2,740,944	474,954	9,382,089	483,285
Total general obligation bonds					29,802,087	2,963,069	1,616,886	31,148,270	1,771,970
Compensated absences									
Water Fund					111,147	-	15,207	95,940	17,269
Sewer Fund					90,731	-	7,211	83,520	15,034
Total business-type activities					\$ 30,003,965	\$ 2,963,069	\$ 1,639,304	\$ 31,327,730	\$ 1,804,273

**Charter Township of Meridian**  
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Annual debt service requirements to maturity for the above obligations are as follows:

Year Ending December 31,	Governmental Activities		Business-type Activities	
	Bonds		Bonds	
	Principal	Interest	Principal	Interest
2025	\$ 6,833,772	\$ 920,692	\$ 1,771,970	\$ 660,432
2026	4,858,772	704,622	1,810,875	621,207
2027	4,709,388	429,137	1,849,304	582,187
2028	3,154,388	233,136	1,889,844	542,305
2029	464,388	123,385	1,933,241	501,537
2030-2034	2,274,150	449,261	10,283,730	1,862,824
2035-2039	2,116,190	201,051	9,713,507	745,380
2040-2043	686,000	15,170	1,895,799	40,924
	<u>\$ 25,097,048</u>	<u>\$ 3,076,454</u>	<u>\$ 31,148,270</u>	<u>\$ 5,556,796</u>

**Other Debt**

From time to time, the Economic Development Corporation issues limited Obligation Revenue Bonds to provide financial assistance to private sector entities for the acquisition and construction of commercial facilities deemed to be in the public interest. The bonds are secured by the property financed. The resulting debt of the developers is serviced directly by the financial institution. Neither the Township nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2024, there were three series of Limited Obligation Revenue Bonds outstanding, with an aggregate principal amount payable of \$4,685,000.

**Note 9 - Net Investment in Capital Assets**

The composition of net investment in capital assets as of year end, was as follows:

	Governmental Activities	Business-type Activities
Capital assets		
Capital assets not being depreciated	\$ 38,382,181	\$ 983,709
Capital assets, net of accumulated depreciation	43,957,192	77,287,332
Total capital assets	<u>82,339,373</u>	<u>78,271,041</u>
Unspent bond proceeds	<u>10,513,407</u>	<u>-</u>
Related debt		
General obligation bonds	(17,230,000)	(31,148,270)
Special assessment obligations	(7,867,048)	-
Capital related accounts and retainage payable	(880,394)	(72,255)
Leases	(1,701,923)	-
Unamortized bond premiums	(1,063,149)	-
Total related debt	<u>(28,742,514)</u>	<u>(31,220,525)</u>
Net investment in capital assets	<u>\$ 64,110,266</u>	<u>\$ 47,050,516</u>

**Charter Township of Meridian**  
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**Note 10 - Risk Management**

The Township is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The Township has purchased commercial insurance for medical benefit claims and for claims relating to property loss, torts, and errors and omissions. The Township participates in the Michigan Municipal Workers' Compensation Fund (risk pool) for claims relating to employee injuries (workers' compensation). Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage in any of the past three fiscal years.

The Michigan Municipal League risk pool program operates as a common risk-sharing management program for local units of government in Michigan; member premiums are used to purchase commercial excess insurance coverage and to pay member claims in excess of deductible amounts.

**Note 11 - Employee Retirement and Benefit Systems**

**Defined Benefit - Charter Township of Meridian Employees' Retirement System**

Plan Administration – The Charter Township of Meridian Pension Board is the administrator of the Meridian Township Employees' Pension Plan (Plan), a single-employer defined benefit pension plan that provides pensions to all full-time employees of the Township, excluding those included in the Municipal Employees' Retirement System of Michigan and defined contribution plan. This Plan is closed to new employees. Benefit terms have been established by contractual agreements between the Township and the various employee union representation; amendments are subject to the same process.

Management of the Plan is vested with the Pension Board, which consists of five members – the Township Treasurer, an employee representative, and three residents appointed by the Township Supervisor.

This is a single employer defined benefit plan administered by the Township. The plan does not issue a separate stand-alone financial statement.

Benefits Provided – The Plan provides retirement, disability, and death benefits to plan members and their beneficiaries. Postretirement cost of living adjustments are not provided. Retirement benefits for general plan members are calculated as a percent of the member's final average compensation based on the highest five consecutive years out of the last ten years of service. The percentages used for the various groups are as follows:

- 1) Basic Benefit – A participant eligible for a normal retirement benefit shall be entitled to a monthly ten year certain and life pension equal to the greater of the amount listed below or his or her accrued benefit as of December 31, 1988:
  - a. Non-Represented Employees – 1.0% of final average compensation not in excess of \$1,725, plus 1.4% of final average compensation in excess of \$1,725, multiplied by years of benefit credited service.
  - b. Professional Supervisory and Non-Supervisory Union Employees – Effective January 1, 1988, 1.11% of final average compensation multiplied by years of benefit credited service.
  - c. Firefighters Union Employees – Effective January 1, 1988, 1.5% of final average compensation multiplied by years of benefit credited service. Effective October 14, 1991, 1.6% of final average compensation multiplied by years of benefit credited service. Effective April 30, 1996, 1.8% of final average compensation multiplied by years of benefit credited service.
  - d. Police Supervisory Union Employees – Effective January 1, 1988, 1.6% of final average compensation multiplied by years of benefit credited service. Effective July 1, 1994, 2.16% of final average compensation multiplied by years of benefit credited service. Effective December 31, 1996, 2.25% of final average compensation multiplied by years of benefit credited service.

**Charter Township of Meridian**  
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- e. Police Non-Supervisory Union Employees – Effective January 1, 1987, 1.48% of final average compensation multiplied by years of benefit credited service. Effective December 31, 1991, 1.6% of final average compensation multiplied by years of benefit credited service. Effective January 1, 1995, 1.8% of final average compensation multiplied by years of benefit credited service.
  - f. Public Works/Physical Plant Union Employees – 1.25% of final average compensation multiplied by years of benefit credited service.
  - g. Clerical and Secretarial Union Employees – 1.05% of final average compensation multiplied by years of benefit credited service.
  - h. For Any Active Participant Who is an Employee of the Township as of May 1, 2000 – 1.5% of final average compensation multiplied by years of benefit credited service. Effective January 1, 2009, the benefit multiplier of 1.5% shall be increased to 1.8% for a participant who is an active non-union employee hired prior to February 1, 1980.
- 2) Additional Normal Retirement Benefit – Any participant-fireman or participant-policeman who is entitled to a retirement benefit under the Plan shall receive an additional retirement benefit during each month for which retirement benefits are payable which is prior to the month in which such participant attains age 62. This benefit shall not apply to a police supervisory union employee who terminates service on or after July 1, 1994.

The additional normal retirement benefit shall equal the amount such participant would be entitled to commencing at age 62 under Title II of the Social Security Act then in effect, multiplied by a fraction (not greater than one), the numerator of which is equal to such participant's years of benefit credited service earned while a participant-fireman or participant-policeman as of the date of his or her retirement, and the denominator of which is 25. The additional normal retirement benefit shall be payable only during the life of the retired participant, with no continuing benefits payable to such participant's spouse, joint pensioner or other beneficiary following death. In addition, the additional normal retirement benefit shall not be considered in determining the amount of any pre-retirement death benefit payable. Further, the additional normal retirement benefit described herein shall not be subject to any actuarial adjustment.

Benefit Options – In lieu of the benefit forms provided for above, a participant may elect pursuant to a qualified election made during the election period, an actuarially equivalent optional form of benefit. Such actuarially equivalent optional form of benefit may be:

- 1) A monthly benefit payable for the life of the participant with or without a period certain (five years or ten years), as specified by the participant. If a five- or ten-year period certain is specified, the participant shall name one or more designated beneficiaries to receive payments after the participant's death. The participant shall specify shares or priority among designated beneficiaries.
- 2) A monthly benefit payable for life of the participant with a percentage (50, 66 2/3, 75, or 100%) of such monthly benefit, as specified by the participant, continued to the participant's eligible spouse until his or her death and continued to the participant's designated beneficiary after the eligible spouse's death.

Normal Retirement Date – The date on which the participant attains age 65, except that the normal retirement date for participant-firemen and participant-policemen shall be the earlier of (1) the date on which the participant attains age 65, or (2) the date on which the participant attains age 55 and completes 25 years of benefit credited service. Effective April 1, 1996, in the case of a participant fireman who terminates service between April 1, 1996 and April 15, 1996, the age requirement in clause (2) of the preceding sentence shall not apply. Effective April 30, 1996, the normal retirement date for participant-fireman shall be the earlier of (1) the date on which the participant attains age 65, or (2) the date on which the participant attains age 52 and completes 25 years of benefit credited service. Effective as of April 1, 1997, in the case of a participant-fireman who terminates service between April 1, 1997 and May 31, 1997, who, as of April 1, 1997, has attained age 50 and completed 20 or more years of benefit credited service, and the sum of whose age and years of benefit credited service was not

**Charter Township of Meridian**  
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less than 75 as of April 1, 1997, such participant's normal retirement date shall be the earlier of (1) the date determined under the preceding three sentences, or (2) the date on which the participant terminates service. Effective January 1, 1991, the normal retirement date for police supervisory union employees shall be the earlier of (1) the date on which the participant attains age 65, or (2) the date on which the participant attains age 52 and completes 25 years of benefit credited service. Effective December 31, 1991, the normal retirement date for police non-supervisory union employees shall be the earlier of (1) the date on which the participant attains age 65, or (2) the date on which the participant attains age 52 and completes 25 years of benefit credited service. Effective August 19, 1997, the normal retirement date for the participant holding the position of public safety director of the employer on July 1, 1997, shall be October 31, 1997. For any active participant employed by the Township on or after May 1, 2000, the normal retirement date shall be the earlier of (1) the date on which participant attains age 65, or (2) the date on which the participant attains age 55 and completes 20 years of benefit credited service.

Effective June 1, 2003, the normal retirement date for the participant-police officer labor council – terminated vested participants, police department non-supervisory – terminated vested participants and fire department – terminated vested participants shall be the earlier of (1) the date on which the terminated vested participant attains age 65, or (2) the date on which the terminated vested participant attains age 52 and completes 25 years of benefit credited service, or (3) the date on which the terminated vested participant attains age 55 and completes 15 years of benefit credited service.

Early Retirement Benefit – The “Early Retirement Date” means the first day of the month following the month in which the participant attains age 55 and completes 15 or more years of benefit credited service. A participant eligible for an early retirement benefit hereunder shall be entitled to a monthly ten year certain and life pension equal to his or her accrued benefit, reduced by 5/9ths of one % for each of the first 60 months and 5/18ths of one % for each additional month that the date on which the participant's early retirement benefit commences precedes his or her normal retirement date.

Death Benefit – Effective January 1, 1985, upon the death of a participant before commencement of benefits under this plan, an early survivor's pension shall be payable to his or her eligible spouse, if any. The amount of the early survivor's pension and the time at which it will commence shall be determined as follows:

- 1) If the participant had met the requirements for immediate commencement of any benefit under the Plan on or prior to his or her date of death, the early survivor's pension shall be the survivor's pension that would have been payable if the participant had retired on the day before his or her death and not elected an optional form of retirement benefit.
- 2) If the participant had not met the requirements for immediate commencement of any benefit under the Plan on or prior to his or her date of death, the early survivor's pension shall be the survivor's pension that would have been payable if the participant had:
  - a. separated from service on the date of his or her death;
  - b. survived until the earliest date on which he or she could elect to receive retirement benefits under the Plan and retired on said date without electing an optional form of retirement benefit; and
  - c. died on the day after his or her deemed early retirement date.
- 3) The death benefit payable shall commence not earlier than the earliest date on which the participant could have elected to receive retirement benefits under the Plan.

Disability Benefits – A participant eligible for a disability retirement benefit under the plan document shall be entitled to a monthly pension commencing as of the first day of the month coincident with or next following the participant's normal retirement date in an amount equal to what the participant's normal retirement benefit would be if the participant had remained in service until his or her normal retirement date (accruing years of benefit

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credited service until such normal retirement date) and based on the participant’s final average compensation determined as of the date on which the disability is certified.

Plan Membership – As of December 31, 2024, pension plan membership consisted of the following:

Inactive employees or beneficiaries currently receiving benefits	38
Inactive employees entitled to, but not yet receiving benefits	14
Active employees*	-
	52
	52

\*The plan is closed to new members.

Contributions – Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year are to be funded during that year. Accordingly, the Township retains an independent actuary to determine the annual contribution, and the Township considers this during the budget process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The Plan does not call for any employee contributions to the Plan. The Township made no contributions for the year ended December 31, 2024.

Investment Policy – The Plan’s policy in regard to the allocation of invested assets is established and may be amended by the Pension Board by a majority vote of its members. It is the policy of the Pension Board to pursue an investment strategy that manages risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The Plan’s investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

The Plan’s asset allocation policy is as follows:

Asset Class	Target Allocation
Equity - US Equity	48.00%
Equity - International Equity	13.00%
Equity - REITS	4.00%
Fixed Income - US Investment Grade	32.00%
Cash	3.00%
	100.00%

Rate of Return – For the year ended December 31, 2024, the annual money-weighted rate of return on Plan investments, net of investment expense, was 12.62%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Reserves – The Plan does not require reserves to be set aside.

Funding Policy – Historically, the Township has made periodic employer contributions at actuarially determined rates; however, this is a closed plan with no active employees that was over 100% funded in 2008. The Township suspended contributions, so as to not overfund the Plan. The subsequent economic downturn resulted in the Plan dropping to 76% funded at the time of the January 1, 2011 actuarial valuation. Township management made the decision to resume funding the Plan in 2012. The Township once again suspended contributions for 2013. The Plan was funded at 66.9% at the time of the January 1, 2014 actuarial valuation and 65.9% at the

**Charter Township of Meridian**  
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time of the January 1, 2013 actuarial valuation. The Township resumed contributions for the years ended December 31, 2014 through 2021. Administrative costs of the Plan are financed through investment earnings.

Net Pension Liability – The components of the net pension liability as of December 31, 2024 were as follows:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances as of December 31, 2023	\$ 4,508,276	\$ 4,261,753	\$ 246,523
Changes for the year			
Interest on total pension liability	257,202	-	257,202
Experience differences	60,973	-	60,973
Net investment income (loss)	-	531,907	(531,907)
Benefit payments and refunds	(443,157)	(443,157)	-
Administrative expense	-	(23,894)	23,894
Net changes	(124,982)	64,856	(189,838)
Balances as of December 31, 2024	\$ 4,383,294	\$ 4,326,609	\$ 56,685

Actuarial Assumptions – The December 31, 2024 total pension liability was determined by an actuarial valuation as of December 31, 2024. The measurement date was December 31, 2024 and all census data provided to the actuary was as of December 31, 2024, therefore no update procedures to roll forward the estimated liability to December 31, 2024 were needed.

The valuation used the following actuarial assumptions, applied to all periods included in the measurement:

Investment rate of return      6.00%

Mortality rates were based on the fully generational Pub-2010 amount-weighted General Mortality Tables for males and females with MP-2019 mortality improvement scales. The actuarial assumptions are generally based on past experience, modified for projected changes in conditions.

The long-term expected rate of return on pension plan investments of 6.0% was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Long-term Expected Real Rate of Return
Equity - US Equity	8.17%
Equity - International Equity	9.50%
Equity - REITS	8.75%
Fixed Income - US Investment Grade	4.80%
Cash	0.00%
	4.85%

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Discount Rate – The discount rate used to measure the total pension liability was 6.0%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that Township contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability of the Township, calculated using the discount rate of 6.0%, as well as what the Township’s net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.0%) or 1 percentage point higher (7.0%) than the current rate:

	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase</u>
Net pension liability	\$ 344,020	\$ 56,685	\$ (198,280)

Pension Expense and Deferred Outflows of Resources Related to Pensions – For the year ended December 31, 2024, the Township recognized pension expense of \$79,444. As of December 31, 2024, the Township reported deferred outflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Total to Amortize</u>
Net difference between projected and actual earning on plan investments	\$ -	\$ (44,247)	\$ (44,247)

Amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ended December 31,</u>		
2025	\$	43,799
2026		99,081
2027		(129,086)
2028		(58,041)
	\$	<u>(44,247)</u>

**Defined Benefit – Municipal Employees’ Retirement System of Michigan**

Plan description – The Township participates in the Michigan Municipal Employees’ Retirement System (MERS), an agent multiple-employer, statewide public employee defined benefit pension plan that covers all employees of the government. The plan was established by the Michigan Legislature under Public Act 135 of 1945 and administered by a nine-member Retirement Board. The system provides retirement, disability and death benefits to plan members and their beneficiaries. MERS issues a publicly available financial report that includes financial statements and required supplementary information for the system. That report may be obtained by writing to MERS at 1134 Municipal Way, Lansing, Michigan 48917 or on the web at <http://www.mersofmich.com>.

Benefits provided – The Plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. PA 427 of 1984, as amended, established and amends the benefit provisions of the participants in MERS. The MERS plan covers all public works (American Federation of State, County, and Municipal Employees (AFSCME)), police nonsupervisory, clerical unit, police supervisory employees, firefighters, and Teamsters employees of the Township.

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01 - DPW	Closed to new hires
Benefit Multiplier	2.25% Multiplier (80% max)
Normal Retirement Age	60
Vesting	6 years
Early Retirement (Unreduced)	55/20
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	5 years
Employee Contributions	5.00%
Act 88	Yes (Adopted 7/10/2001)
02 - Police Patrol	Closed to new hires
Benefit Multiplier	2.75% Multiplier (80% max)
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	50/25
Early Retirement (Reduced)	55/15
Final Average Compensation	3 years
COLA for Future Retirees	2.50% (Non-Compound)
Employee Contributions	8.29%
D-2	D-2 (25%)
Act 88	Yes (Adopted 7/10/2001)
05 - Firefighters	Closed to new hires
Benefit Multiplier	Bridged Benefit: 2.75% Multiplier (80% max) - Termination FAC; 2.50% Multiplier (80% max)
Bridged Benefit Date	12/31/2016
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	50/25
Early Retirement (Reduced)	55/15
Final Average Compensation	3 years
COLA for Future Retirees	2.50% (Non-Compound)
Employee Contributions	7.76%
D-2	D-2 (25%)
Act 88	Yes (Adopted 7/10/2001)
10 - Admin Professional	Closed to new hires
Benefit Multiplier	Bridged Benefit: 2.50% Multiplier (80% max) - Termination FAC; 2.25% Multiplier (80% max)
Bridged Benefit Date	12/31/2016
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	55/25
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	5 years
Employee Contributions	5.00%
Act 88	Yes (Adopted 7/10/2001)

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<b>11 - Teamsters</b>	<b>Open Division</b>
Benefit Multiplier	2.00% Multiplier (no max)
Normal Retirement Age	60
Vesting	6 years
Early Retirement (Unreduced)	55/20
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	5 years
Employee Contributions	5.00%
Act 88	Yes (Adopted 7/10/2001)
<b>12 - Admin Professional on/aft 1/1/17</b>	<b>Open Division</b>
Benefit Multiplier	1.50% Multiplier (no max)
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	55/25
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	5 years
Employee Contributions	5.00%
Act 88	Yes (Adopted 7/10/2001)
<b>13 - DPW on/aft 1/1/17</b>	<b>Open Division</b>
Benefit Multiplier	1.50% Multiplier (80% max)
Normal Retirement Age	60
Vesting	6 years
Early Retirement (Unreduced)	55/20
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	5 years
Employee Contributions	5.00%
Act 88	Yes (Adopted 7/10/2001)
<b>20 - Police Command</b>	<b>Closed to new hires</b>
Benefit Multiplier	2.75% Multiplier (80% max)
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	50/25
Early Retirement (Reduced)	55/15
Final Average Compensation	3 years
COLA for Future Retirees	2.50% (Non-Compound)
Employee Contributions	11.24%
D-2	D-2 (25%)
Act 88	Yes (Adopted 7/10/2001)

**Charter Township of Meridian  
Notes to the Financial Statements  
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<u>21 - Command/Patrol on/aft 1/1/20</u>	<u>Open Division</u>
Benefit Multiplier	1.75% Multiplier (no max)
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	55/25
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	3 years
Employee Contributions	8.29%
D-2	D-2 (25%)
Act 88	Yes (Adopted 7/10/2001)
<u>50 - Firefighters IAFF on/aft 1/1/17</u>	<u>Open Division</u>
Benefit Multiplier	1.75% Multiplier (no max)
Normal Retirement Age	60
Vesting	10 years
Early Retirement (Unreduced)	55/25
Early Retirement (Reduced)	50/25 or 55/15
Final Average Compensation	3 years
Employee Contributions	7.76%
D-2	D-2 (25%)
Act 88	Yes (Adopted 7/10/2001)

Employees covered by benefit terms – At the December 31, 2023 valuation date, the following employees were covered by benefit terms:

Inactive employees or beneficiaries currently receiving benefits	127
Inactive employees entitled to, but not yet receiving benefits	94
Active employees	<u>105</u>
	<u>326</u>

Contributions – The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by MERS Retirement Board. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer may establish contribution rates to be paid by its covered employees. Employer and employee contribution rates were as follows:

	<u>Percentage of Payroll</u>	
	<u>Employer Contributions</u>	<u>Employee Contributions</u>
01 - DPW	-	5.00%
02 - Police Patrol	-	8.29%
05 - Firefighters	-	7.76%
10 - Admin Professional	-	5.00%
11 - Teamsters	-	5.00%
12 - Admin Prof on/aft 1/1/17	2.93%	5.00%
13 - DPW on/aft 1/1/17	3.98%	5.00%
20 - Police Command	-	11.24%
21 - Command/Patrol on/aft 1/1/20	1.89%	8.29%
50 - Fire IAFF on/aft 1/1/17	3.68%	7.76%

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Net pension liability – The employer’s net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an annual actuarial valuation as of that date.

Actuarial assumptions – The total pension liability in the December 31, 2023 annual actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement include: 1) Inflation 2.50%; 2) Salary increases 3.00% in the long-term; 3) Investment rate of return of 6.90%, net of investment expense, including inflation.

Although no specific price inflation assumptions are needed for the valuation, the 3.00% long-term wage inflation assumption would be consistent with a price inflation of 2.50%.

Mortality rates used were based on the Pub-2010 Mortality Tables. For disabled retirees, the regular mortality table is used with a 10-year set forward in ages to reflect the higher expected mortality rates of disabled members.

The actuarial assumptions used in valuation were based on the results of the most recent actuarial experience study.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates or arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Target Allocation Gross Rate Of Return	Long-Term Expected Gross Rate of Return	Inflation Assumption	Long-term Expected Real Rate of Return
Global equity	60.00%	7.00%	4.20%	2.50%	2.70%
Global fixed income	20.00%	4.50%	0.90%	2.50%	0.40%
Private investments	20.00%	9.50%	1.90%	2.50%	1.40%
	<u>100.00%</u>		<u>7.00%</u>		<u>4.50%</u>

Discount rate – The discount rate used to measure the total pension liability is 7.18%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plans fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances as of December 31, 2023	\$ 84,955,274	\$ 55,725,837	\$ 29,229,437
Changes for the year			
Service cost	1,108,837	-	1,108,837
Interest on total pension liability	6,027,738	-	6,027,738
Experience differences	2,697,136	-	2,697,136
Changes in assumptions	742,288	-	742,288
Employer contributions	-	5,339,460	(5,339,460)
Employee contributions	-	769,299	(769,299)
Net investment income (loss)	-	6,359,617	(6,359,617)
Benefit payments and refunds	(4,737,004)	(4,737,004)	-
Administrative expense	-	(131,570)	131,570
Net changes	5,838,995	7,599,802	(1,760,807)
Balances as of December 31, 2024	\$ 90,794,269	\$ 63,325,639	\$ 27,468,630

Sensitivity of the net pension liability to changes in the discount rate – The following presents the net pension liability of the employer, calculated using the discount rate of 7.18%, as well as what the employer’s net pension liability would be using a discount rate that is 1% point lower (6.18%) or 1% higher (8.18%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability	\$ 39,227,171	\$ 27,468,630	\$ 17,803,675

Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions – For the year ended December 31, 2024 the employer recognized pension expense of \$4,713,786. The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Total to Amortize
Differences in experience	\$ 2,405,950	\$ (204,264)	\$ 2,201,686.00
Differences in assumptions	1,371,638	-	1,371,638
Net difference between projected and actual earning on plan investments	2,864,759	-	2,864,759
Contributions subsequent to the measurement date*	5,423,036	-	-
Total	\$ 12,065,383	\$ (204,264)	\$ 6,438,083

\*The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the net pension liability in subsequent years.

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Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ended December 31,</u>	
2025	\$ 2,145,315
2026	2,071,895
2027	2,675,782
2028	<u>(454,909)</u>
	<u>\$ 6,438,083</u>

**Financial Statement Reconciliation**

	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Total Pension Expense
Charter Township of Meridian Employees' Retirement System	\$ 56,685	\$ -	\$ (44,247)	\$ 79,444
Municipal Employee's Retirement System of Michigan	<u>27,468,630</u>	<u>12,065,383</u>	<u>(204,264)</u>	<u>4,713,786</u>
	<u>\$ 27,525,315</u>	<u>\$ 12,065,383</u>	<u>\$ (248,511)</u>	<u>\$ 4,793,230</u>

**Defined Contribution – Meridian Charter Township Money Purchase Plan**

The Township provides retirement benefits to nonunion, professional supervisory, and professional nonsupervisory employees through a defined contribution plan which is administered by Municipal Employees' Retirement System (MERS) Defined contribution (401a) plans are provided to fire employees hired after 1/1/2017 and police employees hired after 1/1/2020. The Township also provides contributions to a Health Care Savings Plan (HCSP), administered by MERS, for all employees, except fire and police union personnel hired prior to 1/1/2017. In a defined contribution and health care savings plans, benefits depend solely on amounts contributed to the plan plus investment earnings. The plan provisions and contribution requirements were established through negotiation with the Township's collective bargaining units.

For the defined contribution plan, the Township contributes 10% of employees' base earnings, until April 2024, 15% of the Township Manager's base earnings, while employees contribute 3.5%. For Fire employees hired after 1/1/2017 and Police employees hired after 1/1/2020, the Township contributes 10% of employees' base wages with no employee contribution. Fire employees participate with Nationwide, and police employees participate with MERS. Non fire and police employees vest immediately while fire and police employees vest after five years.

For the Health Care Savings Plan, the Township contributes 2% of non-fire/police employees' base earnings, while employees contribute 1%. Additionally, when an employee separates or retires from the Township, 25% (separation) or 50% (retirement) of their unused sick time is contributed to their Retirement Health Savings Plan. For Fire employees hired after 1/1/2017, the Township contributes 7% of employees' base earnings with no employee contributions the MERS Health Care Savings Plan. When an employee separates or retires, 25% of their unused sick time is paid out. Non fire and police employees vest immediately while fire and police employees vest after five years.

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In accordance with these requirements, the Township contributed \$584,158 and \$280,137 during the current year and employees contributed \$122,990 and \$56,787 for the defined contribution and healthcare plans, respectively. In addition, payouts for the Health Care Savings Plan totaled \$54,001.

**Note 12 - Other Postemployment Benefits**

Plan description – The Township, in accordance with the labor contracts, administers the Charter Township of Meridian Other Postemployment Benefits Plan - a single employer defined benefits plan used to provide postemployment health care benefits. The committee designated with oversight within the Township consists of the Township Manager, Finance Director, and Township Treasurer. This is a single employer defined benefit plan administered by the Township. The benefits are provided under collective bargaining agreements. The plan does not issue a separate stand-alone financial statement. Administrative costs are paid by the plan through the employer contributions.

Benefits provided – Benefits are provided through a self-insurance plan, and half of the cost of benefits is covered by the plan. The Township, in accordance with labor contracts, has the authority to establish and amend the benefit terms. Benefits are provided for as follows:

Retiree Coverage and Eligibility

All police and fire uniformed employees (MTFFA/POAM/CCLP) hired before 1/1/2017 receive up to two-person coverage after reaching age 50 with 25 years of service. The Township pays 50% of the monthly premium.

All AFSCME-DPW and Teamsters employees who are hired prior to 1981 and have at least twenty (20) years of service and are at least age 55. The Township will pay one-half (1/2) of the two (2) person rate (not to exceed \$4,000 annually) or one-half (1/2) the single subscriber rate (not to exceed \$2,000 annually).

AFSCME-Clerical, AFSCME-Non-Supervisory, Professional Supervisory and Non-Union employees do not receive retiree post-retirement health coverage.

Spouse Coverage

One-half of the cost of spouse coverage is included for retirees covered by the MTFFA, POAM and CCLP collective bargaining agreements. AFSCME-DPW and Teamsters employees' spouse are covered subject to the limits listed above. Spouse coverage includes the spouse at the time of retirement.

Coverage for Beneficiary of Deceased Active Employee

MTFFA only – Coverage will be maintained for the firefighter and their family after their death or disability. The coverage will be maintained for the spouse until remarriage and for the children until they reach age 21 or until they marry, if marrying before age 21.

Coverage for Beneficiary of Deceased Retired Employee

One-half of the cost of the surviving spouse coverage is included for retirees covered by the MTFFA, POAM and CCLP collective bargaining agreements. AFSCME-DPW and Teamsters employees' surviving spouse are covered subject to the limits listed above.

Employees covered by benefit terms – At December 31, 2024, the plan membership consisted of the following:

Inactive employees or beneficiaries currently receiving benefits	34
Inactive employees entitled to, but not yet receiving benefits	37
Active employees	49
	<u>120</u>

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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Contributions – The Township, in accordance with labor contracts, has the authority to establish and amend the contribution requirements of the Township and plan members. The Township establishes rates based on an actuarially determined rate. For the year ended December 31, 2024, the Township contributed \$166,789. Plan members are not required to contribute to the plan.

Investment policy – The Plan does not have a formal policy in regards to the allocation of invested assets. Establishing such a policy, and any subsequent amendments to the policy, would require a majority vote of the Township Board's members. It is the intention of the Board to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across the broad selection of distinct asset classes. The Plan informally discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. The Plan invests in accordance with the authorizations noted in Note 3 that are applicable to the Township.

The long-term expected rate of return on OPEB plan investments have not been formally determined by asset allocation class. The Plan as a whole expects the long-term expected rate to be 5%. The Plan currently has one investment which is considered a balanced fund that seeks to obtain exposure to approximately 62% fixed income/stable value investment and 34% equity investments and 4% multi-strategy investments.

Rate of return – For the year ended December 31, 2024, the annual money-weighted rate of return on investments, net of investment expense, was 8.81%. The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

Net OPEB liability – The net OPEB liability was measured as of December 31, 2024 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2022. The components of the net OPEB liability as of December 31, 2024 were as follows:

Total OPEB liability		\$ 8,206,118
Plan fiduciary net position		<u>(8,054,285)</u>
Net OPEB liability		<u>\$ 151,833</u>

Plan fiduciary net position as a percentage of the total OPEB liability is 98.15%.

Actuarial assumptions – The total OPEB liability was determined by an actuarial valuation as of December 31, 2022, using the following actuarial assumptions, applied to all periods included in the measurement.

Inflation	2.50%
Salary increases	N/A
Investment rate of return	5.00%, net of OPEB plan administrative and investment expense, including inflation
Healthcare cost trend rates	Non-medicare: 7.50% in 2023, grading to 3.50% in 2034. Medicare: 6.25% in 2023, grading to 3.50% in 2034.

Mortality rates were based on the following:

*Post Retirement:* Sex distinct Pub-2010 General Healthy Retiree tables scaled by a factor of 106%. The base year is 2010 and future mortality improvements are assumed each year using scale MP-2019, as published by the Society of Actuaries.

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

*Disabled Retirement:* Sex distinct PubNS-2010 Disabled tables without adjustment. The base year is 2010 and future mortality improvements are assumed each year using scale MP-2019, as published by the Society of Actuaries.

*Pre Retirement:* Sex distinct Pub-2010 General Employees tables without adjustment. The base year is 2010 and future mortality improvements are assumed each year using scale MP-2019, as published by the Society of Actuaries.

Discount rate – The discount rate used to measure the total OPEB liability was 5.00%. This single discount rate was based on a combination of the expected rate of return on OPEB plan investments of 5.00% and the municipal bond rate of 4.08%. The projection of cash flows used to determine the discount rate assumed that Township contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances as of December 31, 2023	\$ 8,071,836	\$ 7,402,280	\$ 669,556
Changes for the year			
Service cost	109,852	-	109,852
Interest on total OPEB liability	402,168	-	402,168
Experience differences	(210,949)	-	(210,949)
Employer contributions	-	166,789	(166,789)
Net investment income (loss)	-	652,005	(652,005)
Benefit payments and refunds	(166,789)	(166,789)	-
Net changes	134,282	652,005	(517,723)
Balances as of December 31, 2024	\$ 8,206,118	\$ 8,054,285	\$ 151,833

Sensitivity of the net OPEB liability to changes in the discount rate – The following presents the net OPEB liability of the Township, as well as what the Township’s net OPEB liability would be if it were calculated using a discount rate that is 1% lower (4.00%) or 1% higher (6.00%) than the current discount rate.

	1% Decrease	Current Discount Rate	1% Increase
Net OPEB liability	\$ 1,410,870	\$ 151,833	\$ (861,123)

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates – The following presents the net OPEB liability of the Township, as well as what the Township’s net OPEB liability would be if were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Net OPEB liability	\$ (900,585)	\$ 151,833	\$ 1,466,299

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB – For the year ended December 31, 2024 the employer recognized OPEB expense of \$(147,855). The employer reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Total to Amortize
Differences in experience	\$ 66,434	\$ (613,844)	\$ (547,410)
Differences in assumptions	259,206	(5,253)	253,953
Net difference between projected and actual earning on plan investments	-	(4,418)	(4,418)
Total	<u>\$ 325,640</u>	<u>\$ (623,515)</u>	<u>\$ (297,875)</u>

\*The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the OPEB liability in subsequent years.

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year ended December 31,</u>	
2025	\$ 28,902
2026	(14,244)
2027	(238,337)
2028	(74,196)
	<u>\$ (297,875)</u>

**Note 13 - Pension and Other Employee Benefit Trust Funds Financial Statements**

	Pension Trust Fund	Employer Funded Retiree Health Insurance Trust Fund	Total
<b>Assets</b>			
<b>Investments</b>			
Money market mutual fund	\$ 153,801	\$ -	\$ 153,801
Exchange traded funds	745,221	-	745,221
Mutual funds	3,426,938	8,054,285	11,481,223
<b>Receivables</b>			
Accrued interest	649	-	649
Total assets	<u>4,326,609</u>	<u>8,054,285</u>	<u>12,380,894</u>

**Net Position**

Restricted - held in trust for pension benefits and other employee benefits	<u>\$ 4,326,609</u>	<u>\$ 8,054,285</u>	<u>\$ 12,380,894</u>
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**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

	Pension Trust Fund	Employer Funded Retiree Health Insurance Trust Fund	Total
<b>Additions</b>			
Contributions			
Employer	\$ -	\$ 166,789	\$ 166,789
Investment earnings			
Interest and dividends	150,122	652,005	802,127
Change in fair value	381,786	-	381,786
Investment expenses	(23,894)	-	(23,894)
Net investment loss	508,014	652,005	1,160,019
Total additions	508,014	818,794	1,326,808
<b>Deductions</b>			
Benefits	382,802	166,789	549,591
Other deductions	60,356	-	60,356
Total deductions	443,158	166,789	609,947
Change in net position	64,856	652,005	716,861
Net position - beginning of year	4,261,753	7,402,280	11,664,033
Net position - end of year	\$ 4,326,609	\$ 8,054,285	\$ 12,380,894

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

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**Note 14 - Joint Venture**

**East Lansing – Meridian Water and Sewer Authority**

The Township is a member of the East Lansing – Meridian Water and Sewer Authority, which provides water services to the residents of the City of East Lansing and the Charter Township of Meridian. The participating communities provide annual funding for its operations. During the current year, the Township contributed \$4,251,615 for its operations and debt. The Township is unaware of any circumstances that would cause an additional benefit or burden to the participating governments in the near future. The Township appoints three members to the joint venture’s governing board, which then approves the annual budget.

The following financial information of the joint venture is obtained from audited financial statements as of June 30, 2024. Complete financial statements for the East Lansing – Meridian Water and Sewer Authority can be obtained from the administrative office at 410 Abbot Road, East Lansing, Michigan.

Total assets	\$ 37,405,956
Total deferred outflows of resources	402,327
Total liabilities	20,762,344
Total deferred inflows of resources	292,345
Total net position	16,753,594
Total operating revenue	5,356,320
Total operating expenses	4,563,289
Total nonoperating revenue (expense)	3,661,897
Change in net position	4,454,928

The Township’s equity in this joint venture as of December 31, 2024 is \$10,179,532, which is recorded in the Water Fund.

**Note 15 - Tax Abatements**

The Township receives reduced property tax revenue as a result of payment in lieu of taxes agreements (PILT) under Section 15A of the State Housing Development Authority Act of 1966 and also under MCL 211.7d Public Act 8 of 2010. The Township has Brownfield reductions under Michigan Public Act 381 of 1996.

For the fiscal year ended December 31, 2024, the Township’s property tax revenues were reduced by \$299,281 under these programs. These long-term agreements expire in varying years with one agreement expiring only when the property ceases to be used for the purpose specified in the abatement agreement.

There are no significant abatements made by Ingham County that affect the Township.

**Note 16 - Property Tax Appeals**

The Township is defending various property tax appeal cases in the Michigan Tax Tribunal. In each case, the Township assessor is required to determine whether to litigate or settle. The property tax values relate to multiple tax years, and the outcome of these cases may affect property tax revenue.

**Charter Township of Meridian**  
**Notes to the Financial Statements**  
**December 31, 2024**

**Note 17 - Changes Within the Financial Reporting Framework, Change in Accounting Principle, and Correction of Errors**

The Park Millage Fund (“the Fund”) was previously reported as a major fund within the governmental funds; however, the Fund no longer meets the quantitative threshold for presentation as major funds. As a result, the following presentation change was necessary to be made in the financial statements.

The Township record a change in accounting principle due to the adoption of GASB Statement No. 101, *Compensated Absences*.

The Governmental Activities were restated to correct for previously omitted capital assets. The Business-Type Activities, Sewer Fund and Water Fund were restated to correct for a previously omitted utility billing receivable.

	December 31, 2023 As Previously Reported	Change Within the Financial Reporting Entity	Change in Accounting Principle	Correction of Errors	December 31, 2023 As Restated
<b>Government-Wide</b>					
Governmental Activities	\$ 82,059,766	\$ -	\$ (912,246)	\$ 5,682,429	\$ 86,829,949
Business-Type Activities	62,562,886	-	(84,152)	1,006,266	63,485,000
<b>Total Primary Government</b>	<b>\$ 144,622,652</b>	<b>\$ -</b>	<b>\$ (996,398)</b>	<b>\$ 6,688,695</b>	<b>\$ 150,314,949</b>
<b>Governmental Funds</b>					
Major Fund:					
General Fund	\$ 14,451,563	\$ -	\$ -	\$ -	\$ 14,451,563
Local Roads Fund	9,791,262	-	-	-	9,791,262
Park Millage Fund	1,498,991	(1,498,991)	-	-	-
Road Debt Fund	2,216,069	-	-	-	2,216,069
Nonmajor Funds	15,920,806	1,498,991	-	-	17,419,797
<b>Total Governmental Funds</b>	<b>\$ 43,878,691</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,878,691</b>
<b>Proprietary Funds</b>					
Major Funds:					
Sewer	\$ 30,299,053	\$ -	\$ (37,913)	\$ 535,982	\$ 30,797,122
Water	32,263,833	-	(46,239)	470,284	32,687,878
<b>Total Proprietary Funds</b>	<b>\$ 62,562,886</b>	<b>\$ -</b>	<b>\$ (84,152)</b>	<b>\$ 1,006,266</b>	<b>\$ 63,485,000</b>

## **Required Supplementary Information**

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**Charter Township of Meridian**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**General Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Taxes				
Property taxes	\$ 15,952,100	\$ 16,014,840	\$ 15,917,493	\$ (97,347)
Licenses and permits	1,640,650	2,046,720	1,983,060	(63,660)
Federal grants	-	128,498	77,959	(50,539)
State-shared revenue	4,850,000	4,852,004	4,845,383	(6,621)
State grants	130,000	483,037	513,384	30,347
Local contributions	540,000	606,366	606,366	-
Charges for services	3,420,400	3,757,289	3,999,953	242,664
Fines and forfeitures	237,250	260,198	279,723	19,525
Investment income	450,000	683,540	890,577	207,037
Other revenue	55,460	73,372	69,881	(3,491)
	<u>27,275,860</u>	<u>28,905,864</u>	<u>29,183,779</u>	<u>277,915</u>
<b>Expenditures</b>				
Current				
General government	7,520,786	8,150,680	7,595,628	(555,052)
Public safety	15,291,817	16,291,999	17,999,757	1,707,758
Health and welfare	62,936	63,754	61,993	(1,761)
Community and economic development	1,356,060	1,396,730	1,307,188	(89,542)
Recreation and culture	1,522,967	1,566,892	1,434,982	(131,910)
Capital outlay	18,400	18,400	-	(18,400)
Debt service				
Principal retirement	720,944	718,373	875,095	156,722
Interest and fiscal charges	210,580	208,067	246,420	38,353
	<u>26,704,490</u>	<u>28,414,895</u>	<u>29,521,063</u>	<u>1,106,168</u>
Excess (deficiency) of revenues over expenditures	<u>571,370</u>	<u>490,969</u>	<u>(337,284)</u>	<u>(828,253)</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	267,490	267,490
Transfers out	(407,000)	(1,237,594)	(1,237,594)	-
Lease liabilities issued	-	-	1,878,246	1,878,246
	<u>(407,000)</u>	<u>(1,237,594)</u>	<u>908,142</u>	<u>2,145,736</u>
Net change in fund balance	164,370	(746,625)	570,858	1,317,483
Fund balance - beginning of year	<u>14,451,563</u>	<u>14,451,563</u>	<u>14,451,563</u>	<u>-</u>
Fund balance - end of year	<u>\$ 14,615,933</u>	<u>\$ 13,704,938</u>	<u>\$ 15,022,421</u>	<u>\$ 1,317,483</u>

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**Local Roads Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Taxes	\$ 1,010	\$ 1,010	\$ 1,010	\$ -
Local contributions	335,000	335,000	335,000	-
Investment income	300,000	247,000	271,498	24,498
Other revenue	-	14,362	(815)	(15,177)
<b>Total revenues</b>	<u>636,010</u>	<u>597,372</u>	<u>606,693</u>	<u>9,321</u>
<b>Expenditures</b>				
Current				
Public works	5,360,000	5,860,000	6,047,079	187,079
Debt service				
Bond issuance costs	-	-	67,836	67,836
<b>Total expenditures</b>	<u>5,360,000</u>	<u>5,860,000</u>	<u>6,114,915</u>	<u>254,915</u>
Excess of revenues (deficiency) over expenditures	(4,723,990)	(5,262,628)	(5,508,222)	(245,594)
<b>Other financing sources (uses)</b>				
Transfers in	280,000	280,000	155,506	(124,494)
Issuance of debt	-	10,237,520	10,284,856	47,336
<b>Total other financing sources (uses)</b>	280,000	10,517,520	10,440,362	(77,158)
Net change in fund balance	(4,443,990)	5,254,892	4,932,140	(322,752)
Fund balance - beginning of year	<u>9,791,262</u>	<u>9,791,262</u>	<u>9,791,262</u>	<u>-</u>
Fund balance - end of year	<u>\$ 5,347,272</u>	<u>\$ 15,046,154</u>	<u>\$ 14,723,402</u>	<u>\$ (322,752)</u>

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Charter Township of Meridian Employee's Retirement Pension Plan**  
**Schedule of Changes in Net Pension Liability and Related Ratios**

Fiscal year ended December 31,	2024	2023	2022	2021	2020
<b>Total pension liability</b>					
Service cost	\$ -	\$ -	\$ -	\$ 8,529	\$ 8,064
Interest	257,202	268,174	281,388	294,717	297,676
Experience differences	60,973	(5,631)	(39,070)	-	120,898
Changes in assumptions	-	-	-	(51,802)	(33,084)
Benefit payments and refunds	<u>(443,157)</u>	<u>(447,665)</u>	<u>(477,437)</u>	<u>(461,241)</u>	<u>(424,945)</u>
Net change in total pension liability	(124,982)	(185,122)	(235,119)	(209,797)	(31,391)
Total pension liability - beginning	<u>4,508,276</u>	<u>4,693,398</u>	<u>4,928,517</u>	<u>5,138,314</u>	<u>5,169,705</u>
Total pension liability - ending (a)	<u>\$ 4,383,294</u>	<u>\$ 4,508,276</u>	<u>\$ 4,693,398</u>	<u>\$ 4,928,517</u>	<u>\$ 5,138,314</u>
<b>Plan fiduciary net position</b>					
Employer contributions	\$ -	\$ -	\$ -	\$ 128,800	\$ 200,000
Net investment income (loss)	531,907	589,010	(829,509)	577,376	605,038
Benefit payments and refunds	(443,157)	(447,665)	(477,437)	(461,241)	(424,945)
Administrative expense	<u>(23,894)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(50)</u>
Net change in plan fiduciary net position	64,856	141,345	(1,306,946)	244,935	380,043
Plan fiduciary net position - beginning	<u>4,261,753</u>	<u>4,120,408</u>	<u>5,427,354</u>	<u>5,182,419</u>	<u>4,802,376</u>
Plan fiduciary net position - ending (b)	<u>\$ 4,326,609</u>	<u>\$ 4,261,753</u>	<u>\$ 4,120,408</u>	<u>\$ 5,427,354</u>	<u>\$ 5,182,419</u>
Net pension liability (a-b)	<u>\$ 56,685</u>	<u>\$ 246,523</u>	<u>\$ 572,990</u>	<u>\$ (498,837)</u>	<u>\$ (44,105)</u>
Plan fiduciary net position as a percentage of total pension liability	98.71%	94.53%	87.79%	110.12%	100.86%
Covered payroll	\$ -	\$ -	\$ -	\$ -	\$ 112,521
Net pension liability as a percentage of covered payroll	N/A	N/A	N/A	N/A	(39.20%)

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Charter Township of Meridian Employee's Retirement Pension Plan**  
**Schedule of Changes in Net Pension Liability and Related Ratios**

Fiscal year ended December 31,	2019	2018	2017	2016	2015
<b>Total pension liability</b>					
Service cost	\$ 7,933	\$ 7,751	\$ 14,978	\$ 14,830	\$ 12,993
Interest	302,038	307,616	318,040	324,025	307,223
Experience differences	54,195	25,530	(86,411)	(22,387)	(124,938)
Changes in assumptions	-	-	-	-	474,087
Benefit payments and refunds	(448,911)	(418,997)	(414,434)	(418,211)	(362,253)
Net change in total pension liability	(84,745)	(78,100)	(167,827)	(101,743)	307,112
Total pension liability - beginning	5,254,450	5,332,550	5,500,377	5,602,120	5,295,008
Total pension liability - ending (a)	<u>\$ 5,169,705</u>	<u>\$ 5,254,450</u>	<u>\$ 5,332,550</u>	<u>\$ 5,500,377</u>	<u>\$ 5,602,120</u>
<b>Plan fiduciary net position</b>					
Employer contributions	\$ 200,000	\$ 300,000	\$ 400,000	\$ 400,000	\$ 250,000
Net investment income (loss)	880,823	(217,924)	593,541	162,002	86,536
Benefit payments and refunds	(448,911)	(418,997)	(414,434)	(418,211)	(362,253)
Administrative expense	(74)	(25)	(46)	(25)	(69,808)
Net change in plan fiduciary net position	631,838	(336,946)	579,061	143,766	(95,525)
Plan fiduciary net position - beginning	4,170,538	4,507,484	3,928,423	3,784,657	3,880,182
Plan fiduciary net position - ending (b)	<u>\$ 4,802,376</u>	<u>\$ 4,170,538</u>	<u>\$ 4,507,484</u>	<u>\$ 3,928,423</u>	<u>\$ 3,784,657</u>
Net pension liability (a-b)	<u>\$ 367,329</u>	<u>\$ 1,083,912</u>	<u>\$ 825,066</u>	<u>\$ 1,571,954</u>	<u>\$ 1,817,463</u>
Plan fiduciary net position as a percentage of total pension liability	92.89%	79.37%	84.53%	71.42%	67.56%
Covered payroll	\$ 106,283	\$ 104,560	\$ 102,156	\$ 100,153	\$ 99,161
Net pension liability as a percentage of covered payroll	345.61%	1,036.64%	807.65%	1,569.55%	1,832.84%

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian  
Required Supplementary Information  
Charter Township of Meridian Employee's Retirement Pension Plan  
Schedule of Employer Contributions**

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Fiscal Year Ended	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
12/31/2015	\$ 403,377	\$ 250,000	\$ 153,377	\$ 99,161	252.12%
12/31/2016	430,449	400,000	30,449	100,153	399.39%
12/31/2017	206,057	400,000	(193,943)	102,156	391.56%
12/31/2018	151,469	300,000	(148,531)	104,560	286.92%
12/31/2019	146,745	200,000	(53,255)	106,283	188.18%
12/31/2020	127,718	200,000	(72,282)	112,521	177.74%
12/31/2021	89,043	128,800	(39,757)	-	N/A
12/31/2022	13,085	-	13,085	-	N/A
12/31/2023	-	-	-	-	N/A
12/31/2024	-	-	-	-	N/A

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Charter Township of Meridian Employee's Retirement Pension Plan**  
**Schedule of Investment Returns**

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Fiscal Year Ended December 31,	Money-weighted Rate of Return
2015	2.23%
2016	4.35%
2017	15.46%
2018	-5.34%
2019	22.46%
2020	13.04%
2021	11.55%
2022	-16.28%
2023	15.01%
2024	12.62%

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Municipal Employees Retirement System of Michigan**  
**Schedule of Changes in Net Pension Liability and Related Ratios**

Fiscal year ended December 31,	2024	2023	2022	2021	2020
<b>Total pension liability</b>					
Service cost	\$ 1,108,837	\$ 1,073,413	\$ 964,989	\$ 983,064	\$ 984,875
Interest	6,027,738	5,802,953	5,709,764	5,347,638	5,226,527
Changes of benefit terms	-	-	-	-	-
Experience differences	2,697,136	766,196	(817,059)	83,960	14,112
Changes in assumptions	742,288	-	3,259,691	2,359,578	2,527,677
Other changes	-	-	-	-	-
Benefit payments and refunds	<u>(4,737,004)</u>	<u>(4,382,602)</u>	<u>(4,136,081)</u>	<u>(3,864,734)</u>	<u>(3,575,639)</u>
Net change in total pension liability	5,838,995	3,259,960	4,981,304	4,909,506	5,177,552
Total pension liability - beginning	<u>84,955,274</u>	<u>81,695,314</u>	<u>76,714,010</u>	<u>71,804,504</u>	<u>66,626,952</u>
Total pension liability - ending (a)	<u>\$ 90,794,269</u>	<u>\$ 84,955,274</u>	<u>\$ 81,695,314</u>	<u>\$ 76,714,010</u>	<u>\$ 71,804,504</u>
<b>Plan fiduciary net position</b>					
Employer contributions	\$ 5,339,460	\$ 5,199,999	\$ 4,759,365	\$ 4,176,804	\$ 3,854,707
Employee contributions	769,299	525,344	535,007	507,808	503,377
Net investment income (loss)	6,359,617	(6,861,125)	7,992,331	6,164,510	5,449,737
Benefit payments and refunds	(4,737,004)	(4,382,602)	(4,136,081)	(3,864,734)	(3,575,639)
Administrative expense	<u>(131,570)</u>	<u>(114,855)</u>	<u>(86,644)</u>	<u>(93,507)</u>	<u>(94,307)</u>
Net change in plan fiduciary net position	7,599,802	(5,633,239)	9,063,978	6,890,881	6,137,875
Plan fiduciary net position - beginning	<u>55,725,837</u>	<u>61,359,076</u>	<u>52,295,098</u>	<u>45,404,217</u>	<u>39,266,342</u>
Plan fiduciary net position - ending (b)	<u>\$ 63,325,639</u>	<u>\$ 55,725,837</u>	<u>\$ 61,359,076</u>	<u>\$ 52,295,098</u>	<u>\$ 45,404,217</u>
Net pension liability (a-b)	<u>\$ 27,468,630</u>	<u>\$ 29,229,437</u>	<u>\$ 20,336,238</u>	<u>\$ 24,418,912</u>	<u>\$ 26,400,287</u>
Plan fiduciary net position as a percentage					
of total pension liability	69.75%	65.59%	75.11%	68.17%	63.23%
Covered payroll	\$ 7,365,056	\$ 6,867,923	\$ 6,370,191	\$ 6,525,085	\$ 6,445,381
Net pension liability as a percentage of covered payroll	372.96%	425.59%	319.24%	374.23%	409.60%

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Municipal Employees Retirement System of Michigan**  
**Schedule of Changes in Net Pension Liability and Related Ratios**

Fiscal year ended December 31,	2019	2018	2017	2016	2015
<b>Total pension liability</b>					
Service cost	\$ 984,557	\$ 1,010,514	\$ 1,000,303	\$ 981,161	\$ 972,200
Interest	5,023,418	4,901,121	4,711,548	4,473,927	4,260,390
Changes of benefit terms	-	(201,785)	-	-	-
Experience differences	(17,758)	(948,982)	(268,400)	(344,829)	-
Changes in assumptions	-	-	-	2,496,029	-
Other changes	-	(9,031)	-	-	-
Benefit payments and refunds	<u>(3,327,410)</u>	<u>(3,092,898)</u>	<u>(3,064,869)</u>	<u>(2,837,026)</u>	<u>(2,460,442)</u>
Net change in total pension liability	2,662,807	1,658,939	2,378,582	4,769,262	2,772,148
Total pension liability - beginning	<u>63,964,145</u>	<u>62,305,206</u>	<u>59,926,624</u>	<u>55,157,362</u>	<u>52,385,214</u>
Total pension liability - ending (a)	<u>\$ 66,626,952</u>	<u>\$ 63,964,145</u>	<u>\$ 62,305,206</u>	<u>\$ 59,926,624</u>	<u>\$ 55,157,362</u>
<b>Plan fiduciary net position</b>					
Employer contributions	\$ 3,802,749	\$ 3,460,367	\$ 2,835,443	\$ 2,065,675	\$ 1,863,475
Employee contributions	500,743	519,853	454,938	434,297	552,292
Net investment income (loss)	(1,638,422)	4,636,217	3,637,926	(517,185)	1,898,696
Benefit payments and refunds	(3,327,410)	(3,092,898)	(3,064,869)	(2,837,026)	(2,460,442)
Administrative expense	<u>(79,386)</u>	<u>(73,113)</u>	<u>(71,256)</u>	<u>(70,405)</u>	<u>(69,906)</u>
Net change in plan fiduciary net position	(741,726)	5,450,426	3,792,182	(924,644)	1,784,115
Plan fiduciary net position - beginning	<u>40,008,068</u>	<u>34,557,642</u>	<u>30,765,460</u>	<u>31,690,104</u>	<u>29,905,989</u>
Plan fiduciary net position - ending (b)	<u>\$ 39,266,342</u>	<u>\$ 40,008,068</u>	<u>\$ 34,557,642</u>	<u>\$ 30,765,460</u>	<u>\$ 31,690,104</u>
Net pension liability (a-b)	<u>\$ 27,360,610</u>	<u>\$ 23,956,077</u>	<u>\$ 27,747,564</u>	<u>\$ 29,161,164</u>	<u>\$ 23,467,258</u>
Plan fiduciary net position as a percentage of total pension liability	58.93%	62.55%	55.47%	51.34%	57.45%
Covered payroll	\$ 6,473,935	\$ 6,324,075	\$ 6,197,969	\$ 6,122,164	\$ 6,100,190
Net pension liability as a percentage of covered payroll	422.63%	378.81%	447.69%	476.32%	384.70%

**Charter Township of Meridian  
Required Supplementary Information  
Municipal Employees Retirement System of Michigan  
Schedule of Employer Contributions**

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Fiscal Year Ended	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
12/31/2015	\$ 2,001,384	\$ 3,049,113	\$ (1,047,729)	\$ 6,122,164	49.80%
12/31/2016	1,835,443	2,835,443	(1,000,000)	6,197,969	45.75%
12/31/2017	2,318,478	3,460,368	(1,141,890)	6,324,075	54.72%
12/31/2018	2,302,708	3,802,749	(1,500,041)	6,453,286	58.93%
12/31/2019	2,264,527	3,854,707	(1,590,180)	6,586,586	58.52%
12/31/2020	2,472,037	4,176,804	(1,704,767)	6,434,228	64.92%
12/31/2021	3,009,366	4,759,366	(1,750,000)	6,460,360	73.67%
12/31/2022	3,265,891	5,199,999	(1,934,108)	7,432,637	69.96%
12/31/2023	3,153,463	5,339,460	(2,185,997)	6,126,422	87.15%
12/31/2024	3,604,328	5,423,036	(1,818,708)	7,668,690	70.72%

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Other Postemployment Benefits**  
**Schedule of Changes in Net OPEB Liability and Related Ratios**  
**For the Year Ended December 31, 2024**

Fiscal year ended December 31,	2024	2023	2022	2021	2020	2019	2018	2017
<b>Total OPEB liability</b>								
Service cost	\$ 109,852	\$ 102,366	\$ 126,654	\$ 77,036	\$ 109,467	\$ 101,169	\$ 190,743	\$ 184,032
Interest	402,168	403,044	394,891	346,126	336,017	451,588	433,155	422,016
Other changes	-	44,925	-	-	-	-	-	-
Experience differences	(210,949)	(693,185)	(171,130)	272,930	(74,110)	(3,048,686)	(177,273)	(146,888)
Changes in assumptions	-	278,012	(10,952)	445,576	(29,617)	218,141	(38,069)	49,580
Benefit payments and refunds	(166,789)	(178,337)	(181,341)	(165,327)	(162,018)	(136,274)	(126,136)	(123,649)
Net change in total OPEB liability	134,282	(43,175)	158,122	976,341	179,739	(2,414,062)	282,420	385,091
Total OPEB liability - beginning	<u>8,071,836</u>	<u>8,115,011</u>	<u>7,956,889</u>	<u>6,980,548</u>	<u>6,800,809</u>	<u>9,214,871</u>	<u>8,932,451</u>	<u>8,547,360</u>
Total OPEB liability - ending (a)	<u>\$ 8,206,118</u>	<u>\$ 8,071,836</u>	<u>\$ 8,115,011</u>	<u>\$ 7,956,889</u>	<u>\$ 6,980,548</u>	<u>\$ 6,800,809</u>	<u>\$ 9,214,871</u>	<u>\$ 8,932,451</u>
<b>Plan fiduciary net position</b>								
Employer contributions	\$ 166,789	\$ 178,337	\$ 181,341	\$ 190,327	\$ 447,018	\$ 447,774	\$ 450,136	\$ 295,649
Net investment income (loss)	652,005	775,025	(968,342)	608,510	652,811	724,043	(212,818)	395,193
Benefit payments and refunds	(166,789)	(178,337)	(181,341)	(165,327)	(162,018)	(136,274)	(126,136)	(123,649)
Net change in plan fiduciary net position	652,005	775,025	(968,342)	633,510	937,811	1,035,543	111,182	567,193
Plan fiduciary net position - beginning	<u>7,402,280</u>	<u>6,627,255</u>	<u>7,595,597</u>	<u>6,962,087</u>	<u>6,024,276</u>	<u>4,988,733</u>	<u>4,877,551</u>	<u>4,310,358</u>
Plan fiduciary net position - ending (b)	<u>\$ 8,054,285</u>	<u>\$ 7,402,280</u>	<u>\$ 6,627,255</u>	<u>\$ 7,595,597</u>	<u>\$ 6,962,087</u>	<u>\$ 6,024,276</u>	<u>\$ 4,988,733</u>	<u>\$ 4,877,551</u>
Net OPEB liability (a-b)	<u>\$ 151,833</u>	<u>\$ 669,556</u>	<u>\$ 1,487,756</u>	<u>\$ 361,292</u>	<u>\$ 18,461</u>	<u>\$ 776,533</u>	<u>\$ 4,226,138</u>	<u>\$ 4,054,900</u>
Plan fiduciary net position as a percentage of total OPEB liability	98.15%	91.71%	81.67%	95.46%	99.74%	88.58%	54.14%	54.60%
Covered payroll	N/A							
Net OPEB liability as a percentage of covered payroll	N/A							

Data will be added as information is available until 10 years of such data is available.

**Charter Township of Meridian  
Required Supplementary Information  
Other Postemployment Benefits  
Schedule of Employer Contributions**

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Fiscal Year Ending December 31,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2015	\$ 283,991	\$ 500,000	\$ (216,009)	N/A	N/A
2016	283,991	306,674	(22,683)	N/A	N/A
2017	453,565	295,649	157,916	N/A	N/A
2018	449,295	450,136	(841)	N/A	N/A
2019	207,005	447,774	(240,769)	N/A	N/A
2020	205,355	447,018	(241,663)	N/A	N/A
2021	172,422	190,327	(17,905)	N/A	N/A
2022	167,659	181,341	(13,682)	N/A	N/A
2023	190,086	178,337	11,749	N/A	N/A
2024	186,412	166,789	19,623	N/A	N/A

See Accompanying Notes to Required Supplementary Information

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Other Postemployment Benefits**  
**Schedule of Investment Returns**

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Fiscal Year Ended December 31,	Money-weighted Rate of Return
2017	9.01%
2018	-5.34%
2019	22.46%
2020	10.68%
2021	8.74%
2022	-12.75%
2023	11.69%
2024	8.81%

**Charter Township of Meridian**  
**Notes to the Required Supplementary Information**  
**December 31, 2024**

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**Budgetary Information**

Annual budgets are adopted on a basis consistent with generally accepted accounting principles. The Township adopts a formal budget for the General Fund, special revenue fund types, and debt service fund types. By mid-June of each year, all department heads submit spending requests to the director of finance so that a budget may be prepared. Before September 1, the proposed budget is submitted by the Township manager to the Township board for review. Public hearings are held, and a final budget is adopted no later than November 1. Any budget amendments must be approved by the Township board. During the year, the budget was amended in a legally permissible manner.

The budget is adopted on a functional basis. Although spending estimates are produced for each line item, budgetary control is exercised at the department level for internal control purposes. Encumbrances represent commitments related to unperformed contracts (or purchase orders) for goods or services. Encumbrances are not included as expenditures or liabilities; the amount of encumbrances outstanding at December 31, is not significant. Unexpended appropriations lapse at year end.

The budgetary comparison schedules for the General Fund and major special revenue funds are presented on the same basis of accounting used in preparing the adopted budgets.

A comparison of actual results of operations to all budgets shown in the other supplementary information section is for management analysis and is more detailed than the adopted budget on a functional basis.

**Excess of Expenditures Over Appropriations in Budgeted Funds**

The Township did have significant budget variances. See Note 2 to the Notes to the Financial Statements for expenditures in excess of appropriates detail.

**Pension Information – Charter Township of Meridian Employees’ Retirement System**

**Notes to the Schedule of Changes in Net Pension Liability and Related Ratios**

There were no changes in assumptions for the year ending December 31, 2024.

**Notes to the Schedule of Employer Contributions**

- Valuation date: December 31, 2024
- Actuarially determined contribution rates are calculated as of December 31 each year, which is 1 day prior to the beginning of the fiscal year in which contributions are reported. The actuarially determined contribution (ADC) included in this schedule is calculated as the normal cost payment plus the amortized portion of the unfunded actuarial accrued liability.

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Individual entre-age normal
- Amortization method: Level dollar, closed
- Remaining amortization period: 4 years
- Asset valuation method: 4-year smoothed market
- Inflation: N/A
- Salary increase: N/A
- Investment rate of return: 6 percent
- Mortality rates: Fully generational Pub-2010 amount-weighted General Mortality Tables for males and females with MP-2019 mortality improvement scales. Pub-2010 Healthy Annuitant Mortality Tables – 50% male and 50% female blend

**Charter Township of Meridian**  
**Notes to the Required Supplementary Information**  
**December 31, 2024**

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**Pension Information – Municipal Employees’ Retirement System of Michigan**

**Notes to the Schedule of Changes in Net Pension Liability and Related Ratios**

The December 31, 2024 changes in assumptions are due to the following:

- The discount rate was lowered from 7.25% to 7.18%.
- The investment rate of return was increased from 6.85% to 6.90%.

**Notes to the Schedule of Employer Contributions**

- Valuation date: December 31, 2023
- The actuarially determined contribution (ADC) included in this schedule is calculated as the normal cost payment plus the amortized portion of the unfunded actuarial accrued liability.

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Entry age
- Amortization method: Level percentage of pay, open
- Remaining amortization period: 17 years
- Asset valuation method: 5 years smoothed
- Inflation: 2.5 percent
- Salary increase: 3.0 percent, plus merit and longevity
- Investment rate of return: 6.90 percent net of pension plan investment expense, including inflation
- Mortality rates: Fully generational Pub-2010 amount-weighted General Mortality Tables for males and females with MP-2019 mortality improvement scales.

**OPEB Information – Meridian Charter Township Money Purchase Plan**

**Notes to the Schedule of Changes in Total Net OPEB and Related Ratios**

The December 31, 2024 changes in assumptions are due to the following:

- The discount rate was increased from 4.99% to 5.00%.

**Notes to the Schedule of Employer Contributions**

- Valuation date: December 31, 2022
- Actuarially determined contribution rates are calculated as of December 31 of even numbered years, which is 1 day prior to the beginning of the fiscal year biennium in which contributions are reported.

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Entry age normal level percent of pay
- Amortization method: Level dollar, closed
- Remaining amortization period: 28 years
- Asset valuation method: Market value
- Inflation: 2.5 percent
- Salary increase: N/A
- Investment rate of return: 5 percent net of pension plan investment expense, including inflation

**Charter Township of Meridian**  
**Notes to the Required Supplementary Information**  
**December 31, 2024**

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- Mortality:
  - Post-Retirement: Sex distinct Pub-2010 General Healthy Retiree tables scaled by a factor of 106%. The base year is 2010 and future mortality improvements are assumed each year using scale MP-2019, as published by the Society of Actuaries.
  - Disabled Retirement: Sex distinct PubNS-2010 Disabled tables without adjustment. The base year is 2010 and future mortality improvements are assumed each year using scale MP-2019, as published by the Society of Actuaries.
  - Pre-Retirement: Sex distinct Pub-2010 General Employees table without adjustment. The base year is 2010 and future mortality improvements are assumed each year using scale MP-2019, as published by the Society of Actuaries.
- Health Care Trend Rates: Non-Medicare: 7.50% in 2023, grading to 3.50% in 2034. Medicare: 6.25% in 2023, grading to 3.50% in 2034.
- Aging Factors: The tables used in developing the retiree premium are based on a recent Society of Actuaries study of health costs.

## **Other Supplementary Information**

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## Charter Township of Meridian Description of Funds Nonmajor Governmental Funds

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**Pedestrian/Bike Path Millage Fund** – This fund is used to account for the design and construction of the Township’s millage-supported pedestrian/bicycle pathway system.

**Park Millage Fund** – This fund is used to account for tax revenue that supports local park maintenance and improvements.

**Fire Fund** – This fund is used to account for donations that are restricted and designated for fire-related activities.

**Police Fund** – This fund is used to account for donations, forfeitures, and State of Michigan funds that are specifically used to aid law enforcement.

**Land Preservation Fund** – This fund is used to account for tax revenue which will be used to purchase land and/or an interest in land for the permanent preservation of open green spaces and natural features throughout the Township.

**Senior Center Millage Fund** – This fund is used to account for tax revenue and donations that are used to support the Meridian Senior Center.

**Cable TV Fund** – This fund is used to account for the operations of government access channels, which provide news and information about the Township’s government activities and the community it serves. Funds for operations are derived from cable franchise fees.

**Community Needs Fund** – This fund is used to account for donations that provide emergency funds to needy Township residents.

**Library Fund** – This fund is used to account for donations for improvements to the local libraries.

**Grants Fund** – This fund is used to account for various federal grant awards.

**CATA Millage Fund** – This fund is used to account for tax revenue that supports increased public transportation.

**Opioid Settlement Fund** – This fund is used to account for revenues received through opioid settlements and the related expenditures on opioid remediation.

**American Rescue Plan Act Fund** – This fund is used to account for funding received for pandemic relief and the related expenditures.

**Fire Station Debt Service Fund** – This fund is used to account for tax revenue and debt service related to the 2013 bond issuance to construct a new central fire station.

**Capital Projects Fund** – This fund is used to account for the activity of the Township’s capital projects.

**Township Improvement Revolving Fund** – This fund is used to account for advances from the General Fund and reimbursements from special assessments for specific public improvements.

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**December 31, 2024**

	Special Revenue Funds						
	Pedestrian/Bike				Land	Senior Center	
	Path Millage	Park Millage	Fire	Police	Preservation	Millage	Cable TV
<b>Assets</b>							
Cash and cash equivalents	\$ 905,817	\$ 837,288	\$ 3,081	\$ 67,734	\$ 576,430	\$ 173,193	\$ 22,265
Investments	2,105,213	1,525,937	-	2,132	7,391,218	507,573	92,219
Receivables							
Accounts	17,643	4,095	72	6,032	527	-	-
Taxes	435,970	869,456	-	-	131,601	109,404	-
Special assessments	-	-	-	-	-	-	-
Due from other units of government	-	-	-	2,084	-	-	-
Prepaid items	-	3,649	-	517	255	-	-
<b>Total assets</b>	<b>\$ 3,464,643</b>	<b>\$ 3,240,425</b>	<b>\$ 3,153</b>	<b>\$ 78,499</b>	<b>\$ 8,100,031</b>	<b>\$ 790,170</b>	<b>\$ 114,484</b>
<b>Liabilities</b>							
Accounts payable	\$ 23,516	\$ 53,917	\$ -	\$ 1,022	\$ 1,867	\$ 57,232	\$ -
Due to other funds	10,000	-	-	-	-	-	-
Due to other units of government	-	-	-	-	-	-	-
Payroll and other liabilities	1,229	12,740	-	2,824	1,072	-	-
Unearned revenue	-	-	-	33,000	-	-	-
<b>Total liabilities</b>	<b>34,745</b>	<b>66,657</b>	<b>-</b>	<b>36,846</b>	<b>2,939</b>	<b>57,232</b>	<b>-</b>
<b>Deferred inflows of resources</b>							
Unavailable revenue - special assessments	-	-	-	-	-	-	-
Unavailable revenue - federal grant revenue	-	-	72	365	-	-	-
Unavailable revenue - charges for services	15,503	4,095	-	-	-	-	-
Unavailable revenue - other revenue	-	-	-	-	-	-	-
Property taxes levied for a subsequent period	746,429	1,487,660	-	-	227,924	187,250	-
Special assessments levied for a subsequent period	-	-	-	-	-	-	-
<b>Total deferred inflows of resources</b>	<b>761,932</b>	<b>1,491,755</b>	<b>72</b>	<b>365</b>	<b>227,924</b>	<b>187,250</b>	<b>-</b>
<b>Fund balances</b>							
Non-spendable							
Prepaid items	-	3,649	-	517	255	-	-
Restricted for							
Pedestrian/bike path millage	2,667,966	-	-	-	-	-	-
Park Millage	-	1,678,364	-	-	-	-	-
Fire	-	-	3,081	-	-	-	-
Police	-	-	-	40,771	-	-	-
Senior center millage	-	-	-	-	-	545,688	-
Cable TV	-	-	-	-	-	-	114,484
Community needs	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
Capital area transportation authority millage	-	-	-	-	-	-	-
Opioid remediation	-	-	-	-	-	-	-
Land preservation	-	-	-	-	7,868,913	-	-
Fire station debt service	-	-	-	-	-	-	-
Assigned							
American Rescue Plan Act	-	-	-	-	-	-	-
Township improvement	-	-	-	-	-	-	-
<b>Total fund balances</b>	<b>2,667,966</b>	<b>1,682,013</b>	<b>3,081</b>	<b>41,288</b>	<b>7,869,168</b>	<b>545,688</b>	<b>114,484</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 3,464,643</b>	<b>\$ 3,240,425</b>	<b>\$ 3,153</b>	<b>\$ 78,499</b>	<b>\$ 8,100,031</b>	<b>\$ 790,170</b>	<b>\$ 114,484</b>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**December 31, 2024**

Special Revenue Funds

	Community Needs	Library	Grants	CATA Millage	Opioid Settlement	American Rescue Plan Act
<b>Assets</b>						
Cash and cash equivalents	\$ 37,214	\$ 27	\$ (514)	\$ 23,163	\$ 47,096	\$ 286,819
Investments	44,160	15,017	143,123	14,078	26,902	5,491
Receivables						
Accounts	-	-	998	-	188,915	-
Taxes	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Due from other units of government	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	132,478
<b>Total assets</b>	<b>\$ 81,374</b>	<b>\$ 15,044</b>	<b>\$ 143,607</b>	<b>\$ 37,241</b>	<b>\$ 262,913</b>	<b>\$ 424,788</b>
<b>Liabilities</b>						
Accounts payable	\$ 6,659	\$ -	\$ -	\$ -	\$ -	\$ 105,498
Due to other funds	-	-	-	-	-	52,812
Due to other units of government	-	-	-	-	-	-
Payroll and other liabilities	-	-	126	-	-	-
Unearned revenue	-	-	-	-	-	106,176
<b>Total liabilities</b>	<b>6,659</b>	<b>-</b>	<b>126</b>	<b>-</b>	<b>-</b>	<b>264,486</b>
<b>Deferred inflows of resources</b>						
Unavailable revenue - special assessments	-	-	-	-	-	-
Unavailable revenue - federal grant revenue	-	-	998	-	-	-
Unavailable revenue - state grant revenue	-	-	-	-	-	-
Unavailable revenue - other revenue	-	-	-	-	188,915	-
Property taxes levied for a subsequent period	-	-	-	784	-	-
Special assessments levied for a subsequent period	-	-	-	-	-	-
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>-</b>	<b>998</b>	<b>784</b>	<b>188,915</b>	<b>-</b>
<b>Fund balances</b>						
Non-spendable						
Prepaid items	-	-	-	-	-	132,478
Restricted for						
Pedestrian/bike path millage	-	-	-	-	-	-
Park Millage	-	-	-	-	-	-
Fire	-	-	-	-	-	-
Police	-	-	-	-	-	-
Senior center millage	-	-	-	-	-	-
Cable TV	-	-	-	-	-	-
Community needs	74,715	-	-	-	-	-
Library	-	15,044	-	-	-	-
Grants	-	-	142,483	-	-	-
Capital area transportation authority millage	-	-	-	36,457	-	-
Opioid remediation	-	-	-	-	73,998	-
Park millage	-	-	-	-	-	-
Fire station debt service	-	-	-	-	-	-
Assigned						
American Rescue Plan Act	-	-	-	-	-	27,824
Township improvement	-	-	-	-	-	-
<b>Total fund balances</b>	<b>74,715</b>	<b>15,044</b>	<b>142,483</b>	<b>36,457</b>	<b>73,998</b>	<b>160,302</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 81,374</b>	<b>\$ 15,044</b>	<b>\$ 143,607</b>	<b>\$ 37,241</b>	<b>\$ 262,913</b>	<b>\$ 424,788</b>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**December 31, 2024**

	Debt		Capital		Total Nonmajor Governmental Funds
	Service Fund		Projects Funds		
	Fire Station Debt Service	Capital Projects	Township Improvement Revolving		
<b>Assets</b>					
Cash and cash equivalents	\$ 382,137	\$ 13,145	\$ 691,399	\$ 4,066,294	
Investments	-	2,099,201	1,890,057	15,862,321	
Receivables					
Accounts	-	-	-	218,282	
Taxes	82,685	-	-	1,629,116	
Special assessments	-	-	2,214,632	2,214,632	
Due from other units of government	-	-	-	2,084	
Prepaid items	-	-	-	136,899	
Total assets	<u>\$ 464,822</u>	<u>\$ 2,112,346</u>	<u>\$ 4,796,088</u>	<u>\$ 24,129,628</u>	
<b>Liabilities</b>					
Accounts payable	\$ -	\$ 8,323	\$ 822	\$ 258,856	
Due to other funds	-	-	-	62,812	
Due to other units of government	-	-	7	7	
Payroll and other liabilities	-	-	-	17,991	
Unearned revenue	-	-	-	139,176	
Total liabilities	<u>-</u>	<u>8,323</u>	<u>829</u>	<u>478,842</u>	
<b>Deferred inflows of resources</b>					
Unavailable revenue - special assessments	-	-	2,134,632	2,134,632	
Unavailable revenue - federal grant revenue	-	-	-	1,435	
Unavailable revenue - state grant revenue	-	-	-	19,598	
Unavailable revenue - other revenue	-	-	-	188,915	
Property taxes levied for a subsequent period	141,346	-	-	2,791,393	
Special assessments levied for a subsequent period	-	-	80,000	80,000	
Total deferred inflows of resources	<u>141,346</u>	<u>-</u>	<u>2,214,632</u>	<u>5,215,973</u>	
<b>Fund balances</b>					
Non-spendable					
Prepaid items	-	-	-	136,899	
Restricted for					
Pedestrian/bike path millage	-	-	-	2,667,966	
Park Millage	-	-	-	1,678,364	
Fire	-	-	-	3,081	
Police	-	-	-	40,771	
Senior center millage	-	-	-	545,688	
Cable TV	-	-	-	114,484	
Community needs	-	-	-	74,715	
Library	-	-	-	15,044	
Grants	-	-	-	142,483	
Capital area transportation authority millage	-	-	-	36,457	
Opioid remediation	-	-	-	73,998	
Park millage	-	-	-	7,868,913	
Fire station debt service	323,476	-	-	323,476	
Assigned					
American Rescue Plan Act	-	-	-	27,824	
Township improvement	-	2,104,023	2,580,627	4,684,650	
Total fund balances	<u>323,476</u>	<u>2,104,023</u>	<u>2,580,627</u>	<u>18,434,813</u>	
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 464,822</u>	<u>\$ 2,112,346</u>	<u>\$ 4,796,088</u>	<u>\$ 24,129,628</u>	

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended December 31, 2024**

	<i>Formerly Major Fund</i>						
	Special Revenue Funds						
	Pedestrian/Bike Path Millage	Park Millage	Fire	Police	Land Preservation	Senior Center Millage	Cable TV
<b>Revenues</b>							
Taxes	\$ 698,074	\$ 1,391,240	\$ -	\$ -	\$ 213,405	\$ 175,165	\$ -
Federal grants	-	-	317,893	5,667	-	-	-
State grants	4,193	8,362	-	12,070	1,267	1,053	-
Local contributions	680,856	-	-	-	-	-	-
Charges for services	270,000	-	-	-	-	-	-
Investment income	126,287	96,398	53	1,401	356,269	29,099	6,055
Other revenue	7,812	245,285	4,582	18,020	-	-	-
<b>Total revenues</b>	<b>1,787,222</b>	<b>1,741,285</b>	<b>322,528</b>	<b>37,158</b>	<b>570,941</b>	<b>205,317</b>	<b>6,055</b>
<b>Expenditures</b>							
Current							
Public safety	-	-	354,251	50,878	-	-	-
Public works	1,625,613	-	-	-	-	-	-
Health and welfare	-	-	-	-	-	120,224	-
Recreation and culture	-	1,558,263	-	-	181,801	-	32,434
Capital outlay	-	-	-	-	-	-	-
Debt service							
Principal retirement	-	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-	-
<b>Total expenditures</b>	<b>1,625,613</b>	<b>1,558,263</b>	<b>354,251</b>	<b>50,878</b>	<b>181,801</b>	<b>120,224</b>	<b>32,434</b>
Excess (deficiency) of revenues over expenditures	161,609	183,022	(31,723)	(13,720)	389,140	85,093	(26,379)
<b>Other financing sources (uses)</b>							
Transfers in	-	-	32,736	-	-	-	-
Transfers out	-	-	-	-	-	-	-
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>32,736</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balances</b>	<b>161,609</b>	<b>183,022</b>	<b>1,013</b>	<b>(13,720)</b>	<b>389,140</b>	<b>85,093</b>	<b>(26,379)</b>
Fund balances - beginning of year, as previously presented	2,506,357	-	2,068	55,008	7,480,028	460,595	140,863
Change within financial reporting entity (major to nonmajor)	-	1,498,991	-	-	-	-	-
Fund balances - beginning of year, as adjusted	2,506,357	1,498,991	2,068	55,008	7,480,028	460,595	140,863
Fund balances - end of year	\$ 2,667,966	\$ 1,682,013	\$ 3,081	\$ 41,288	\$ 7,869,168	\$ 545,688	\$ 114,484

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended December 31, 2024**

	Special Revenue Funds					
	Community Needs	Library	Grants	CATA Millage	Opioid Settlement	American Rescue Plan Act
<b>Revenues</b>						
Taxes	\$ -	\$ -	\$ -	\$ 417,407	\$ -	\$ -
Federal grants	-	-	3,157	-	-	1,137,145
State grants	-	-	-	2,507	-	-
Local contributions	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Investment income	3,347	768	7,363	6,237	2,116	55,594
Other revenue	57,738	-	-	-	41,326	-
<b>Total revenues</b>	<u>61,085</u>	<u>768</u>	<u>10,520</u>	<u>426,151</u>	<u>43,442</u>	<u>1,192,739</u>
<b>Expenditures</b>						
Current						
Public safety	-	-	4,393	-	1,168	-
Public works	-	-	-	-	-	-
Health and welfare	73,768	-	-	-	-	-
Recreation and culture	-	-	-	420,000	-	-
Capital outlay	-	-	-	-	-	843,353
Debt service						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
<b>Total expenditures</b>	<u>73,768</u>	<u>-</u>	<u>4,393</u>	<u>420,000</u>	<u>1,168</u>	<u>843,353</u>
Excess (deficiency) of revenues over expenditures	<u>(12,683)</u>	<u>768</u>	<u>6,127</u>	<u>6,151</u>	<u>42,274</u>	<u>349,386</u>
<b>Other financing sources (uses)</b>						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	(293,792)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(293,792)</u>
<b>Net change in fund balances</b>	<u>(12,683)</u>	<u>768</u>	<u>6,127</u>	<u>6,151</u>	<u>42,274</u>	<u>55,594</u>
Fund balances - beginning of year, as previously presented	87,398	14,276	136,356	30,306	31,724	104,708
Change within financial reporting entity (major to nonmajor)	-	-	-	-	-	-
Fund balances - beginning of year, as adjusted	<u>87,398</u>	<u>14,276</u>	<u>136,356</u>	<u>30,306</u>	<u>31,724</u>	<u>104,708</u>
Fund balances - end of year	<u>\$ 74,715</u>	<u>\$ 15,044</u>	<u>\$ 142,483</u>	<u>\$ 36,457</u>	<u>\$ 73,998</u>	<u>\$ 160,302</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended December 31, 2024**

	<u>Debt Service</u>		<u>Capital Projects Funds</u>		Total Nonmajor Governmental Funds
	Fire Station Debt Service	Capital Projects	Township Improvement Revolving		
<b>Revenues</b>					
Taxes	\$ 425,980	\$ -	\$ -		\$ 3,321,271
Federal grants	-	-	-		1,463,862
State grants	1,571	-	-		31,023
Local contributions	-	-	-		680,856
Charges for services	-	-	336,235		606,235
Investment income	7,432	117,171	155,000		970,590
Other revenue	-	-	609		375,372
Total revenues	<u>434,983</u>	<u>117,171</u>	<u>491,844</u>		<u>7,449,209</u>
<b>Expenditures</b>					
Current					
Public safety	-	-	-		410,690
Public works	-	-	85,849		1,711,462
Health and welfare	-	-	-		193,992
Recreation and culture	-	-	-		2,192,498
Capital outlay	-	562,186	-		1,405,539
Debt service					
Principal retirement	245,000	-	-		245,000
Interest and fiscal charges	13,956	-	-		13,956
Total expenditures	<u>258,956</u>	<u>562,186</u>	<u>85,849</u>		<u>6,173,137</u>
Excess (deficiency) of revenues over expenditures	<u>176,027</u>	<u>(445,015)</u>	<u>405,995</u>		<u>1,276,072</u>
<b>Other financing sources (uses)</b>					
Transfers in	-	-	-		32,736
Transfers out	-	-	-		(293,792)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>		<u>(261,056)</u>
Net change in fund balances	<u>176,027</u>	<u>(445,015)</u>	<u>405,995</u>		<u>1,015,016</u>
Fund balances - beginning of year, as previously presented	147,449	2,549,038	2,174,632		15,920,806
Change within financial reporting entity (major to nonmajor)	-	-	-		1,498,991
Fund balances - beginning of year, as adjusted	<u>147,449</u>	<u>2,549,038</u>	<u>2,174,632</u>		<u>17,419,797</u>
Fund balances - end of year	<u>\$ 323,476</u>	<u>\$ 2,104,023</u>	<u>\$ 2,580,627</u>		<u>\$ 18,434,813</u>

**Charter Township of Meridian  
Other Supplementary Information  
Budgetary Comparison Schedule  
Nonmajor Governmental Fund  
Pedestrian/Bike Path Millage Fund  
For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Taxes	\$ 704,827	\$ 705,088	\$ 698,074	\$ (7,014)
State grants	3,500	4,194	4,193	(1)
Local contributions	540,000	680,856	680,856	-
Charges for services	-	270,000	270,000	-
Investment income	60,000	127,350	126,287	(1,063)
Other revenue	-	13,939	7,812	(6,127)
	<u>1,308,327</u>	<u>1,801,427</u>	<u>1,787,222</u>	<u>(14,205)</u>
<b>Expenditures</b>				
Current				
Public works	<u>694,512</u>	<u>1,707,990</u>	<u>1,625,613</u>	<u>(82,377)</u>
Net change in fund balance	613,815	93,437	161,609	68,172
Fund balance - beginning of year	<u>2,506,357</u>	<u>2,506,357</u>	<u>2,506,357</u>	<u>-</u>
Fund balance - end of year	<u>\$ 3,120,172</u>	<u>\$ 2,599,794</u>	<u>\$ 2,667,966</u>	<u>\$ 68,172</u>

**Charter Township of Meridian**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Park Millage Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under) Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 1,404,650	\$ 1,405,132	\$ 1,391,240	\$ (13,892)
State grants	5,600	8,363	8,362	(1)
Investment income	37,000	93,350	96,398	3,048
Other revenue	191,700	249,209	245,285	(3,924)
Total revenues	1,638,950	1,756,054	1,741,285	(14,769)
<b>Expenditures</b>				
Current				
Recreation and culture	1,676,023	1,764,864	1,558,263	(206,601)
Net change in fund balance	(37,073)	(8,810)	183,022	191,832
Fund balance - beginning of year	1,498,991	1,498,991	1,498,991	-
Fund balance - end of year	\$ 1,461,918	\$ 1,490,181	\$ 1,682,013	\$ 191,832

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Fire Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final
				Budget
<b>Revenues</b>				
Federal grants	\$ -	\$ 317,964	\$ 317,893	\$ (71)
Investment income	5	35	53	18
Other revenue	-	-	4,582	4,582
	-	-	-	-
Total revenues	5	317,999	322,528	4,529
<b>Expenditures</b>				
Current				
Public safety	-	351,660	354,251	2,591
	-	-	-	-
Excess of revenues (deficiency) over expenditures	5	(33,661)	(31,723)	1,938
<b>Other financing sources (uses)</b>				
Transfers in	-	32,736	32,736	-
	-	-	-	-
Net change in fund balance	5	(925)	1,013	1,938
Fund balance - beginning of year	2,068	2,068	2,068	-
Fund balance - end of year	\$ 2,073	\$ 1,143	\$ 3,081	\$ 1,938

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Police Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Federal grants	\$ 5,000	\$ 5,145	\$ 5,667	\$ 522
State grants	7,000	11,694	12,070	376
Investment income	500	1,075	1,401	326
Other revenue	<u>1,000</u>	<u>18,020</u>	<u>18,020</u>	<u>-</u>
Total revenues	13,500	35,934	37,158	1,224
<b>Expenditures</b>				
Current				
Public safety	<u>54,000</u>	<u>75,654</u>	<u>50,878</u>	<u>(24,776)</u>
Net change in fund balance	(40,500)	(39,720)	(13,720)	26,000
Fund balance - beginning of year	<u>55,008</u>	<u>55,008</u>	<u>55,008</u>	<u>-</u>
Fund balance - end of year	<u>\$ 14,508</u>	<u>\$ 15,288</u>	<u>\$ 41,288</u>	<u>\$ 26,000</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Land Preservation Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Taxes	\$ 215,608	\$ 215,618	\$ 213,405	\$ (2,213)
State grants	1,000	1,267	1,267	-
Investment income	<u>90,000</u>	<u>311,000</u>	<u>356,269</u>	<u>45,269</u>
Total revenues	306,608	527,885	570,941	43,056
<b>Expenditures</b>				
Current				
Recreation and culture	<u>235,721</u>	<u>213,560</u>	<u>181,801</u>	<u>(31,759)</u>
Net change in fund balance	70,887	314,325	389,140	74,815
Fund balance - beginning of year	<u>7,480,028</u>	<u>7,480,028</u>	<u>7,480,028</u>	<u>-</u>
Fund balance - end of year	<u>\$ 7,550,915</u>	<u>\$ 7,794,353</u>	<u>\$ 7,869,168</u>	<u>\$ 74,815</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Senior Center Millage Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Taxes	\$ 176,733	\$ 176,733	\$ 175,165	\$ (1,568)
State grants	800	1,050	1,053	3
Investment income	<u>12,000</u>	<u>28,600</u>	<u>29,099</u>	<u>499</u>
Total revenues	189,533	206,383	205,317	(1,066)
<b>Expenditures</b>				
Current				
Health and welfare	<u>148,000</u>	<u>148,000</u>	<u>120,224</u>	<u>(27,776)</u>
Net change in fund balance	41,533	58,383	85,093	26,710
Fund balance - beginning of year	<u>460,595</u>	<u>460,595</u>	<u>460,595</u>	<u>-</u>
Fund balance - end of year	<u>\$ 502,128</u>	<u>\$ 518,978</u>	<u>\$ 545,688</u>	<u>\$ 26,710</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Cable TV Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Investment income	\$ 2,000	\$ 6,100	\$ 6,055	\$ (45)
<b>Expenditures</b>				
Current				
Recreation and culture	-	32,500	32,434	(66)
Net change in fund balance	2,000	(26,400)	(26,379)	21
Fund balance - beginning of year	140,863	140,863	140,863	-
Fund balance - end of year	\$ 142,863	\$ 114,463	\$ 114,484	\$ 21

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Community Needs Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Investment income	\$ 1,000	\$ 2,950	\$ 3,347	\$ 397
Other revenue	<u>16,200</u>	<u>59,020</u>	<u>57,738</u>	<u>(1,282)</u>
Total revenues	17,200	61,970	61,085	(885)
<b>Expenditures</b>				
Current				
Health and welfare	<u>41,200</u>	<u>76,611</u>	<u>73,768</u>	<u>(2,843)</u>
Net change in fund balance	(24,000)	(14,641)	(12,683)	1,958
Fund balance - beginning of year	<u>87,398</u>	<u>87,398</u>	<u>87,398</u>	<u>-</u>
Fund balance - end of year	<u>\$ 63,398</u>	<u>\$ 72,757</u>	<u>\$ 74,715</u>	<u>\$ 1,958</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Library Fund**  
**For the Year Ended December 31, 2024**

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	Budgeted Amounts		Actual	Actual Over (Under) Final Budget
	Original	Final		
<b>Revenues</b>				
Investment income	\$ 100	\$ 800	\$ 768	\$ (32)
Fund balance - beginning of year	14,276	14,276	14,276	-
Fund balance - end of year	\$ 14,376	\$ 15,076	\$ 15,044	\$ (32)

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Grants Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Investment income	\$ 2,000	\$ 7,095	\$ 7,363	\$ 268
<b>Expenditures</b>				
Current				
Public safety	-	3,493	4,393	900
Health and welfare	5,000	5,000	-	(5,000)
Total expenditures	5,000	8,493	4,393	(4,100)
Net change in fund balance	(3,000)	(4,558)	6,127	10,685
Fund balance - beginning of year	136,356	136,356	136,356	-
Fund balance - end of year	\$ 133,356	\$ 131,798	\$ 142,483	\$ 10,685

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**CATA Millage Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Taxes	\$ 420,100	\$ 420,215	\$ 417,407	\$ (2,808)
State grants	1,500	2,510	2,507	(3)
Investment income	<u>1,000</u>	<u>5,900</u>	<u>6,237</u>	<u>337</u>
Total revenues	422,600	428,625	426,151	(2,474)
<b>Expenditures</b>				
Current				
Recreation and culture	<u>420,000</u>	<u>420,000</u>	<u>420,000</u>	<u>-</u>
Net change in fund balance	2,600	8,625	6,151	(2,474)
Fund balance - beginning of year	<u>30,306</u>	<u>30,306</u>	<u>30,306</u>	<u>-</u>
Fund balance - end of year	<u>\$ 32,906</u>	<u>\$ 38,931</u>	<u>\$ 36,457</u>	<u>\$ (2,474)</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Opioid Settlement Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Investment income	\$ 600	\$ 1,750	\$ 2,116	\$ 366
Other revenue	-	41,326	41,326	-
Total revenues	600	43,076	43,442	366
<b>Expenditures</b>				
Current				
Public safety	-	2,000	1,168	(832)
Net change in fund balance	600	41,076	42,274	1,198
Fund balance - beginning of year	31,724	31,724	31,724	-
Fund balance - end of year	\$ 32,324	\$ 72,800	\$ 73,998	\$ 1,198

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**American Rescue Plan Act Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Federal grants	\$ 612,903	\$ 1,221,304	\$ 1,137,145	\$ (84,159)
Investment income	<u>50,000</u>	<u>50,000</u>	<u>55,594</u>	<u>5,594</u>
Total revenues	662,903	1,271,304	1,192,739	(78,565)
<b>Expenditures</b>				
Capital outlay	<u>612,903</u>	<u>1,191,304</u>	<u>843,353</u>	<u>(347,951)</u>
Excess of revenues over expenditures	50,000	80,000	349,386	269,386
<b>Other financing sources (uses)</b>				
Transfers out	<u>-</u>	<u>(26,302)</u>	<u>(293,792)</u>	<u>(267,490)</u>
Net change in fund balance	50,000	53,698	55,594	1,896
Fund balance - beginning of year	<u>104,708</u>	<u>104,708</u>	<u>104,708</u>	<u>-</u>
Fund balance - end of year	<u>\$ 154,708</u>	<u>\$ 158,406</u>	<u>\$ 160,302</u>	<u>\$ 1,896</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Fire Station Debt Service Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Taxes	\$ 426,916	\$ 427,024	\$ 425,980	\$ (1,044)
State grants	1,100	1,571	1,571	-
Investment income	500	4,425	7,432	3,007
 Total revenues	<u>428,516</u>	<u>433,020</u>	<u>434,983</u>	<u>1,963</u>
<b>Expenditures</b>				
Debt service				
Principal retirement	245,000	245,000	245,000	-
Interest and fiscal charges	13,960	13,960	13,956	(4)
 Total expenditures	<u>258,960</u>	<u>258,960</u>	<u>258,956</u>	<u>(4)</u>
 Net change in fund balance	169,556	174,060	176,027	1,967
Fund balance - beginning of year	<u>147,449</u>	<u>147,449</u>	<u>147,449</u>	-
Fund balance - end of year	<u>\$ 317,005</u>	<u>\$ 321,509</u>	<u>\$ 323,476</u>	<u>\$ 1,967</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Capital Project Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual Over (Under)
	Original	Final		Final Budget
<b>Revenues</b>				
Investment income	\$ 60,000	\$ 120,820	\$ 117,171	\$ (3,649)
<b>Expenditures</b>				
Capital outlay	188,445	579,445	562,186	(17,259)
Net change in fund balance	(128,445)	(458,625)	(445,015)	13,610
Fund balance - beginning of year	2,549,038	2,549,038	2,549,038	-
Fund balance - end of year	\$ 2,420,593	\$ 2,090,413	\$ 2,104,023	\$ 13,610

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Nonmajor Governmental Fund**  
**Township Improvement Revolving Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Charges for services	\$ 750,000	\$ 328,179	\$ 336,235	\$ 8,056
Investment income	90,000	161,200	155,000	(6,200)
Other revenue	-	337	609	272
	<u>840,000</u>	<u>489,716</u>	<u>491,844</u>	<u>2,128</u>
<b>Expenditures</b>				
Current				
Public works	<u>150,000</u>	<u>110,000</u>	<u>85,849</u>	<u>(24,151)</u>
Net change in fund balance	690,000	379,716	405,995	26,279
Fund balance - beginning of year	<u>2,174,632</u>	<u>2,174,632</u>	<u>2,174,632</u>	<u>-</u>
Fund balance - end of year	<u>\$ 2,864,632</u>	<u>\$ 2,554,348</u>	<u>\$ 2,580,627</u>	<u>\$ 26,279</u>

**Charter Township of Meridian**  
**Other Supplementary Information**  
**Budgetary Comparison Schedule**  
**Major Governmental Fund - Debt Service**  
**Road Debt Fund**  
**For the Year Ended December 31, 2024**

	Budgeted Amounts		Actual	Actual
	Original	Final		Over (Under)
				Final Budget
<b>Revenues</b>				
Taxes	\$ 4,147,309	\$ 4,148,437	\$ 4,138,708	\$ (9,729)
State grants	11,000	24,710	24,710	-
Investment income	10,000	74,750	98,598	23,848
 Total revenues	<u>4,168,309</u>	<u>4,247,897</u>	<u>4,262,016</u>	<u>14,119</u>
<b>Expenditures</b>				
Debt service				
Principal retirement	3,415,000	3,415,000	3,415,000	-
Interest and fiscal charges	518,000	518,000	518,000	-
 Total expenditures	<u>3,933,000</u>	<u>3,933,000</u>	<u>3,933,000</u>	<u>-</u>
 Excess of revenues over expenditures	235,309	314,897	329,016	14,119
 Fund balance - beginning of year	<u>2,216,069</u>	<u>2,216,069</u>	<u>2,216,069</u>	<u>-</u>
 Fund balance - end of year	<u>\$ 2,451,378</u>	<u>\$ 2,530,966</u>	<u>\$ 2,545,085</u>	<u>\$ 14,119</u>

## **Statistical Section**

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## Charter Township of Meridian Statistical Section

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This part of the Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Township's overall financial health.

The statistical section is organized into the following main categories:

**Financial trends** – These schedules contain trend information to help the reader understand how the Township's financial performance and well-being have changed over time.

**Revenue capacity** – These schedules contain information to help the reader assess the Township's most significant local revenue source, the property tax.

**Debt capacity** – These schedules contain information to help the reader assess the affordability of the Township's current levels of outstanding debt and the Township's ability to issue additional debt in the future.

**Demographic and economic information** – These schedules offer demographic and economic indicators to help the reader understand the environment within which the Township's financial activities take place.

**Operating information** – These schedules contain service and infrastructure data to help the reader understand how the information in the Township's financial report relates to the services the Township provides and the activities it performs.

**Sources:** Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.

**Charter Township of Meridian**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	December 31				
	(in thousands of dollars)				
	2015	2016	2017	2018	2019
<b>Governmental Activities:</b>					
Net investment in capital assets	\$ 36,166	\$ 37,311	\$ 40,613	\$ 42,957	\$ 44,162
Restricted	8,400	9,757	9,150	10,204	23,050
Unrestricted	(10,661)	(11,611)	(11,910)	(15,183)	(22,274)
Total net position	<u>\$ 33,905</u>	<u>\$ 35,457</u>	<u>\$ 37,853</u>	<u>\$ 37,978</u>	<u>\$ 44,938</u>
<b>Business-type Activities:</b>					
Net investment in capital assets	\$ 39,764	\$ 39,273	\$ 39,865	\$ 39,887	\$ 39,914
Restricted	-	-	-	-	-
Unrestricted	7,433	9,077	10,972	12,615	14,977
Total net position	<u>\$ 47,197</u>	<u>\$ 48,350</u>	<u>\$ 50,837</u>	<u>\$ 52,502</u>	<u>\$ 54,891</u>
<b>Primary Government:</b>					
Net investment in capital assets	\$ 75,930	\$ 76,584	\$ 80,478	\$ 82,844	\$ 84,076
Restricted	8,400	9,757	9,150	10,204	23,050
Unrestricted	(3,228)	(2,534)	(938)	(2,568)	(7,297)
Total net position	<u>\$ 81,102</u>	<u>\$ 83,807</u>	<u>\$ 88,690</u>	<u>\$ 90,480</u>	<u>\$ 99,829</u>

**Charter Township of Meridian**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	December 31				
	(in thousands of dollars)				
	2020	2021	2022	2023	2024
<b>Governmental Activities:</b>					
Net investment in capital assets	\$ 51,739	\$ 55,088	\$ 59,497	\$ 62,620	\$ 64,110
Restricted	12,130	13,627	15,836	24,703	20,427
Unrestricted	(8,430)	(2,954)	3,804	419	8,554
Total net position	<u>\$ 55,439</u>	<u>\$ 65,761</u>	<u>\$ 79,137</u>	<u>\$ 87,742</u>	<u>\$ 93,091</u>
<b>Business-type Activities:</b>					
Net investment in capital assets	\$ 40,505	\$ 39,141	\$ 39,833	\$ 42,912	\$ 47,051
Restricted	-	-	-	-	-
Unrestricted	16,111	18,609	20,031	20,657	24,079
Total net position	<u>\$ 56,616</u>	<u>\$ 57,750</u>	<u>\$ 59,864</u>	<u>\$ 63,569</u>	<u>\$ 71,130</u>
<b>Primary Government:</b>					
Net investment in capital assets	\$ 92,244	\$ 94,229	\$ 99,330	\$ 105,532	\$ 11,161
Restricted	12,130	13,627	15,836	24,703	90,427
Unrestricted	7,681	15,655	23,835	21,076	62,633
Total net position	<u>\$ 112,055</u>	<u>\$ 123,511</u>	<u>\$ 139,001</u>	<u>\$ 151,311</u>	<u>\$ 164,221</u>

**Charter Township of Meridian**  
**Changes in Governmental Net Position**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2015	2016	2017	2018	2019
<b>Expenses:</b>					
General government	\$ 4,346	\$ 4,347	\$ 4,785	\$ 4,239	\$ 3,789
Public safety	10,937	12,247	11,454	12,450	13,146
Public works	946	1,230	1,132	1,414	1,070
Health and welfare	162	159	180	143	273
Community and economic development	-	-	-	-	-
Recreation and culture	2,258	2,484	3,078	2,514	2,700
Interest on long-term debt	168	148	138	128	334
<b>Total expenses</b>	<b>18,817</b>	<b>20,615</b>	<b>20,767</b>	<b>20,888</b>	<b>21,312</b>
<b>Program revenue:</b>					
Charges for services:					
General government	416	414	667	699	680
Public safety	2,574	2,724	2,895	2,685	2,897
Public works	121	82	120	204	417
Recreation and culture	338	346	1,181	1,181	1,203
<b>Total charges for services</b>	<b>3,449</b>	<b>3,566</b>	<b>4,863</b>	<b>4,769</b>	<b>5,197</b>
Operating grants and contributions	127	137	172	121	418
Capital grants and contributions	-	-	-	589	-
<b>Total program revenue</b>	<b>3,576</b>	<b>3,703</b>	<b>5,035</b>	<b>5,479</b>	<b>5,615</b>
<b>Excess of expenses over revenue</b>	<b>(15,241)</b>	<b>(16,912)</b>	<b>(15,732)</b>	<b>(15,409)</b>	<b>(15,697)</b>
<b>General revenue:</b>					
Property taxes	13,005	13,464	13,695	16,142	16,766
State-shared revenue	3,087	3,165	3,496	3,579	3,711
Investment income (loss)	152	128	238	486	748
Franchise fees*	1,021	1,058	-	-	-
Miscellaneous income	562	694	723	793	1,432
<b>Total general revenue</b>	<b>17,827</b>	<b>18,509</b>	<b>18,152</b>	<b>21,000</b>	<b>22,657</b>
<b>Transfers</b>	-	(45)	(24)	-	-
<b>Change in accounting principle</b>	-	-	-	-	-
<b>Change in net position</b>	<b>\$ 2,586</b>	<b>\$ 1,552</b>	<b>\$ 2,396</b>	<b>\$ 5,591</b>	<b>\$ 6,960</b>

\*Franchise fees were included in charges for services beginning in 2017 to comply with the State of Michigan's chart of accounts requirements.

**Charter Township of Meridian**  
**Changes in Governmental Net Position**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2020	2021	2022	2023	2024
<b>Expenses:</b>					
General government	\$ 5,350	\$ 5,038	\$ 6,179	\$ 6,032	\$ 8,181
Public safety	12,450	11,089	11,793	14,830	16,293
Public works	1,851	2,127	2,861	5,469	5,664
Health and welfare	196	233	349	262	271
Community and economic development	129	1,554	1,161	1,262	1,407
Recreation and culture	1,221	2,944	2,801	3,013	2,552
Interest on long-term debt	400	360	536	452	517
Total expenses	<u>21,597</u>	<u>23,345</u>	<u>25,680</u>	<u>31,320</u>	<u>34,885</u>
<b>Program revenue:</b>					
Charges for services:					
General government	1,440	1,497	1,441	1,407	1,499
Public safety	2,421	3,078	3,224	3,560	3,702
Public works	1,231	1,050	1,050	1,050	1,050
Recreation and culture	118	298	392	443	433
Total charges for services	<u>5,210</u>	<u>5,923</u>	<u>6,107</u>	<u>6,460</u>	<u>6,684</u>
Operating grants and contributions	1,460	856	3,306	2,747	3,033
Capital grants and contributions	252	1,536	3,091	1,034	1,013
Total program revenue	<u>6,922</u>	<u>8,315</u>	<u>12,504</u>	<u>10,241</u>	<u>10,730</u>
<b>Excess of expenses over revenue</b>	(14,675)	(15,030)	(13,176)	(21,079)	(24,155)
<b>General revenue:</b>					
Property taxes	20,099	20,620	21,047	21,932	22,781
State-shared revenue	3,728	4,333	5,658	5,067	5,068
Investment income (loss)	720	214	(185)	2,290	2,272
Franchise fees*	-	-	-	-	-
Miscellaneous income	629	-	33	394	294
Total general revenue	<u>25,176</u>	<u>25,167</u>	<u>26,553</u>	<u>29,683</u>	<u>30,415</u>
<b>Transfers</b>	-	185	-	-	-
<b>Change in accounting principle</b>	-	-	-	-	(912)
<b>Change in net position</b>	<u>\$ 10,501</u>	<u>\$ 10,322</u>	<u>\$ 13,377</u>	<u>\$ 8,604</u>	<u>\$ 5,348</u>

\*Franchise fees were included in charges for services beginning in 2017 to comply with the State of Michigan's chart of accounts requirements.

**Charter Township of Meridian**  
**Changes in Business-type Net Position**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2015	2016	2017	2018	2019
<b>Expenses:</b>					
Sewer	\$ 5,538	\$ 5,342	\$ 5,200	\$ 5,293	\$ 4,365
Water	5,097	5,147	5,609	5,591	5,911
Total expenses	<u>10,635</u>	<u>10,489</u>	<u>10,809</u>	<u>10,884</u>	<u>10,276</u>
<b>Program revenue:</b>					
Charges for services:					
Sewer	4,260	4,638	5,227	5,626	5,896
Water	4,575	6,172	6,317	6,388	6,559
Total charges for services	<u>8,835</u>	<u>10,810</u>	<u>11,544</u>	<u>12,014</u>	<u>12,455</u>
Operating grants and contributions	-	403	-	-	-
Capital grants and contributions	1,126	383	1,213	526	155
Total program revenue	<u>9,961</u>	<u>11,596</u>	<u>12,757</u>	<u>12,540</u>	<u>12,610</u>
<b>Excess (deficiency) of expenses over revenue</b>	(674)	1,107	1,948	1,656	2,334
<b>General revenue:</b>					
Investment income (loss)	3	1	1	1	56
Gain (loss) on sale of assets	-	-	-	7	-
State-shared revenue	-	-	514	-	-
Miscellaneous	-	-	-	-	-
Total general revenue	<u>3</u>	<u>1</u>	<u>515</u>	<u>8</u>	<u>56</u>
<b>Transfers</b>	-	45	24	-	-
<b>Change in accounting principle</b>	-	-	-	-	-
<b>Change in net position</b>	<u>\$ (671)</u>	<u>\$ 1,153</u>	<u>\$ 2,487</u>	<u>\$ 1,664</u>	<u>\$ 2,390</u>
<b>Change in net position – primary government</b>	<u>\$ 1,915</u>	<u>\$ 2,705</u>	<u>\$ 4,883</u>	<u>\$ 7,255</u>	<u>\$ 9,350</u>

**Charter Township of Meridian**  
**Changes in Business-type Net Position**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2020	2021	2022	2023	2024
<b>Expenses:</b>					
Sewer	\$ 5,776	\$ 5,680	\$ 5,412	\$ 6,125	\$ 6,323
Water	6,316	6,562	6,509	5,982	4,859
Total expenses	<u>12,092</u>	<u>12,242</u>	<u>11,921</u>	<u>12,107</u>	<u>11,182</u>
<b>Program revenue:</b>					
Charges for services:					
Sewer	6,335	6,650	6,662	7,401	8,773
Water	6,617	6,214	6,359	7,028	8,470
Total charges for services	<u>12,952</u>	<u>12,864</u>	<u>13,021</u>	<u>14,429</u>	<u>17,243</u>
Operating grants and contributions	-	-	-	-	-
Capital grants and contributions	1,300	94	755	826	1,104
Total program revenue	<u>14,252</u>	<u>12,958</u>	<u>13,776</u>	<u>15,255</u>	<u>18,347</u>
<b>Excess of expenses over revenue</b>	2,160	716	1,855	3,148	7,165
<b>General revenue:</b>					
Investment income (loss)	23	46	(140)	557	480
Gain (loss) on sale of assets	-	-	-	-	-
State-shared revenue	-	-	-	-	-
Miscellaneous	-	372	399	-	-
Total general revenue	<u>23</u>	<u>418</u>	<u>259</u>	<u>557</u>	<u>480</u>
<b>Transfers</b>	-	-	-	-	-
<b>Change in accounting principle</b>	-	-	-	-	(84)
<b>Change in net position</b>	<u>\$ 2,183</u>	<u>\$ 1,134</u>	<u>\$ 2,114</u>	<u>\$ 3,705</u>	<u>\$ 7,561</u>
<b>Change in net position – primary government</b>	<u>\$ 12,684</u>	<u>\$ 11,456</u>	<u>\$ 15,491</u>	<u>\$ 12,309</u>	<u>\$ 12,909</u>

**Charter Township of Meridian**  
**Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2015	2016	2017	2018	2019
<b>General Fund</b>					
Nonspendable	\$ 297	\$ 289	\$ 119	\$ 140	\$ 174
Committed	-	-	-	-	-
Assigned	-	-	1,111	592	1,812
Unassigned	7,307	7,137	5,627	7,229	8,508
Total general fund	<u>\$ 7,604</u>	<u>\$ 7,426</u>	<u>\$ 6,857</u>	<u>\$ 7,961</u>	<u>\$ 10,494</u>
<b>All Other Governmental Funds</b>					
Nonspendable	\$ 31	\$ 13	\$ 11	\$ 8	\$ 8
Restricted	8,368	9,744	9,139	10,197	23,055
Assigned	1,131	1,059	1,150	956	1,003
Unassigned (deficit)	-	-	-	-	-
Total all other governmental funds	<u>\$ 9,530</u>	<u>\$ 10,816</u>	<u>\$ 10,300</u>	<u>\$ 11,161</u>	<u>\$ 24,066</u>

**Charter Township of Meridian**  
**Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2020	2021	2022	2023	2024
<b>General Fund</b>					
Nonspendable	\$ 222	\$ 245	\$ 538	\$ 317	\$ 157
Committed	-	-	-	2,099	2,212
Assigned	683	2,694	1,594	-	-
Unassigned	9,301	10,227	13,138	12,036	12,653
Total general fund	<u>\$ 10,206</u>	<u>\$ 13,166</u>	<u>\$ 15,270</u>	<u>\$ 14,452</u>	<u>\$ 15,022</u>
<b>All Other Governmental Funds</b>					
Nonspendable	\$ 2	\$ -	\$ 56	\$ 32	\$ 138
Restricted	18,437	16,749	28,192	24,597	30,853
Assigned	1,033	961	1,852	4,798	4,712
Unassigned (deficit)	-	-	(41)	-	-
Total all other governmental funds	<u>\$ 19,472</u>	<u>\$ 17,710</u>	<u>\$ 30,059</u>	<u>\$ 29,427</u>	<u>\$ 35,703</u>

**Charter Township of Meridian**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2015	2016	2017	2018	2019
<b>Revenue</b>					
Property taxes	\$ 13,005	\$ 13,464	\$ 13,695	\$ 16,142	\$ 16,766
Licenses and permits	737	796	2,280	1,946	2,008
Intergovernmental revenue	3,226	3,252	3,555	4,198	3,999
Charges for services	3,597	3,624	3,337	3,656	3,695
Investment income (loss)	152	128	236	476	730
Other	1,902	2,160	1,062	1,149	1,827
Total revenue	<u>22,619</u>	<u>23,424</u>	<u>24,165</u>	<u>27,567</u>	<u>29,025</u>
<b>Expenditures</b>					
Current:					
General government	5,010	5,208	5,832	5,257	5,595
Public safety	10,273	11,287	11,042	12,656	12,552
Public works	287	519	823	1,205	424
Health and welfare	161	168	163	123	240
Community and economic development	-	-	-	-	-
Recreation and culture	2,275	2,711	2,552	2,629	2,700
Capital outlay	5,852	1,732	4,003	2,816	3,114
Debt service:					
Principal	659	480	486	491	491
Interest	217	155	145	136	124
Debt issuance costs	-	-	-	-	117
Total expenditures	<u>24,734</u>	<u>22,260</u>	<u>25,046</u>	<u>25,313</u>	<u>25,357</u>
<b>Excess of revenues over (under) expenditures</b>	(2,115)	1,164	(881)	2,254	3,668
<b>Other financing sources (uses)</b>					
Proceeds from issuance of long-term debt	-	-	-	-	11,100
Premium on issuance of debt	-	-	-	-	880
Transfers in	462	190	451	550	400
Transfers out	(462)	(247)	(700)	(840)	(610)
Insurance recoveries	-	-	43	-	-
Sale of capital assets	459	-	3	-	-
Total other financing sources (uses)	<u>459</u>	<u>(57)</u>	<u>(203)</u>	<u>(290)</u>	<u>11,770</u>
<b>Net change in fund balance</b>	<u>\$ (1,656)</u>	<u>\$ 1,107</u>	<u>\$ (1,084)</u>	<u>\$ 1,964</u>	<u>\$ 15,438</u>
Debt service as a percentage of noncapital expenditures	4.64%	3.09%	3.00%	2.82%	2.73%
Capital outlay as a percentage of total expenditures	23.66%	7.78%	15.98%	11.12%	12.28%

**Charter Township of Meridian**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	Fiscal Year Ended December 31				
	(in thousands of dollars)				
	2020	2021	2022	2023	2024
<b>Revenue</b>					
Property taxes	\$ 20,099	\$ 20,620	\$ 21,047	\$ 21,951	\$ 23,378
Licenses and permits	1,480	2,210	1,886	1,742	1,983
Intergovernmental revenue	3,943	5,512	7,901	6,790	8,579
Charges for services	3,343	3,619	4,766	4,424	4,606
Investment income (loss)	713	211	(190)	2,251	2,231
Other	1,282	1,879	1,646	2,312	725
Total revenue	30,860	34,051	37,056	39,470	41,502
<b>Expenditures</b>					
Current:					
General government	6,339	5,841	11,431	6,096	7,596
Public safety	12,407	12,531	13,106	14,558	18,411
Public works	850	658	688	6,087	7,759
Health and welfare	180	214	338	225	256
Community and economic development	130	1,554	1,124	1,242	1,307
Recreation and culture	1,075	2,322	2,441	2,652	3,627
Capital outlay	10,404	5,182	6,146	4,784	1,406
Debt service:					
Principal	3,515	3,791	4,846	4,073	4,535
Interest	593	529	462	954	778
Debt issuance costs	-	-	126	-	68
Total expenditures	35,493	32,622	40,708	40,671	45,743
<b>Excess of revenues over (under) expenditures</b>	(4,633)	1,429	(3,652)	(1,201)	(4,241)
<b>Other financing sources (uses)</b>					
Proceeds from issuance of long-term debt	-	-	18,355	-	12,162
Premium on issuance of debt	-	-	-	-	-
Transfers in	350	330	280	4,080	456
Transfers out	(600)	(561)	(530)	(4,330)	(1,531)
Insurance recoveries	-	-	-	-	-
Sale of capital assets	-	-	-	1	-
Total other financing sources (uses)	(250)	(231)	18,105	(249)	11,087
<b>Net change in fund balance</b>	\$ (4,883)	\$ 1,198	\$ 14,453	\$ (1,450)	\$ 6,846
Debt service as a percentage of noncapital expenditures	16.40%	15.59%	17.72%	13.20%	15.48%
Capital outlay as a percentage of total expenditures	29.31%	15.88%	15.10%	11.76%	3.07%

**Charter Township of Meridian**  
**Taxable Value and Actual Value of Taxable Property**  
**Last Ten Fiscal Years**  
**(Unaudited)**

<u>Taxable Value by Property Type (\$000s)</u>						
<u>Tax Year</u>	<u>Residential</u>	<u>Commercial, Industrial, Agricultural, and Other</u>	<u>Total Value</u>	<u>Tax Rate (Mills)</u>	<u>Estimated Actual Value (\$000s)</u>	<u>Taxable Value as a Percent of Actual</u>
2015	\$ 1,182,156	\$ 426,509	\$ 1,608,665	7.84	\$ 3,447,893	46.66%
2016	1,206,787	433,240	1,640,027	7.82	3,642,106	45.03%
2017	1,242,176	445,905	1,688,081	9.02	3,784,714	44.60%
2018	1,290,897	469,595	1,760,492	9.00	3,943,992	44.64%
2019	1,346,089	473,155	1,819,244	10.50	4,141,308	43.93%
2020	1,391,098	481,255	1,872,353	10.45	4,366,300	42.88%
2021	1,427,589	486,918	1,914,507	10.45	4,494,352	42.60%
2022	1,498,553	507,951	2,006,504	10.42	4,711,694	42.59%
2023	1,606,522	542,854	2,149,376	10.42	5,098,188	42.16%
2024	1,721,509	560,342	2,281,851	10.07	5,536,402	41.22%

Note: Under Michigan law, the revenue base is referred to as "taxable value." This amount represents assessed value (50 percent of true cash value), limited for each property by the lower of 5 percent or inflation.

Taxes levied in a particular "tax year" become revenue of the subsequent fiscal year.

Source: Charter Township of Meridian Assessor

**Charter Township of Meridian**  
**Direct and Overlapping Property Tax Rates**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Tax Year	Millage Rates - Direct Township Taxes				Overlapping Taxes				
	General Operating	Debt	Special Purpose	Total Direct Taxes	Ingham County	Lansing Community College	Ingham Intermediate School District	Okemos School - Homestead	Okemos School - Non-Homestead
2015	4.20	0.20	3.44	7.84	15.09	3.81	5.99	13.99	31.99
2016	4.18	0.20	3.44	7.82	15.33	3.81	5.99	13.99	31.99
2017	4.17	0.20	4.64	9.02	15.34	3.81	5.99	13.99	31.99
2018	4.17	0.20	4.63	9.00	11.34	3.81	6.00	13.99	31.99
2019	4.17	0.20	6.13	10.50	11.34	3.81	6.00	13.99	31.99
2020	4.16	2.14	4.15	10.45	11.91	3.78	6.24	13.99	31.99
2021	4.16	2.14	4.15	10.45	11.98	3.77	6.23	13.99	31.99
2022	4.14	2.14	4.14	10.42	11.31	3.77	6.23	13.99	31.99
2023	4.14	2.14	4.14	10.42	11.31	3.77	6.23	13.99	31.99
2024	4.13	2.01	3.93	10.07	12.39	3.77	6.23	13.99	31.99

Note: The Township has multiple overlapping tax districts due to 425 agreements, additional school districts, and TIF plans. The tax rates shown above relate to the Township's tax for the Ingham, Okemos, Haslett, Williamston, and East Lansing School Districts. Information relating to other overlapping tax districts can be obtained from the Finance Department at Township Hall.

Source: Charter Township of Meridian Treasurer

**Charter Township of Meridian**  
**Direct and Overlapping Property Tax Rates**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Overlapping Taxes									
Tax Year	Haslett School - Homestead	Haslett School - Non- Homestead	Williamston School - Homestead	Williamston School - Non- Homestead	East Lansing School - Homestead	East Lansing School - Non- Homestead	Capital Regional Airport Authority	Capital Area District Library	Capital Area Transit Authority
2015	16.36	34.36	15.59	33.59	12.74	30.74			
2016	16.35	34.35	15.58	33.58	12.49	30.49			
2017	16.33	34.33	15.57	33.57	14.28	32.28			
2018	16.33	34.33	15.57	33.57	14.28	32.26	0.70	1.56	3.01
2019	16.33	34.33	15.58	33.58	13.50	31.50	0.70	1.56	3.01
2020	16.32	34.32	15.57	33.41	14.00	32.00	0.70	1.56	3.00
2021	16.30	34.30	15.56	33.40	13.80	31.80	0.70	1.55	2.99
2022	16.29	34.29	15.55	33.32	13.63	31.63	0.70	1.56	2.99
2023	16.30	34.30	15.55	33.32	13.30	31.30	0.70	1.56	2.99
2024	16.28	34.28	15.55	33.55	13.30	31.30	0.70	1.56	2.99

Note: The Township has multiple overlapping tax districts due to 425 agreements, additional school districts, and TIF plans. The tax rates shown above relate to the Township's tax for the Ingham, Okemos, Haslett, Williamston, and East Lansing School Districts. Information relating to other overlapping tax districts can be obtained from the Finance Department at Township Hall.

Source: Charter Township of Meridian Treasurer

**Charter Township of Meridian  
Principal Property Taxpayers  
(Unaudited)**

Taxpayer	2024 Taxable Value	Percentage of Total	2015 Taxable Value	Percentage of Total	2015 Rank
1 Consumers Energy	\$ 35,961,879	1.58%	\$ 19,780,835	1.23%	3
2 C150 2929 Hannah Lofts, LLC	23,377,500	1.02%	21,311,300	1.32%	2
3 East Lansing I, LLC	16,977,842	0.74%	14,711,285	0.91%	4
4 Meridian Mall, LP	15,488,300	0.68%	29,387,161	1.83%	1
5 TEG Central, LLC	11,724,294	0.51%			
6 GC Club Meridian Apartments LLC	11,627,700	0.51%			
7 East Lansing Athletic Club, Inc.	11,023,876	0.48%			
8 Brandywine Creek II, LLC	10,274,061	0.45%	8,251,517	0.51%	8
9 ACC OP, LLC	9,601,990	0.42%	7,711,744	0.48%	9
10 Okemos Pointe, LLC	8,613,359	0.38%			

Source: Charter Township of Meridian Assessor

**Charter Township of Meridian  
Property Tax Levies and Collections  
Last Ten Fiscal Years  
(Unaudited)**

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Tax Year	Fiscal Year Ended December 31	Total Levy	Current Collections	Percent Collected	Delinquent Collections	Total Tax Collections	Percent of Levy Collected
2014	2015	\$ 12,602,616	\$ 12,309,015	97.67%	\$ 14,730	\$ 12,323,745	97.79%
2015	2016	12,797,544	12,513,915	97.78%	11,080	12,524,995	97.87%
2016	2017	15,189,137	14,838,327	97.69%	7,355	14,845,682	97.74%
2017	2018	15,745,273	15,479,066	98.31%	21,849	15,500,915	98.45%
2018	2019	19,000,536	18,647,722	98.14%	7,166	18,654,888	98.18%
2019	2020	19,465,284	19,033,079	97.78%	8,130	19,041,209	97.82%
2020	2021	19,971,703	19,649,465	98.39%	3,834	19,653,299	98.41%
2021	2022	20,874,637	20,465,242	98.04%	10,611	20,475,853	98.09%
2022	2023	22,256,351	21,818,727	98.03%	14,868	21,833,595	98.10%
2023	2024	22,846,665	22,390,446	98.00%	9,487	22,399,933	98.04%

Source: Charter Township of Meridian Assessor and Treasurer

**Charter Township of Meridian**  
**Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	2015	2016	2017	2018	2019
<b>Governmental Activities</b>					
General obligation bonds	\$ 3,080,000	\$ 2,865,000	\$ 2,650,000	\$ 2,430,000	\$ 2,210,000
Installment purchase agreements	-	-	-	-	-
Road construction bond	-	-	-	-	11,100,000
Drain assessments	2,777,947	2,624,463	2,353,428	2,082,394	1,811,360
Unamortized issuance premiums*	-	-	-	-	880,482
Total	5,857,947	5,489,463	5,003,428	4,512,394	16,001,842
<b>Business-type Activities</b>					
Other governmental obligations	1,773,094	5,024,672	5,370,166	10,771,821	17,333,107
Total debt of the government	\$ 7,631,041	\$ 10,514,135	\$ 10,373,594	\$ 15,284,215	\$ 33,334,949
<b>Total taxable value (\$000s)</b>	\$ 1,608,665	\$ 1,640,027	\$ 1,688,081	\$ 1,760,492	\$ 1,819,244
<b>Debt as a Percentage of Taxable Value</b>	0.47%	0.64%	0.61%	0.87%	1.83%
<b>Total Population</b>	39,688	39,688	39,688	39,688	39,688
<b>Total Debt per Capita</b>	\$ 192	\$ 265	\$ 261	\$ 385	\$ 840

\*Unamortized issuance premiums were added to this schedule beginning with fiscal year 2019

**Charter Township of Meridian**  
**Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	2020	2021	2022	2023	2024
<b>Governmental Activities</b>					
General obligation bonds	\$ 1,985,000	\$ 1,755,000	\$ 935,000	\$ 695,000	\$ 450,000
Installment purchase agreements	-	-	-	-	-
Road construction bond	8,050,000	4,885,000	13,525,000	10,360,000	16,780,000
Drain assessments	1,570,952	4,294,544	8,923,592	8,255,820	7,867,048
Unamortized issuance premiums*	660,361	440,240	1,279,805	914,862	1,063,149
Total	12,266,313	11,374,784	24,663,397	20,225,682	26,160,197
<b>Business-type Activities</b>					
Other governmental obligations	26,784,161	25,665,087	30,300,235	29,802,087	31,148,270
Total debt of the government	<u>\$ 39,050,474</u>	<u>\$ 37,039,871</u>	<u>\$ 54,963,632</u>	<u>\$ 50,027,769</u>	<u>\$ 57,308,467</u>
<b>Total taxable value (\$000s)</b>	\$ 1,872,353	\$ 1,914,507	\$ 2,006,504	\$ 2,149,376	\$ 2,768,201
<b>Debt as a Percentage of Taxable Value</b>	2.09%	1.93%	2.74%	2.33%	2.07%
<b>Total Population</b>	39,688	43,916	43,916	43,916	43,916
<b>Total Debt per Capita</b>	\$ 984	\$ 843	\$ 1,252	\$ 1,139	\$ 1,305

\*Unamortized issuance premiums were added to this schedule beginning with fiscal year 2019

**Charter Township of Meridian**  
**Ratios of General Bonded Debt Outstanding**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Fiscal Year	Tax-limited General Obligation Bonds (LTGO)	Tax Supported Bonds (UTGO)	Less Pledged Debt Service Funds	Special Assessment Obligations	Other General Obligation Debt
2015	\$ -	\$ 3,080,000	\$ -	\$ 2,777,947	\$ 1,773,094
2016	-	2,865,000	-	2,624,463	5,024,672
2017	-	2,650,000	-	2,353,428	5,370,166
2018	-	2,430,000	-	2,082,394	10,771,820
2019	11,980,482	2,210,000	-	1,811,360	17,333,107
2020	8,710,361	1,985,000	-	1,570,952	26,784,161
2021	5,325,240	1,755,000	-	4,294,544	25,665,087
2022	14,804,805	935,000	-	8,923,592	30,300,235
2023	11,274,862	695,000	-	8,255,820	29,802,087
2024	17,843,149	450,000	-	7,867,048	31,148,270

**Charter Township of Meridian**  
**Ratios of General Bonded Debt Outstanding**  
**Last Ten Fiscal Years**  
**(Unaudited)**

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Fiscal Year	Net General Obligation Debt	Net Position Restricted for Debt Service	Taxable Value (\$000s)	Debt as a Percentage of Actual Taxable Value	Population	Net General Obligation Debt per Capita
2015	\$ 7,631,041	\$ -	\$ 1,608,665	0.47%	39,688	\$ 192
2016	10,514,135	-	1,640,027	0.64%	39,688	265
2017	10,373,594	-	1,688,081	0.61%	39,688	261
2018	15,284,214	-	1,760,492	0.87%	39,688	385
2019	33,334,949	-	1,819,244	1.83%	39,688	840
2020	39,050,474	-	1,872,353	2.09%	39,688	984
2021	37,039,871	-	1,914,507	1.93%	43,916	843
2022	54,963,632	1,924,293	2,006,504	2.74%	43,916	1,208
2023	50,027,769	2,087,277	2,149,376	2.33%	43,916	1,092
2024	57,308,467	2,724,726	2,281,851	2.51%	43,916	1,243

**Charter Township of Meridian**  
**Direct and Overlapping Governmental Activities Debt**  
**December 31, 2023**  
**(Unaudited)**

Governmental Unit	Debt Outstanding	Estimated Percent Applicable	Estimated Share of Overlapping Debt
Ingham County	\$ 114,820,310	21.06%	\$ 24,181,157
East Lansing School District	89,528,377	14.39%	12,883,133
Okemos School District	89,806,460	87.45%	78,535,749
Williamston School District	68,296,472	7.25%	4,951,494
Haslett School District	54,118,423	66.88%	36,194,401
Ingham Intermediate School District	9,989,000	17.91%	1,789,030
Lansing Community College	64,065,000	14.47%	9,270,206
Total overlapping debt			<u>167,805,170</u>
Direct Township debt			<u>26,160,197</u>
Total direct and overlapping debt			<u><u>\$ 193,965,367</u></u>

Source: The overlapping debt is calculated by the Municipal Advisory Council of Michigan (MAC). MAC's method is to take the outstanding debt for all municipalities in its geographic region except for the State of Michigan and the federal government and multiply that by the estimated percent applicable, which is based on the relative taxable value in each municipality.

**Charter Township of Meridian  
Pledged Revenue Coverage  
Last Ten Fiscal Years  
(Unaudited)**

Fiscal Year	Water and Sewer Revenue Bonds						Special Assessment Bonds				
	Gross Revenue	Applicable Expenses	Net Revenue	Principal	Interest	Coverage	Special Assessment Collections	Principal	Interest	Coverage	
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2016	-	-	-	-	-	-	-	-	-	-	
2017	-	-	-	-	-	-	-	-	-	-	
2018	-	-	-	-	-	-	-	-	-	-	
2019	-	-	-	-	-	-	-	-	-	-	
2020	-	-	-	-	-	-	-	-	-	-	
2021	-	-	-	-	-	-	-	-	-	-	
2022	-	-	-	-	-	-	-	-	-	-	
2023	-	-	-	-	-	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-	

**Charter Township of Meridian**  
**Legal Debt Margin**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	2015	2016	2017	2018	2019
<b>Calculation of Debt Limit</b>					
State equalized valuation	\$ 1,723,946,700	\$ 1,821,053,200	\$ 1,892,356,824	\$ 1,971,995,800	\$ 2,070,653,588
10% of taxable value	172,394,670	182,105,320	189,235,682	197,199,580	207,065,359
<b>Calculation of debt subject to limit</b>					
Total debt	8,330,658	11,298,335	11,196,846	16,130,928	33,303,774
Less debt not subject to limit:					
Special assessment bonds	2,777,947	2,624,463	2,353,428	2,082,395	1,811,360
Contractual adjustment	8,200	-	-	-	-
Employee compensated absences	699,617	784,200	823,252	846,714	849,305
Total	3,485,764	3,408,663	3,176,680	2,929,109	2,660,665
Net debt subject to limit	<u>\$ 4,844,894</u>	<u>\$ 7,889,672</u>	<u>\$ 8,020,166</u>	<u>\$ 13,201,819</u>	<u>\$ 30,643,109</u>
<b>Legal debt margin</b>	<b>\$ 167,549,776</b>	<b>\$ 174,215,648</b>	<b>\$ 181,215,516</b>	<b>\$ 183,997,761</b>	<b>\$ 176,422,250</b>
<b>Net debt subject to limit as a percentage debt limit</b>	2.81%	4.33%	4.24%	6.69%	14.80%

**Charter Township of Meridian**  
**Legal Debt Margin**  
**Last Ten Fiscal Years**  
**(Unaudited)**

	2020	2021	2022	2023	2024
<b>Calculation of Debt Limit</b>					
State equalized valuation	\$ 2,183,150,200	\$ 2,247,176,400	\$ 2,355,846,878	\$ 2,549,094,366	\$ 2,768,200,643
10% of taxable value	218,315,020	224,717,640	235,584,688	254,909,437	276,820,064
<b>Calculation of debt subject to limit</b>					
Total debt	39,336,765	37,955,863	55,864,865	50,964,755	60,898,772
Less debt not subject to limit:					
Special assessment bonds	1,570,952	4,294,544	8,923,592	8,255,821	7,867,048
Contractual adjustment	-	-	-	-	-
Employee compensated absences	946,652	915,992	901,233	1,072,072	1,888,382
Total	2,517,604	5,210,536	9,824,825	9,327,893	9,755,430
Net debt subject to limit	<u>\$ 36,819,161</u>	<u>\$ 32,745,327</u>	<u>\$ 46,040,040</u>	<u>\$ 41,636,862</u>	<u>\$ 51,143,342</u>
<b>Legal debt margin</b>	<b>\$ 181,495,859</b>	<b>\$ 191,972,313</b>	<b>\$ 189,544,648</b>	<b>\$ 213,272,575</b>	<b>\$ 225,676,722</b>
<b>Net debt subject to limit as a percentage debt limit</b>	<b>16.87%</b>	<b>14.57%</b>	<b>19.54%</b>	<b>16.33%</b>	<b>18.48%</b>

**Charter Township of Meridian  
Demographic and Economic Statistics  
(Unaudited)**

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Calendar Year	Population	Personal Income (in thousands)	Per Capita Personal Income	Township's Unemployment Rate
1970	23,827	\$ 103,933	\$ 4,362	5.70%
1980	28,735	308,815	10,747	6.20%
1990	35,644	594,506	16,679	3.10%
2000	39,125	1,259,434	32,190	1.80%
2010	39,688	1,483,180	37,371	6.00%
2020	43,916	2,034,409	46,325	3.30%

Sources: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce and U.S. Census Bureau, Charter Township of Meridian Department of Planning and Community Development

**Charter Township of Meridian  
Principal Employers  
(Unaudited)**

Employer	Calendar Year 2024 Employees	Percentage of Total	Calendar Year 2015 Employees	Percentage of Total	Calendar Year 2015 Rank
1 State of Michigan	13,880	25.67%	N/A	N/A	N/A
2 Michigan State University	11,118	20.56%	N/A	N/A	N/A
3 Sparrow Health System	9,000	16.64%	N/A	N/A	N/A
4 General Motors	4,183	7.73%	N/A	N/A	N/A
5 Auto Owners	5,943	10.99%	N/A	N/A	N/A
6 Jackson National Life	2,907	5.38%	N/A	N/A	N/A
7 Peckham	2,200	4.07%	N/A	N/A	N/A
8 Lansing Community College	1,957	3.62%	N/A	N/A	N/A
9 Lansing School District	1,490	2.76%	N/A	N/A	N/A
10 McLaren Health	1,401	2.59%	N/A	N/A	N/A

N/A = Information is not available

2018 switched source to LEAP

Source: LEAP Largest Employers Lansing Michigan

**Charter Township of Meridian**  
**Full-time Equivalent Government Employees**  
**Last Ten Fiscal Years**  
**(Unaudited)**

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General government	37	39	32	33	33	35	31	35	39	39
Public safety:										
Police	45	45	45	46	46	46	46	46	46	46
Fire and EMS	34	34	35	36	36	36	36	36	38	40
Community planning and development	12	12	16	17	18	13	13	12	12	12
Public works	21	21	20	21	22	21	21	27	22	22
Parks and recreation	10	11	15	15	13	13	13	13	13	13
Total	159	162	163	168	168	164	160	169	170	172

Source: Charter Township of Meridian records

**Charter Township of Meridian  
Operating Indicators  
Last Ten Fiscal Years  
(Unaudited)**

Function/Program	2015	2016	2017	2018	2019
Election data:					
Registered voters	29,070	31,257	30,263	30,954	31,106
Voters (at polls or absentee)	8,791	22,934	5,625	21,344	7,116
Percent voting	30.2%	73.4%	18.6%	69.0%	22.9%
Police:					
Physical arrests	765	700	559	577	563
Traffic violations	2,366	2,272	1,752	1,922	2,096
Investigations	234	366	398	263	222
Fire:					
Fire runs	623	925	1,181	991	1,217
Emergency medical runs	3,884	4,028	3,988	4,226	4,220
Inspections	205	158	173	285	412
Water					
Number of customers billed	13,000	12,310	12,300	12,250	12,300
Total gallons purchased (000s)	1,135,397	1,212,208	1,304,855	1,306,647	1,287,860
Average consumption per year	87	98	106	107	105
Sewer - Average daily sewage treatment	4,264,226	4,233,669	4,742,521	4,617,594	4,715,567

N/A = Information is not available

Source: Charter Township of Meridian records

**Charter Township of Meridian  
Operating Indicators  
Last Ten Fiscal Years  
(Unaudited)**

Function/Program	2020	2021	2022	2023	2024
Election data:					
Registered voters	33,942	33,139	32,599	33,304	32,318
Voters (at polls or absentee)	25,798	4,496	22,047	-	25,903
Percent voting	76.0%	13.6%	67.6%	0.0%	80.2%
Police:					
Physical arrests	402	554	503	441	460
Traffic violations	1,517	1,711	1,231	736	2,647
Investigations	351	279	171	292	281
Fire:					
Fire runs	875	963	795	883	878
Emergency medical runs	4,031	4,627	5,286	5,424	5,483
Inspections	86	203	160	93	131
Water					
Number of customers billed	12,320	12,564	12,344	12,475	12,374
Total gallons purchased (000s)	1,349,203	1,252,861	1,175,134	1,172,580	1,300,329
Average consumption per year	110	100	95	94	95
Sewer - Average daily sewage treatment	4,579,664	4,534,271	3,993,802	3,394,374	4,393,182

N/A = Information is not available

Source: Charter Township of Meridian records

**Charter Township of Meridian  
Capital Asset Statistics  
Last Ten Fiscal Years  
(Unaudited)**

Function/Program	2015	2016	2017	2018	2019
Police:					
Stations	1	1	1	1	1
Patrol units (number of officers and sergeants)	37	35	34	34	38
Fire:					
Stations	3	3	3	3	3
Fire response vehicles	4	4	4	4	4
Emergency response vehicles	4	4	5	5	5
Pedestrian/Bicycle pathways (miles)	74.50	74.50	76.00	76.00	76.00
Parks and recreation:					
Acreage	911	911	911	911	911
Mowing acres	219	215	215	215	215
Developed parks/playgrounds	17	17	17	17	17
Developed fields (soccer, baseball, etc.)	14	14	14	15	15
Water					
Mains (miles)	168.08	168.08	171.66	225.66	226.00
Fire hydrants	1,900	1,900	1,900	2,279	2,284
Storage capacity	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Sewer - Miles of sanitary sewers	147.18	147.35	148.87	192.54	192.54
Township vehicles/equipment	136	136	136	136	138

Source: Charter Township of Meridian records

Note: In 2018 an asset management study was done resulting in significant increases in fire hydrants, water main miles and sanitary sewer miles.

**Charter Township of Meridian  
Capital Asset Statistics  
Last Ten Fiscal Years  
(Unaudited)**

Function/Program	2020	2021	2022	2023	2024
Police:					
Stations	1	1	1	1	1
Patrol units (number of officers and sergeants)	36	38	40	32	39
Fire:					
Stations	3	3	3	3	3
Fire response vehicles	4	4	5	5	5
Emergency response vehicles	5	5	5	5	5
Pedestrian/Bicycle pathways (miles)	77.00	77.51	77.69	78.84	78.84
Parks and recreation:					
Acreage	931	933	933	933	933
Mowing acres	215	215	215	215	215
Developed parks/playgrounds	17	17	17	17	17
Developed fields (soccer, baseball, etc.)	16	16	16	16	16
Water					
Mains (miles)	227.60	227.74	228.30	237.05	239.20
Fire hydrants	2,299	2,305	2,314	2,332	2,340
Storage capacity	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Sewer - Miles of sanitary sewers	193.97	194.03	194.03	196.53	197.26
Township vehicles/equipment	137	140	147	147	149

Source: Charter Township of Meridian records

Note: In 2018 an asset management study was done resulting in significant increases in fire hydrants, water main miles and sanitary sewer miles.

**Charter Township of Meridian**

***Government Auditing Standards*  
Compliance Report**

**December 31, 2024**



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PARTNERS**

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# **Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards***

## **Independent Auditors' Report**

Township Board  
Charter Township of Meridian  
Ingham County, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Charter Township of Meridian, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Charter Township of Meridian's basic financial statements, and have issued our report thereon dated June 26, 2025. Our report includes a reference to other auditors who audited the financial statements of the East Lansing – Meridian Water and Sewer Authority, as described in our report on Charter Township of Meridian's financial statements.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Charter Township of Meridian's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Charter Township of Meridian's internal control. Accordingly, we do not express an opinion on the effectiveness of Charter Township of Meridian's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings as items 2024-001 and 2024-002 that we consider to be material weaknesses.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Charter Township of Meridian's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an

objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matter that is required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings as item 2024-001.

### **Charter Township of Meridian's Response to Findings and Corrective Action Plan**

*Government Auditing Standards* require the auditor to perform limited procedures on Charter Township of Meridian's response to the findings identified in our audit and described in the accompanying schedule of findings and corrective action plan. Charter Township of Meridian's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Yeo & Yeo, P.C.*  
Lansing, Michigan  
June 26, 2025

**Charter Township of Meridian**  
**Schedule of Findings and Responses**  
**December 31, 2024**

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**Government Auditing Standards Findings and Responses**

**Finding 2024-001**

**Material Weakness and Material Noncompliance**  
**Budget Overage**

**Criteria:** The Uniform Budgeting and Accounting Act (“the Act”) of the State of Michigan requires the legislative body of the local unit to amend the general appropriations act as soon as it becomes apparent that a deviation from the original general appropriations act is necessary and the amount of the deviation can be determined. An amendment shall indicate each intended alteration in the purpose of each appropriation item affected by the amendment.

**Condition:** Material budget overage in the General Fund.

**Cause/Effect:** The Township did not properly budget for capital outlay for a new equipment lease that was required to be recorded under GASB 87, *Leases*.

**Recommendations:** We recommend management strengthen internal controls to ensure that all possible budget overages are identified prior to year end and that budget amendments are formally approved by the Township Board to prevent any overages.

**Views of responsible officials:** Management agrees with the finding.

**Corrective Action Plan:** See attached corrective action plan.

**Charter Township of Meridian**  
**Schedule of Findings and Responses**  
**December 31, 2024**

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**Finding 2024-002**  
**Material Weakness**  
**Audit and Prior Period Adjustments**

**Criteria:** Management is responsible for reporting reliable financial data in accordance with Generally Accepting Accounting Principles and the financial statements should be free of errors that could change the users' overall assessment of the Township's finances.

**Condition:** A material audit adjustment was made to the Water Fund to capitalize \$548,000 of water mains and \$164,000 of meters. This adjustment also included recognizing \$548,000 in capital contributions as revenue and reclassifying \$164,000 from construction improvement expenses.

A material audit adjustment was made to the Sewer Fund to capitalize \$556,000 of sewer lines. This adjustment also included recognizing \$556,000 in capital contributions as revenue.

Additionally, management identified two significant prior period adjustments:

1. A \$6.3 million road asset that should have been included in governmental capital assets in the prior year.
2. Utility billing receivables totaling \$536,000 in the Sewer Fund and \$470,000 in the Water Fund that were mistakenly omitted from the prior year's balances.

**Cause/Effect:** The Township did not accurately record all capital assets and utility billing receivables in the prior period, resulting in material misstatements in the financial statements.

**Recommendations:** We recommend management strengthen internal controls to ensure that all capital assets and utility billing receivables are properly recorded.

**Views of responsible officials:** Management agrees with the finding.

**Corrective Action Plan:** See attached corrective action plan.

**Charter Township of Meridian**  
**Correction Action Plan**  
**December 31, 2024**

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Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

P 517.853.4000  
F 517.853.4096

**Township Board:**

Scott Hendrickson  
*Township Supervisor*

Angela Demas  
*Township Clerk*

Phil Deschaine  
*Township Treasurer*

Nickolas Lentz  
*Township Trustee*

Kathy Ann Sundland  
*Township Trustee*

Marna Wilson  
*Township Trustee*

Peter Trezise  
*Township Trustee*

Timothy Dempsey  
*Township Manager*

**CORRECTIVE ACTION PLAN**

Certain matters were brought to our attention as a result of the FY 2024 audit process. These are described more fully in the Schedule of Findings and Responses. We evaluated the matters as noted below and have described our planned actions as a result.

**2024-001 – Budget Overage**

**Auditor Description of Condition:** Material budget overage in the General Fund

**Management Assessment:** We concur with the audit assessment regarding this matter.

**Planned Corrective Action:** We will update budgeting procedures to account for the full impact of new GASB standards, including non-cash transactions such as lease liabilities required under GASB 87. Procedures will also be revised to identify and communicate new lease agreements during the budget development process to prevent similar budget variances.

**Responsible Party:** Bernadette Blonde, Finance Director

**Date of Planned Corrective Action:** December 31, 2025

**2024-002 – Audit and Prior Period Adjustments**

**Auditor Description of Condition:** A material audit adjustment was made to the Water Fund to capitalize \$548,000 of water mains and \$164,000 of meters. This adjustment also included recognizing \$548,000 in capital contributions as revenue and reclassifying \$164,000 from construction improvement expenses. A material audit adjustment was made to the Sewer Fund to capitalize \$556,000 of sewer lines. This adjustment also included recognizing \$556,000 in capital contributions as revenue. Additionally, management identified two significant prior period adjustments: 1. A \$6.3 million road asset that should have been included in governmental capital assets in the prior year. 2. Utility billing receivables totaling \$536,000 in the Sewer Fund and \$470,000 in the Water Fund that were mistakenly omitted from the prior year's balances.

**Management Assessment:** We concur with the audit assessment regarding this matter.

**Planned Corrective Action** We will update our audit preparation checklist to include procedures to verify the completeness and accuracy of capital asset additions and utility receivables prior to submission to the auditors.

**Responsible Party:** Bernadette Blonde, Finance Director

**Date of Planned Corrective Action:** December 31, 2025



**Meridian Township**

**Alternative Compliance Examination for CSLFRF**

**December 31, 2024**



**YEO & YEO**

**BUSINESS SUCCESS  
PARTNERS**

**Report on Compliance for the U.S. Department of Treasury Coronavirus State and Local Fiscal Recovery Funds Program (CSLFRF) Requirements for an Alternative CSLFRF Compliance Examination Engagement**

**Independent Accountants' Report**

Management and the Board of Trustees  
Meridian Township  
Okemos, Michigan

We have examined Meridian Township's compliance with the compliance requirements "activities allowed or unallowed" and "allowable cost/cost principles" (the specified requirements) as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State and Local Fiscal Recovery Funds" of the CSLFRF section of the 2024 OMB *Compliance Supplement* (referred to herein as "Requirements for an Alternative CSLFRF Compliance Examination Engagement") during the year ended December 31, 2024. Management of Meridian Township is responsible for Meridian Township's compliance with the specified requirements. Our responsibility is to express an opinion on Meridian Township's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA; the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in the "Requirements for an Alternative CSLFRF Compliance Examination Engagement." Those standards and requirements require that we plan and perform the examination to obtain reasonable assurance about whether Meridian Township complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether Meridian Township complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on Meridian Township's compliance with specified requirements.

In our opinion, Meridian Township complied, in all material respects, with the specified requirements referenced above during the year ended December 31, 2024.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud, and noncompliance with provisions of laws, regulations, contracts or grant agreements that have a material effect on Meridian Township's compliance with the specified requirements and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our

examination to express an opinion on Meridian Township's compliance with the specified requirements and not for the purpose of expressing an opinion on the internal control over the specified requirements or on compliance and other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under *Government Auditing Standards*.

### **Intended Purpose**

The purpose of this examination report is solely to express an opinion on whether Meridian Township complied, in all material respects with the specified requirements referenced above during the year ended December 31, 2024. Accordingly, this report is not suitable for any other purpose.

*Yeo & Yeo, P.C.*

Lansing, Michigan  
June 26, 2025



**To: Township Board**  
**From: Tim Dempsey, Township Manager**  
**Date: July 18, 2025**  
**Re: Township Board Values and 2026 Township Board Goals**

---

The Township Board discussed the draft Board Values and 2026 Board Goals at the June 17 meeting. This revised draft is attached and based on feedback from that meeting. Both redline and clean versions are being provided.

Adoption of the 2026 goals is being considered now to coincide with the Township’s 2026 budget process. The Board has expressed the value in adopting goals at the beginning of the budget process to inform budget development. By incorporating the Board’s goals into this process, Township financial resources can be better aligned to achieve intended outcomes.

Should the Board choose to adopt the document as written, the following motion is suggested:

**MOTION TO APPROVE THE BOARD VALUES AND 2026 BOARD GOALS AS PRESENTED IN THE ATTACHED DOCUMENT.**

Should the Board wish to revise the document as written, the Board can amend through a motion(s) to do so prior to the approval motion.

- Attachments: 1. Revised Board Values and 2026 Board Goals REDLINE  
2. Revised Board Values and 2026 Board Goals CLEAN

## DRAFT Board Values and 2026 Board Goals

### Township Board Values

Meridian Charter Township recognizes that certain values are essential to ensure a high-performing organization while also reflecting the needs and priorities of its residents and other stakeholders. These values are meant to guide all projects, programs, and activities, as well as the decision-making processes of the Board and staff.

*Superior, Citizen-Driven Services* – Provide exemplary, consistent public services that meet residents' needs.

*Fiscal Responsibility* – Utilize public funds ethically and efficiently to ensure the short- and long-term financial health of the Township.

*Environmental Sustainability* – Manage Township facilities, programs, and natural resources to protect and enhance the environment.

*Communication and Stakeholder Engagement* – Actively and regularly seek input and feedback from residents and other stakeholders on Township issues and decisions, and share information frequently through appropriate channels.

*Employee Growth and Well-Being* – Provide a supportive and healthy work environment to ensure employee wellness, expertise, productivity, and retention.

*Welcoming Community* – Embrace the Township's diversity and ensure ~~all~~current and future residents, and visitors, feel safe, respected, and empowered to participate in community life.

### 2026 Township Board Goals

**Village of Okemos and Meridian Mall Areas Economic Redevelopment**: Work with property owners and regional and State partners to advance development, property improvements, and business attraction for the Village of Okemos and Meridian Mall areas.

**Environmental Sustainability**: Complete and implement an updated, comprehensive water and sanitary sewer rate study prior to the 2026 budget process and develop strategies for sustaining and improving existing infrastructure, including strategies to meet the Township's renewable energy target (100% of Township operations by 2035).

**Community and Senior Center**: Based on the August 5, 2025 election results, proceed with design and construction of a combined Community and Senior Center or proceed with developing an alternative plan for a Senior Center only project.

**Communications**: Identify ways to expand and enhance communication with Township residents and stakeholders.

**Financial Planning**: Develop a five-year financial forecast to better inform the 2027 Budget process, enhance long-term financial planning, and provide a basis for productive collective bargaining with Township unions.

## **DRAFT Board Values and 2026 Board Goals**

### **Township Board Values**

Meridian Charter Township recognizes that certain values are essential to ensure a high-performing organization while also reflecting the needs and priorities of its residents and other stakeholders. These values are meant to guide all projects, programs, and activities, as well as the decision-making processes of the Board and staff.

*Superior, Citizen-Driven Services* – Provide exemplary, consistent public services that meet residents' needs.

*Fiscal Responsibility* – Utilize public funds ethically and efficiently to ensure the short- and long-term financial health of the Township.

*Environmental Sustainability* – Manage Township facilities, programs, and natural resources to protect and enhance the environment.

*Communication and Stakeholder Engagement* – Actively and regularly seek input and feedback from residents and other stakeholders on Township issues and decisions, and share information frequently through appropriate channels.

*Employee Growth and Well-Being* – Provide a supportive and healthy work environment to ensure employee wellness, expertise, productivity, and retention.

*Welcoming Community* – Embrace the Township's diversity and ensure current and future residents, and visitors, feel safe, respected, and empowered to participate in community life.

### **2026 Township Board Goals**

**Economic Redevelopment:** Work with property owners and regional and State partners to advance development, property improvements, and business attraction for the Village of Okemos and Meridian Mall areas.

**Environmental Sustainability:** Complete and implement an updated, comprehensive water and sanitary sewer rate study prior to the 2026 budget process and develop strategies for sustaining and improving existing infrastructure, including strategies to meet the Township's renewable energy target (100% of Township operations by 2035).

**Community and Senior Center:** Based on the August 5, 2025 election results, proceed with design and construction of a combined Community and Senior Center or proceed with developing an alternative plan for a Senior Center only project.

**Communications:** Identify ways to expand and enhance communication with Township residents and stakeholders.

**Financial Planning:** Develop a five-year financial forecast to better inform the 2027 Budget process, enhance long-term financial planning, and provide a basis for productive collective bargaining with Township unions.



**To:** Board Members

**From:** Timothy R. Schmitt, *AICP*, Director of Community Planning and Development

**Date:** July 15, 2025

**Re:** Continental Properties Proposal – Central Park Drive Eyde owned property

Staff has received a conceptual plan from Continental Properties to develop the vacant property on the east side of Central Park Drive, between Times Square and the entrance to the Willows at Okemos, currently owned by Eyde Land Holdings, LLC. In total, the parcels in question consists of 30.65 acres of land, with approximately 4.67 acres of wetlands.

As the Board is aware, the subject property has a substantial litigation history and is currently subject to a settlement agreement that allows for multi-family residential on the property between Belvedere and Columbus, up to eight dwelling units per acre, along with commercial uses along the Central Park frontage in that area. The property north of Belvedere and south of Columbus are still zoned commercial. The proposal would bring all the property under a single zoning classification, allowing for multi-family development across the whole site.

As currently constituted, the proposal would place the buildings closer to Central Park Drive and away from the existing Central Park Estates neighborhood. There would be no buildings south of Columbus Avenue, two story buildings between Columbus and Belvedere, and three-story buildings north of Belvedere. In total, there would be 312 dwelling units in eleven buildings, with detention ponds and site amenities located throughout the development site.

At this time, the Township Board is being asked to provide feedback on the proposal so that Staff and the Township Attorney can determine the appropriate path forward to either amend the settlement agreement or recommend the applicant apply for a conditional rezoning. If the Board is willing to proceed with further discussion, Staff would suggest that the applicant hold a public hearing with the Central Park neighborhood to receive feedback, prior to any formal submittal/action by the Board to move forward with an application. After that, we would follow a more traditional rezoning-like process to move things forward. Alternatively, the Board may choose not to amend the agreement and provide feedback to that effect at this time.

Staff looks forward to receiving feedback on the proposal.

# Authentix Okemos

A proposed 312-unit multi-family community in Meridian Township

**To:** Meridian Township, Director of Community Development, Township Board  
**From:** Continental 975 Fund LLC, Continental Properties Company, Inc.  
**Date:** July 10<sup>th</sup>, 2025  
**Re:** Authentix Okemos



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- Site Plan ..... 4
- Building Architecture ..... 4
- Resident Demographics ..... 5
- Community Benefits..... 5
- Conclusion and Next Steps..... 6

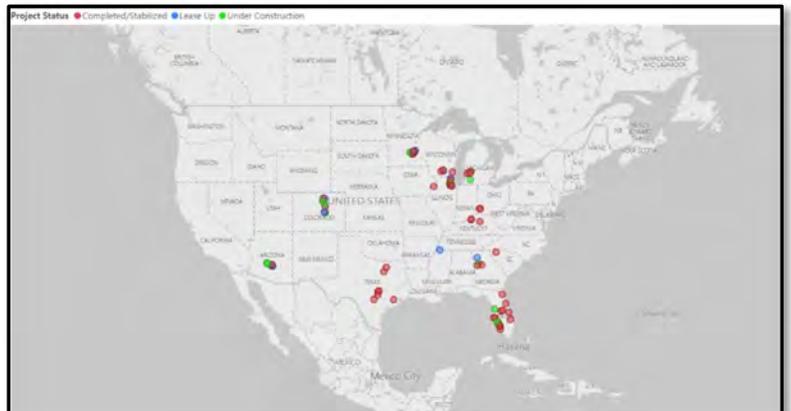
## Continental’s Development Experience

Continental Properties Company, Inc. is a privately held real estate development company based in Menomonee Falls, Wisconsin.

Founded in 1979, Continental has become a leading developer, owner, and operator of multifamily communities, retail centers, and hospitality accommodations across the United States.

To date, Continental has developed over 35,000 homes, across 126 communities in 19 different states, including 7 communities and 1,765 homes in Michigan.

See ‘Attachment A: Authentix Brand’ for additional details on the Authentix product.



## **Authentix Okemos**

Continental 975 Fund LLC (“Continental”) has a purchase and sale agreement in place with Eyde Land Holdings, LLC to purchase approximately 30.65 acres of land southeast of the intersection of Central Park Drive and Times Square Drive, with intent to construct a multifamily community called Authentix Okemos.

The proposed Authentix Okemos apartment community will feature 312 apartment homes within 11 two- and three-story residential buildings. The homes incorporate efficient building design, open concept living spaces, and durable, quality materials. The buildings offer a unique layout in the multifamily sector, with direct access to each first-floor home and secured stairwells for second and third level homes.

The proposed community includes a clubhouse, mail kiosk, maintenance building, and detached garages. The community clubhouse and leasing center include employee offices for Continental’s management team, a resident lounge, and 24-hour fitness center, and more. The community will also feature a variety of home types, including studio, one-, two-, and three-bedroom homes.

## **Community Amenities**

The clubhouse is open 7 days a week and includes a community gathering room, 24-hour fitness center, kitchen, coffee bar, and resort style pool with pool deck. The gathering room and coffee/kitchen area are serviced by complementary wireless internet service. During warm months, the garage-style door in the fitness center can be opened to the pool deck for an open-air workout experience. The clubhouse is also home to Continental’s premiere in-house community management team, designed to meet and exceed resident expectations.

In addition to the clubhouse amenities, the community will include a car care center, pet playground, pet spa, and open space areas for residents to gather. Additionally, the community will preserve as much open space as possible and minimize impacts to existing wetlands. Signage will be provided at the main entrance to create a clear sense of entry. The residential buildings and amenities dispersed throughout the community are accessible via a vehicular and pedestrian transportation network, designed to provide ease of access and safety for residents.



## Site Plan

The subject property is bisected by Belvedere Avenue and Columbus Avenue, creating three separate lots. The northern two lots will house all 11 multi-family buildings and ancillary structures, with the southern lot reserved for stormwater detention and wetland preservation. The total site acreage is approximately 30.65 acres, with approximately 0.33ac of wetland impact required to support the proposal. See ‘Attachment B: Site Plan’ and ‘Attachment C: Wetland Impacts’.

An ADA-accessible pedestrian network is available from all units to all amenities, fostering interaction between neighbors and contributing to the sense of place. Vehicular circulation is also provided throughout, with the community offering a mix of surface stalls, detached garage stalls, and carports. Parking stalls are designed at 9’ x 18’.

There are four proposed 3-story buildings with 36 units each and seven proposed 2-story buildings with 24 units each, totaling 312 units. The proposed density is approximately 10.18 du/ac. The existing 2004 settlement agreement allows multi-family development, on most of the tract, up to 8 du/ac. Continental is seeking to amend the settlement agreement in order to (i) allow the multi-family use on all portions of the tract and (ii) allow multi-family density above 8 du/ac.

The four 3-story buildings are housed on the northern-most lot to ensure the higher density buildings are sited closer to the existing Walmart. The seven 2-story buildings are housed on the center lot while also maintaining a minimum 170’ setback from the existing residences on Nassau Street.

The building height from finished grade to the mean height between the eaves and ridges is 26’-10” for two-story buildings and 37’-7” for three-story buildings. See ‘Attachment D: Architectural Elevations’.

Continental respectfully requests review and feedback on two variance requests associated with the proposal:

1. An allowance to increase the building height 2’-7” on (4) three-story buildings from 35’-0” to 37’-7”
2. An allowance to decrease the surface parking stall size from 10’ x 20’ to 9’ x 18’ throughout the community

## Building Architecture

Each first-floor unit is provided with a covered entry, adding articulation and a sense of human scale to the community. Two color schemes are proposed to provide visual diversity. All principal and clubhouse buildings include horizontal and vertical articulation by way of varying façade faces at each unit and varying roof geometries along the building’s massing.

Each home, ranging from studio to 3-bedrooms, offers a high percentage of glazing to promote an abundance of natural lighting. Coupled with high-quality roofing materials, and vertically orientated siding, the glazing and articulation help the community blend seamlessly into its surrounding context.

### Two-story elevation:



Three-story elevation:



The clubhouse will include many of the same materials as the residential buildings. The detached garages, mail kiosk, maintenance building and trash enclosures will also include materials that match the residential buildings, creating a cohesive design throughout the community. See ‘**Attachment D: Architectural Elevations**’.

**Resident Demographics**

Authentix apartment residents, across Continental’s current portfolio, exhibit a median household income of \$76,889 and an average household income of \$91,734. Renters are predominantly 20-34 years old and prioritize living in a home that feels safe and secure. These renters find value in the modern layout and appreciate Continental’s responsive on-site management.



**Community Benefits**

The proposed multi-family community will provide the following benefits to the Meridian Township and surrounding community:

- **Direct Investment:** Continental intends to make a direct investment of **\$52.3 MM** in the Township by developing and building Authentix Okemos.
- **Tax Revenue:** With new construction and household creation there will be substantial sales, real estate, and income tax revenue in order to support the Townships growth plans.
- **Job Creation:** Continental’s proposed community will create hundreds of jobs over the course of development and construction. Additionally, Continental will create **5 jobs** on-site for management of the community.



- **Resident Spending:** With fewer expenses than typical homeowners and substantial disposable incomes, residents will contribute an estimated **\$18.80 MM** to the local economy, or about **\$65,920** per household in the form of expenditure on goods and services in the area. See '**Attachment D: Resident Spending Power**'.
- **Attractive Housing Choice:** Authentix Okemos will provide a high-quality housing choice to attract and retain area residents. These perspective residents include young professionals, empty nesters, and young families, catering to recent changes in housing preferences versus home ownership. This expansion aims to meet local demand for diverse housing choices.
- **Local Owner & Operator:** Continental has developed 1,201 operational apartment homes in the state of Michigan, including its latest community in Texas Township, Authentix Kalamazoo. An additional 564 units are under construction in Commerce and Canton, totaling 1,764 units in the state. Continental has a strong desire to expand the Authentix offering in the Lansing market to provide a high-quality housing choice at a good value, amidst challenges to the overall housing supply and expansion of housing stock in the metro area.

## **Conclusion and Next Steps**

Authentix Okemos provides a well-planned, environmentally sensitive, and economically viable residential development that will positively contribute to the Township's long-term growth.

Continental is seeking:

- (A) Feedback on the proposed density, site plan (including variance requests) and building architecture
- (B) Feedback on the process for revising the existing 2004 settlement in order to allow multi-family on all portions of the tract and increase the density above 8 du/ac in alignment with the proposed Authentix Okemos community

Sincerely,

Brett Mozzetti  
Continental 975 Fund LLC  
Continental Properties Company, Inc

**Exhibits/Attachments:** (A) Authentix Brand, (B) Site Plan, (C) Wetland Impact, (D) Architectural Elevations, (E) Resident Spending Power

# AUTHENTIX

APARTMENTS

## Cultivating Vibrant Communities Where It Matters Most

AN INNOVATIVE SOLUTION TO ACHIEVABLE HOUSING FOR WORKING-CLASS AMERICANS WITHOUT SACRIFICING STYLE OR COMFORTABILITY



## What Can Authentix Apartments Offer Your Community?

Developed, owned, and operated by Continental Properties, Authentix multifamily communities offer achievable housing to working-class Americans without sacrificing premium finishes and amenities.

- Modern, open-concept layouts and convenient amenities
- Thoughtful design considering the needs of residents and the surrounding community, ensuring every home is functional and practical
- Renter-friendly policies that provide a sense of stability for residents, allowing them to feel at home in our communities
- Durable and stylish finishes ensure that our apartments are built to last and impress, giving our residents a comfortable and beautiful place to call home



LEARN MORE ABOUT  
CONTINENTAL PROPERTIES  
& AUTHENTIX APARTMENTS



[WWW.CPROPERTIES.COM](http://WWW.CPROPERTIES.COM)



[WWW.AUTHENTIXAPARTMENTS.COM](http://WWW.AUTHENTIXAPARTMENTS.COM)



(262) 502-5500



### OPEN-CONCEPT APARTMENT HOMES

Studio, 1, 2, and 3 bedroom homes featuring high-quality finishes that are both durable and contemporary.



### 2-3 STORY, GARDEN-STYLE COMMUNITY

Authentix is a beautiful place to call home and a positive, aesthetically pleasing addition to complement the surrounding neighborhood.



### PREMIUM AMENITIES

Authentix offers amenities that enhance daily living. Conveniences include a 24-hour fitness center, resort-style pool, leash-free pet park, and more!



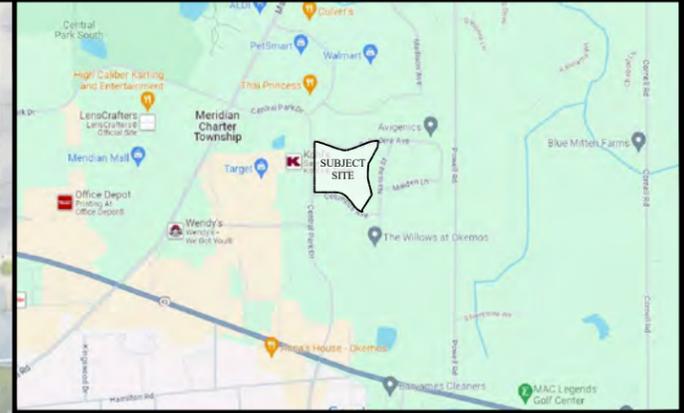
### THE RIGHT HOME FOR THE RIGHT COMMUNITY

Authentix apartment homes are a valuable solution for municipalities which strive to meet their community's moderate-income rental housing needs without sacrificing style for value.

Monday, July 14, 2025 3:41:21 PM  
 C:\Users\jason\OneDrive\Documents\Projects\CAD - Documents\Map\Meridian Township\Central Park Dr - Columbus Ave - Belvedere Ave - D1-1.0.dwg

# EXHIBIT B

LEGEND	
①	GROUNDS BUILDING
②	PET PLAYGROUND (4,094 SF)
③	TRASH ENCLOSURE
④	MAIL KIOSK
⑤	CLUBHOUSE
⑥	DOUBLE-SIDED MONUMENT SIGN
⑦	EMERGENCY FIRE ACCESS
⑧	DOUBLE-SIDED MONUMENT SIGN
⑨	PERGOLA & SEATING AREA
⑩	PET PLAYGROUND (3,834 SF)
⑪	GATED EMERGENCY ACCESS POINT
Y	ENCLOSED YARD



SITE INFORMATION	
NORTHERN PARCEL	13.19 ACRES
MIDDLE PARCEL	12.80 ACRES
SOUTHERN PARCEL	4.66 ACRES
TOTAL AREA	30.65 ACRES
DENSITY	10.18 D.U. / ACRES
BUILDING / LANDSCAPE SETBACKS	NORTH 30'/15'
	SOUTH 30'/15'
	EAST 30'/15'
	WEST 30'/15'
BUILDING INFORMATION	
CLUBHOUSE	XCH-A - 2,795 S.F.
RESIDENT BUILDINGS	QUANTITY HEIGHT
X24 (24 D.U. / BUILDING)	7 2-STORY / 35'
X36 (36 D.U. / BUILDING)	4 3-STORY / 45'
TOTAL RESIDENT BUILDINGS	11
GENERAL HOME MIX	HOMES PERCENTAGE
STUDIO	26 8%
1-BEDROOM	104 33%
2-BEDROOM	156 50%
3-BEDROOM	26 8%
TOTAL	312 100%
PARKING INFORMATION	
PARKING	QUANTITY
DETACHED GARAGES	40
8G (8-BAY)	2
12G (12-BAY)	2
CARPORTS	72
GROUNDS BUILDING (MG-PL)	1
TOTAL COVERED PARKING	113
SURFACE PARKING	532
TOTAL UNCOVERED PARKING	532
TOTAL PARKING PROVIDED	645
HOME PARKING RATIO	2.07
OVERALL GARAGES / HOME	0.13
COVERED PARKING RATIO	0.18
CLUBHOUSE PARKING	17
ADA PARKING	15
PARKING DIMENSIONS	9'w x 18'd
STANDARD STALL	9'w x 18'd
ADA STALL	9'w x 18'd
DRIVE WIDTH	24'w
SITE AMENITIES	
AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	4,094 SF
PET PLAYGROUND TYPE C	3,834 SF
ENCLOSED YARDS	30
STORAGE LOCKERS	N/A
PARCEL PICKUP	INCLUDED
PROPERTY BOUNDARY	SURVEY

VICINITY MAP  
SCALE: NTS

**CONTINENTAL PROPERTIES**  
 W134 N8675 EXECUTIVE PARKWAY  
 MENOMONEE FALLS, WI 53051  
 262.502.5500 \* FAX 262.502.5522

CONTINENTAL 975 FUND LLC

PROJECT INFORMATION

**AUTHENTIX OKEMOS**  
 CENTRAL PARK DR\_COLUMBUS AVE\_BELVEDERE AVE | MERIDIAN CHARTER TOWNSHIP, MI  
 CONTINENTAL 975 FUND LLC

SHEET INFORMATION

**SITE PLAN**

DRAWN DATE: 07/08/2025  
 DRAWN BY: JWG

SHEET NUMBER

**D1-1.0**

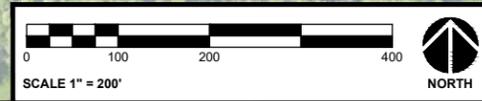


EXHIBIT C



**WETLAND IMPACT EXHIBIT**  
**OKEMOS - MICHIGAN**

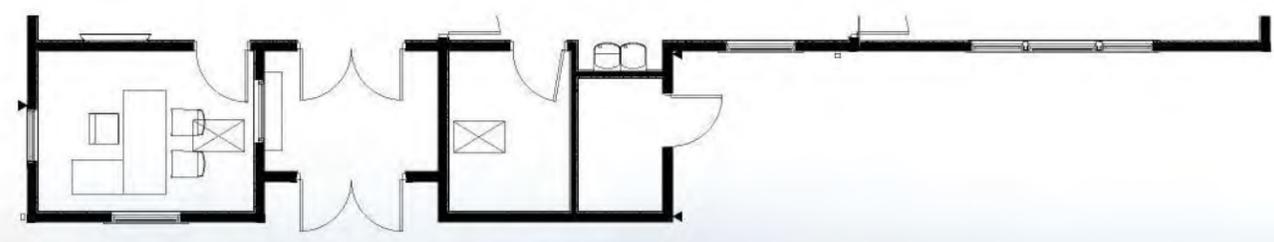
7/10/2025



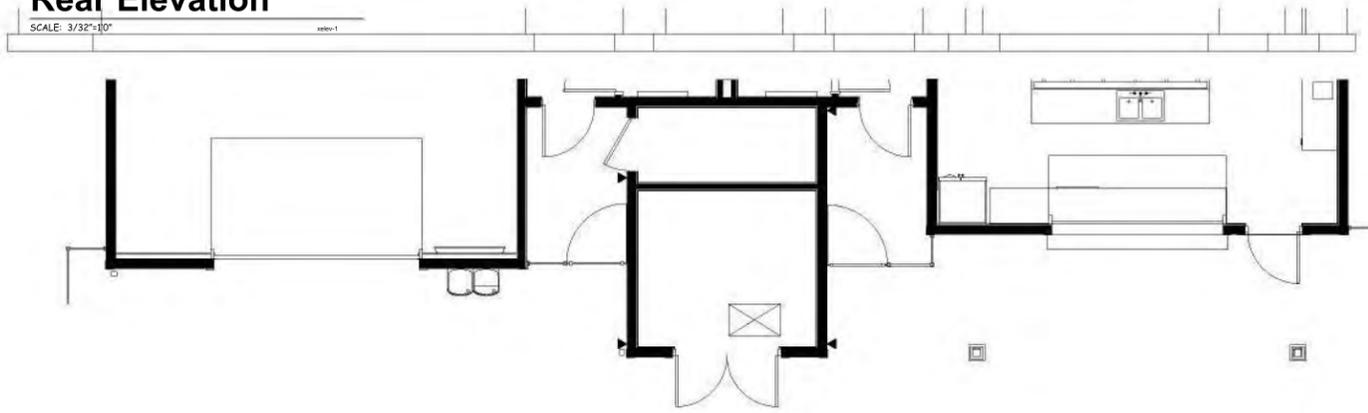
# EXHIBIT D



**Front Elevation**  
SCALE: 3/32"=10'  
sheet-1



**Rear Elevation**  
SCALE: 3/32"=10'  
sheet-1

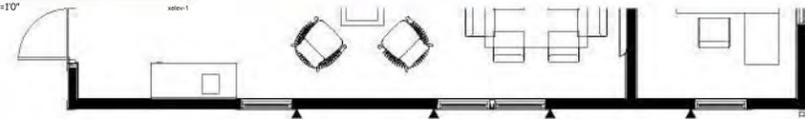


CLUBHOUSE



**Left Elevation**

SCALE: 3/32"=1'0"



**Right Elevation**

SCALE: 3/32"=1'0"

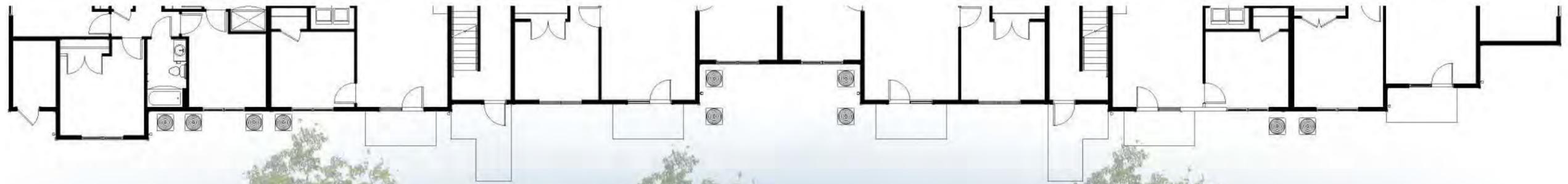


CLUBHOUSE



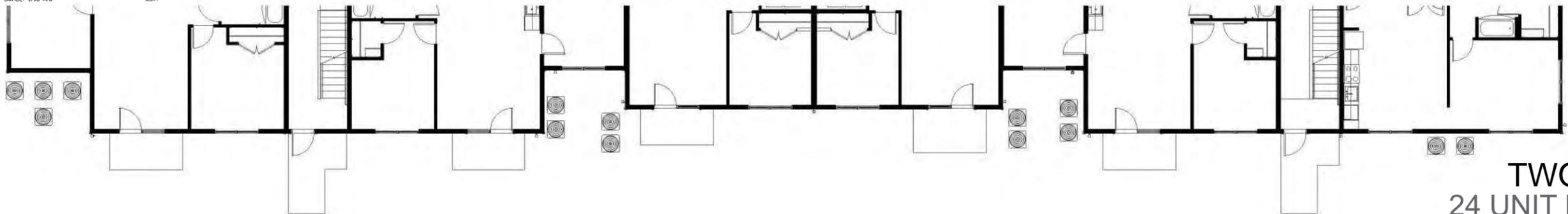
**Front Elevation**

SCALE: 1/16"=10'



**Rear Elevation**

SCALE: 1/16"=10'

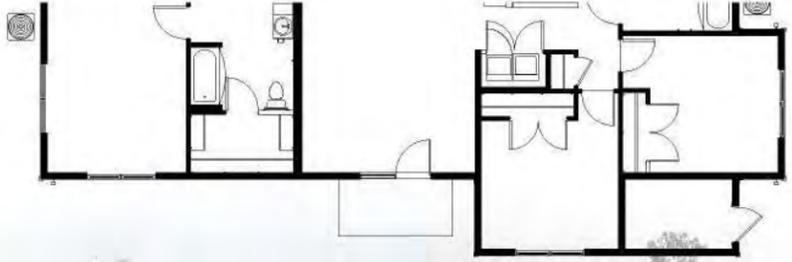


**TWO-STORY  
24 UNIT BUILDING**



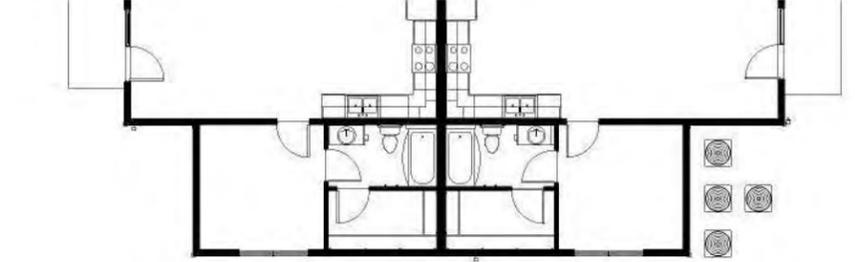
**Left Elevation**

SCALE: 1/16"=10' xdbv-1



**Right Elevation**

SCALE: 1/16"=10' xdbv-1



**TWO-STORY  
24 UNIT BUILDING**



**Front Elevation**

SCALE: 1/16"=10"

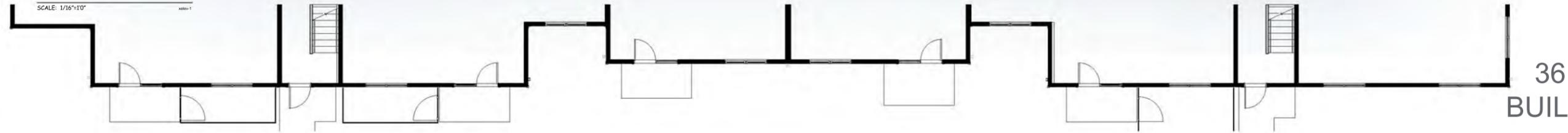
side-1



**Rear Elevation**

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side-1

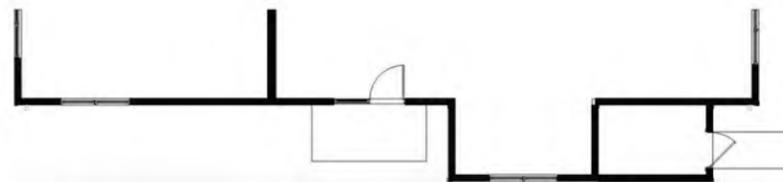


**36 UNIT  
BUILDING**



**Left Elevation**

SCALE: 1/16"=10"



**Right Elevation**

SCALE: 1/16"=10"



36 UNIT  
BUILDING

# EXHIBIT E

## Estimated Annual Spending by Residents

Authentix Okemos

Lansing-East Lansing, MI Metropolitan Statistical Area (29620)

July 8, 2025

		<b>Avg. Annual Expenditure</b>
Apparel and Services	\$	2,065
Computer	\$	229
Entertainment & Recreation	\$	3,533
Financial	\$	3,107
Food	\$	10,379
Health	\$	722
Home	\$	20,318
Household Furnishings and Equipment	\$	1,566
Household Operations	\$	1,908
Insurance	\$	8,604
Transportation	\$	6,869
Travel	\$	2,355
<b>Total Average Annual Expenditures per Household</b>	<b>\$</b>	<b>61,656</b>
<b>LESS "Homeowner Expenses"</b>		
Mortgage Payment and Basics (11)	\$	10,643
Maintenance and Remodeling Services	\$	3,779
Maintenance and Remodeling Materials (12)	\$	699
Lawn and Garden (16)	\$	583
Subtotal	\$	15,704
<b>Subtotal - Annual Expenditures per Renter Household Excluding Rent</b>	<b>\$</b>	<b>45,952</b>
Average monthly rent at Authentix Okemos	\$	1,664
Plus Average Annual Rent	\$	19,968
<b>Total Annual Expenditures per Authentix Household</b>	<b>\$</b>	<b>65,920</b>
Total Apartment Homes in Springs Community		300
<b>Total Households (95% occupancy)</b>		<b>285</b>
<b>Total Residents (avg. household size of 1.9)</b>		<b>542</b>
<b>Total Annual Expenditures by Springs Households</b>	<b>\$</b>	<b>18,800,000</b>

Source: Continental Properties analysis, ESRI 2024 "Retail Goods and Services Expenditures" report



**To: Board Members**

**From: Courtney Wisinski, Parks & Recreation Director**  
**Dan Opsommer, Director of Public Works & Engineering**  
**Deputy Township Manager**

**Date: July 17, 2025**

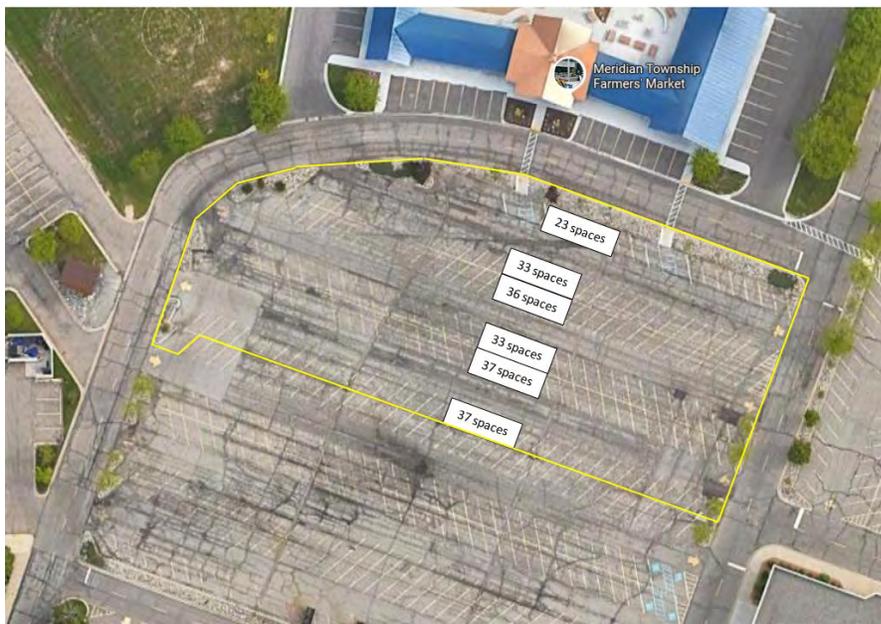
**Re: Meridian Mall/Marketplace on the Green Paving Project**

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The Meridian Farmers Market was established in 1974 and was originally located at the Central Park pavilion. As the market grew in popularity and size, the existing space could no longer meet the Market’s needs. In response, the Parks and Recreation Department began exploring options for a new location that could support future expansion. A centrally located parcel adjacent to the Meridian Mall was identified as an ideal site. This property, where the Marketplace on the Green now stands, was sold to the Township by Millmar Mall, LLC for one dollar on April 1, 2018.

The summer Meridian Farmers Market is currently held at Marketplace on the Green and operates on Wednesdays and Saturdays from May through October. In 2024, the market hosted 201 participating vendors and welcomed nearly 87,000 visitors. Due to this high level of activity, the adjacent Meridian Mall parking lot is frequently used by market customers.

Due to the significant deterioration of the parking lot, the property owner, CBL, is planning to resurface the parking lot immediately south of the Marketplace on the Green and has asked the Township if we would be willing to contribute toward the cost of resurfacing the portion used for public parking at the Marketplace on the Green, as shown below:



**Memo to Township Board**

**July 17, 2025**

**Re: Meridian Mall/Marketplace on the Green Paving Project**

**Page 2**

As a part of the operating agreement that was executed when the land was acquired to construct the Marketplace on the Green, a parking lot easement was granted, which states:

- a. Parking. Developer hereby grants and conveys for the use and benefit of the Benefited Parcel, and appurtenant to and running with the title to the Benefited Parcel and the Property, a non- exclusive, perpetual easement for vehicular parking over, across, and upon the paved parking areas located on the Property, as the same may exist from time to time, except that Developer shall work in good faith with the Township to maintain a minimum of 200 parking spots on the Property in the size required by applicable ordinance.

While the agreement does not obligate the Township to contribute toward the cost of maintaining the parking lot, Township staff recognize the significant public use and benefit of this parking lot to the day-to-day operations of the Marketplace on the Green. We are recommending that the Township contribute toward the project based on the cost to resurface the 200 parking spaces shown above and the adjacent drives that serve these parking spaces. This area is 1.39 acres and the total project area is 2.9 acres. Therefore, Township staff are recommending that we contribute 47.93% of the total project.

CBL Properties solicited bids from asphalt contractors for the resurfacing of the parking lot immediately south of Marketplace on the Green. The lowest bid, which was approved by CBL, totaled \$488,495. Based on the designated 200 parking spaces and associated drive lanes, representing 47.93% of the total project area, the Township's proportional share of the cost would be \$234,135.

The Township's legal counsel has confirmed that public funds may be used to support the maintenance of the parking lot adjacent to Marketplace on the Green. However, they recommend entering into a separate agreement with CBL to clearly affirm that the Township is not waiving any existing rights under the current Operating Agreement. Essentially, this separate agreement would assert that the Township is under no obligation to contribute toward maintenance and/or resurfacing of this parking lot in the future.

If the Board decides to participate in helping to fund this project, the separate agreement will be presented to the Township Board for review and approval at the August 7, 2025 meeting.

Township staff recommend using the Capital Project Fund to fund this project. There is existing funding the Board has already appropriated that could be utilized for this project as we are not going to have the Service Center generator replacement project out to bid this year.