

1. CALL MEETING TO ORDER
  2. ROLL CALL
  3. MISSION: Set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.
  4. APPROVAL OF AGENDA
  5. CONSENT AGENDA
    - A. Minutes –Meeting December 2, 2021
    - B. Financial Report
    - C. Development Projects
  6. PUBLIC REMARKS
  7. OLD BUSINESS
    - A. Meridian Township 2022 Goals & Economic Development Goals
    - B. MABA Board Joint Meeting February 2022
  8. NEW BUSINESS
    - A. Village of Okemos, LLC Redevelopment Fund Request No. 2
    - B. 2022 EDC Goals
  9. TOWNSHIP REPORTS
    - A. Township Board
    - B. Township Manager
    - C. Planning Commission
    - D. Chair
    - E. Staff
  10. COMMUNITY REPORTS
    - A. Meridian Mall
    - B. MABA
  11. OPEN DISCUSSION/BOARD COMMENTS
  12. PUBLIC REMARKS
  13. NEXT MEETING DATE
    - A. March 3, 2022, 7:30am
  14. ADJOURNMENT
- 

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



Charter Township of Meridian  
Meridian Economic Development Corporation  
5151 Marsh Road, Okemos, MI 48864  
Thursday, December 2, 2021- Minutes -DRAFT

**Members**

**Present:** Manager Frank Walsh, Dave Ledebuhr, Adam Carlson, Joel Conn, Trustee Kathy Sundland, Tom Conway

**Members**

**Absent:** Chair Kim Thompson, Vice Chair Brenda Chapman, Treasurer Phil Deschaine, Henry Kwok

**Others**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz and Trustee Patricia Herring Jackson

1. CALL MEETING TO ORDER

Manager Frank Walsh called the meeting to order at 7:35 am and read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

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

4. CONSENT AGENDA

- a. Minutes-November 4, 2021
- b. Financial Report
- c. Development Projects

**MOTION BY MEMBER CONWAY TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MEMBER CONN. MOTION PASSES 6-0.**

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Shop Small 2021 Initiative

At the November 4, 2021 Meridian EDC meeting, the EDC voted to approved support of a shop local initiative not to exceed \$2,500 with the caveat that the Meridian Area Business Association would participate. MABA has elected to participate with the Township to launch a shop local small business support program during the holidays. They are working to recruit another business to participate.

7. NEW BUSINESS

a. 2022 Calendar Dates

**MOTION BY MEMBER CARLSON TO APPROVE THE 2022 MEETING SCHEDULE.  
SUPPORTED BY MEMBER CONN. MOTION PASSES 6-0.**

b. Joint Meeting with Meridian Area Business Association

There was discussion regarding hosting an annual meeting with MABA. The EDC was in support of such a meeting.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Sundland reported the following:

- New art was recently installed at Marketplace on the Green through a \$10,000 LEAP Grant
- New retention and recruitment program will begin in January with 8 Fridays off, 3-3.5% wage increases and include a \$1,000 payment to employees in December 2022 who were employed in September 2021
- Approved the 2021 Small Business Resolution
- Review of Township 2021 goals and setting of 2022 goals is coming up
- Discussing the use of the ARP funds with the public

b. Township Manager

Manager Walsh shared the Township 2021 accomplishments and the draft 2022 goals. Highlighted accomplishments for 2021 included the following: paying off retirement debt, providing great customer service through COVID, paramedic and police recruiting, and progress on the Daniels Drain. Important items for 2022 include the following: Okemos Bridge Project, updating the Master Plan, installation of the 4<sup>th</sup> solar project, installation of the 11<sup>th</sup> warning siren, and the MSU to Lake Lansing Pathway.

c. Planning Commission

None.

d. Chair

None.

e. Staff

Director Clark discussed the following development projects:

- Haslett Marathon construction underway
- Buddy's Pizza and Joe's on Jolly exterior construction underway
- Woda Cooper affordable housing underway
- Sparrow is under construction

- Construction for Pine Village in Haslett is expected to begin in spring
- Village of Okemos construction still has many steps to meet its June construction goal

9. COMMUNITY REPORTS

a. Meridian Mall

Member Ledebuhr discussed a meeting that was held with the Mall leadership and the Township team. CBL is now out of bankruptcy and planning for its future vision.

b. MABA

None.

10. OPEN DISCUSSION/BOARD COMMENTS

Thank you to Joel Conn for his service to the EDC as his term comes to an end.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- January 6, 2022 at 7:30am

14. ADJOURNMENT

Hearing no objection, Manager Walsh adjourned the meeting at 8:45am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT  
CORPORATION**

Nov-21

Independent Bank

**Total EDC Funds**

**\$50,970.95**

**TRANSACTION ACTIVITY - Deposits**

<u>Date</u>	<u>Deposit Type</u>	<u>Amount</u>
11/30/2021	Interest	4.19

**CHECKS WRITTEN Since Last Bank Statement**

<u>Date</u>	<u>Ck.#</u>	<u>Amount</u>	<u>Paid to:</u>
-------------	-------------	---------------	-----------------

**Total**

**\$50,975.14**

**Total in Bank**

**\$ 50,975.14**

**Difference**

**\$0.00**



230 W Main St  
Ionia, MI 48846

# Statement Ending 11/30/2021

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXX2419

>001270 6140686 0001 093443 10Z

01002685  
NSP 672  
CHARTER TOWNSHIP OF MERIDIAN  
ECONOMIC DEVELOPMENT CORP  
MERIDIAN TOWNSHIP EDC/ACCOUNTS PAYABLE  
5151 MARSH RD  
OKEMOS MI 48864-1104

## Managing Your Accounts

- Okemos
- 800 355 0641
- IndependentBank.com



Welcome to your new Independent Bank account statement! We hope you enjoy this more user-friendly and enhanced view of your accounts and transactions.

## Summary of Accounts

Account Type	Account Number	Ending Balance
BusinessFlex TM	XXXXXXX2419	\$50,975.14

## BusinessFlex TM-XXXXXXX2419

### Account Summary

Date	Description	Amount
11/01/2021	Beginning Balance	\$50,970.95
	1 Credit(s) This Period	\$4.19
	0 Debit(s) This Period	\$0.00
11/30/2021	Ending Balance	\$50,975.14

### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.10%
Interest Days	30
Interest Earned	\$4.19
Interest Paid This Period	\$4.19
Interest Paid Year-to-Date	\$23.14
Average Ledger Balance	\$50,970.95

### Other Credits

Date	Description	Amount
11/30/2021	Credit Interest	\$4.19

### Daily Balances

Date	Amount	Date	Amount
11/01/2021	\$50,970.95	11/30/2021	\$50,975.14

### Interest Rate Changes

Interest Rate As Of Date	Interest Rate
11/01/2021	0.1000%



Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 244 ECONOMIC DEVELOPMENT FUND							
Assets							
Department 000.000							
11/01/2021			<b>244-000.000-001.000 CASH</b>		BEG. BALANCE		50,970.95
11/30/2021	GJ	JE	RCRD INTEREST EDC - NOV	64218	4.19		50,975.14
11/30/2021			244-000.000-001.000	END BALANCE	4.19	0.00	50,975.14
TOTAL FOR DEPARTMENT 000.000					4.19	0.00	
TOTAL Assets					4.19		50,975.14
TOTAL FOR FUND 244 ECONOMIC DEVELOPMENT FUND					4.19		50,975.14
GRAND TOTALS:					4.19		50,975.14

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

### **New Businesses Opening/Relocating**

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

### **Under Construction**

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

### **Approved/Not Commenced**

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

### **Ribbon Cuttings:**

Xavier DeGroat Autism Museum Ribbon Cutting  
2/4 @6:30pm  
My Eye Candy Boutique – TBD Winter  
Meet Sweet Bakery & Tea – TBD Winter  
Veterinarian Clinic “Evergreen” Clinic – TBD  
Spring Nothing Bundt Cakes- TBD Spring  
Joes on Jolly-TBD Fall Opening

### **Other Township Happenings:**

- Zoning Board of appeals approves parking variance for Trader Joe's retailer

### **Closings:**

- Cheezy D's Deli and Dogs
- Outback Steakhouse

3730 Burkley Rd. Williamston MI 48895

December 3rd, 2021

Economic Development Corporation Chair  
5151 Marsh Rd. Okemos MI 48864



Dear Kimberly Thompson:

For many years now the Haslett Community has seen countless closures of stores that once used to be popular, focusing on the Village Square area. Now full of empty lots most people have to go outside of town to find activities for families and friends. As many adults have expressed, the town once used to be full of activities but has recently died down. With the many closed and empty building not only myself, but the community expressed many ideas for what could be put in place.

A space for outsiders to come see our town along with locals would be beneficial to bring more awareness and money back into Haslett. By redoing the Village Square and putting in a multipurpose area for everyone would be new and exciting. On the Facebook Community Page many families have expressed putting in an area for entertainment such as bowling or mini golf followed by a restaurant. An area like this would also help many people looking for employment closer to home. Regardless that we have similar spaces in East Lansing and Okemos it would be much more beneficial for the town to have an area of their own like this. Ideas of apartments have sparked here and there but with the Central Park apartments down the road along with Nemoke Trails the space could be put to better use.

While everyone has seen the new convenience store replaced by the old gas station off of Haslett and Marsh road, it is exciting for everyone to watch as progress is made. The community is thankful for all the steps already taken. Continuing the progress would bring even more joy and I am sure many would be willing to do activities to raise money as well.

I am writing this letter in hopes of a new perspective to show how an area for families and people in the town would bring a better light to our area. A place to go in the evenings with friends and family to grab a bite and experience a fun night with new adventures in our town would be phenomenal. Many in our community would be willing to help and serve in any way possible and I am hopeful to achieve this new goal for our town.

Sincerely,

A handwritten signature in blue ink that reads "Grace Recker". The signature is fluid and cursive.

Grace Recker



# 2022

## GOALS ACTION PLAN

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### **A. INFRASTRUCTURE ENHANCEMENTS**

Work with Ingham County to facilitate a successful replacement of the Okemos Road Bridge. Place an emphasis on traffic control in the adjacent neighborhoods.

Complete year three of the Meridian Township Local Road Improvement Plan. Our PASER rating at the end of 2022 shall be a minimum of 5.50.

Work jointly with the Michigan Department of Transportation to minimize the impacts of the Okemos Road/Grand River Avenue Enhancement Project.

Determine the financial feasibility of implementing of a Railroad Quiet Zone in the northern portion of the Township.

Continue to work with Ingham County officials to determine the most effective process to enhance the community's Broadband.

### **B. DIVERSITY, EQUITY AND INCLUSION**

Continue to work with Michigan State University, and the Michigan Department of Civil Rights, to foster a workplace that adheres to the highest standards of diversity, equity and inclusion.

Update the Township's 2015 Personnel Handbook with an emphasis on building equity for all.

Continue to offer DEI training opportunities across the organization on a regular basis.

### **C. ECONOMIC DEVELOPMENT**

Continue our efforts to bring vitality to the Village of Okemos with the assistance of the Meridian Redevelopment Fund, Brownfield Redevelopment Authority and Downtown Development Authority Tax Increment Financing Authority. Continue our efforts to revitalize downtown Haslett with the Pine Village development. Assistance available shall include the Brownfield Redevelopment Authority and the Meridian Redevelopment Authority.

Work cooperatively with the Michigan Economic Development Corporation (MEDC) and the Meridian Township Economic Development Corporation (EDC) to recertify our Redevelopment Ready Community (RRC) status.

Work in partnership with CBL Properties to forge a plan to accommodate a Meridian Mall Commercial Planned Unit Development.

#### **D. COMMUNITY PLANNING**

With the support of the Planning Commission, Township Board and residents, formulate a process to update the Township's 2017 Master Plan supporting green infrastructure.

In a cooperative manner with our Parks Commission, and the Department of Natural Resources, develop a 2022-2026 Parks and Recreation Master Plan.

Develop a policy, criteria and procedure for expanding public art.

Create a structure to broaden our affordable housing opportunities.

#### **E. ENVIRONMENTAL SUSTAINABILITY**

With the support of the Environmental Commission, develop a site and implementation for the Township's fourth solar project with a goal of 100% solar energy by 2035.

Work with the Environmental Commission to create a successful Wetland Campaign and Green Projects Initiative.

Create consistent enforcement of our wetland ordinance.

Continue to place a significant emphasis on community recycling events and improvements to Meridian's Recycling Center.

#### **F. FACILITIES, PARKS AND GROUNDS**

In cooperation with our Information Technology (IT) consultant, use our budgeted resources to bring substantial enhancements to our township's IT infrastructure.

Construct Phase I and II of the MSU to Lake Lansing Regional Pathway.

Demolish house on Okemos Road in preparation of building support facilities for the MSU-Lake Lansing Trail.

Improve capacity and safety by expanding parking at North Meridian Road Park and Central Park South

To improve water quality at Central Park South pond, install two Floating Natural Purification Islands planted with live vegetation.

#### **G. PUBLIC SAFETY**

Continue our commitment to implementing bold recruiting methods to maintain a police force of 41 and firefighter/paramedic of 34.

Purchase a new 2023 Pumper to replace Engine 93 built in 1999

Review and update our accreditation through the Michigan Association of Police Chiefs.

## **H. TOWNSHIP FINANCES**

Continue our 2017 pledge to voters by investing an additional \$1,500,000 into MERS to help reduce our underfunded pension liability.

Implement a thorough process for the distribution of the \$4,500,000 American Rescue Plan (ARP) funds.

## **I. COMMUNITY ENGAGEMENT**

Promote new features and build awareness for added functionality of the newly refreshed Township website. Encourage additional use of the Township's online services.

Strengthen and reinvigorate community support of the Township's brand through a multitude of platforms: Prime Meridian Magazine, new Township signage, digital channels and additional print materials.

Enhance the Town Hall Room audio and visual equipment to improve meeting room capabilities and better serve multimedia usage.

Foster an effective education plan regarding the Community Services Millage.

## **J. RETENTION, RECRUITMENT AND WELL-BEING**

Focus on implementing the 2022 Township Retention and Recruitment Program.

Develop creative ways to focus on and improve the team's well-being.

In an effort to foster teamwork, continue to offer programs and events such as team picnics, holiday parties and Lugnuts games.



## 2022 Economic Development Goals Action Plan

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- 1.) Provide quality leadership, support and management of the redevelopment of the Haslett and Okemos PICA's. Assist with implementation of the Meridian Redevelopment Fund, Brownfield TIF and DDA TIF for vertical construction.**
  - A. Manage and monitor meetings for application approvals to the Brownfield Redevelopment Authority, Downtown Redevelopment Authority and Meridian Economic Development Corporation
  - B. Seek alternative funding support mechanisms to strengthen the Meridian Redevelopment Fund
  
- 2.) Manage the recertification of Meridian Township's Redevelopment Ready status with the Michigan Economic Development Corporation. Assist with the implementation of the required policy or procedural changes.**
  - A. Assist with review and update of the Masterplan in advance of 2023
  - B. Update the Economic Development Strategy
  - C. Develop a Public Participation Plan for redevelopment sites
  - D. Develop a Public Incentives Policy to guide economic incentives
  - E. Develop a Community Brand/Marketing Plan
  
- 3.) Begin introductory conversations with property owners of Carriage Hills regarding redevelopment.**
  - A. Engage discussion with property owners and stakeholders of Carriage Hills
  - B. Engage neighboring residential neighborhoods in possible visioning meetings
  - C. Present vision to Planning Commission in advance of 2023 Masterplan update in an effort to include proposed vision for development
  
- 4.) Work cooperatively with the several Meridian Township Boards and Commissions, CBL Property Management team, Meridian Mall property owners and the Ingham County Drain office to implement development goals, in support of redevelopment of the Meridian Mall.**
  - A. Engage Meridian Mall property stakeholders and Ingham County Drain office in general site discussions regarding redevelopment.
  - B. Engage conversations with Community Planning Department and Planning Commission on zoning designations fit for future development
  - C. Seek funding mechanisms to financially support infrastructure, broadband or other public improvements at the site
  
- 5.) Support the small business owners negatively impacted by the reconstruction of Grand River M-43 in 2022-2023.**
  - A. Identify ways to promote business operations during the 18 month construction project
  - B. Seek funding mechanisms to financially support negative impacts due to construction, manage the funding through the Corridor Improvement Authority



**To: Downtown Development Authority Members**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: January 6, 2022**  
**RE: Joint MABA Meeting**

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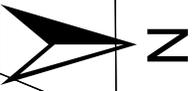
### **Summary**

At the last Meridian Area Business Association board meeting, MABA unanimously agreed to two annual meetings per year to be held with the Meridian EDC board members to collaborate on township events and engagement aimed directly at the small business community. The recommendation is to hold the first meeting within the first 90 days of the New Year and hold the last meeting before 90 days of the end of the year.

Our first MABA board meeting could occur at our February or March meetings (contingent on the MABA board members schedule). The last meeting could be held in September or October to ensure the remaining quarter's business activities are planned in advance of the holiday season.

The request in front of you today is to select the month for which the joint meetings will occur with the MABA board.

Recommendation to meet with MABA in March and September of 2022.



N

February 9, 2018

Wonch  
Park

Red Cedar River

Hamilton Rd

Liverance St

Ardmore Ave

Clinton St

Kent St

Okemos Rd

Methodist St

Okemos Rd

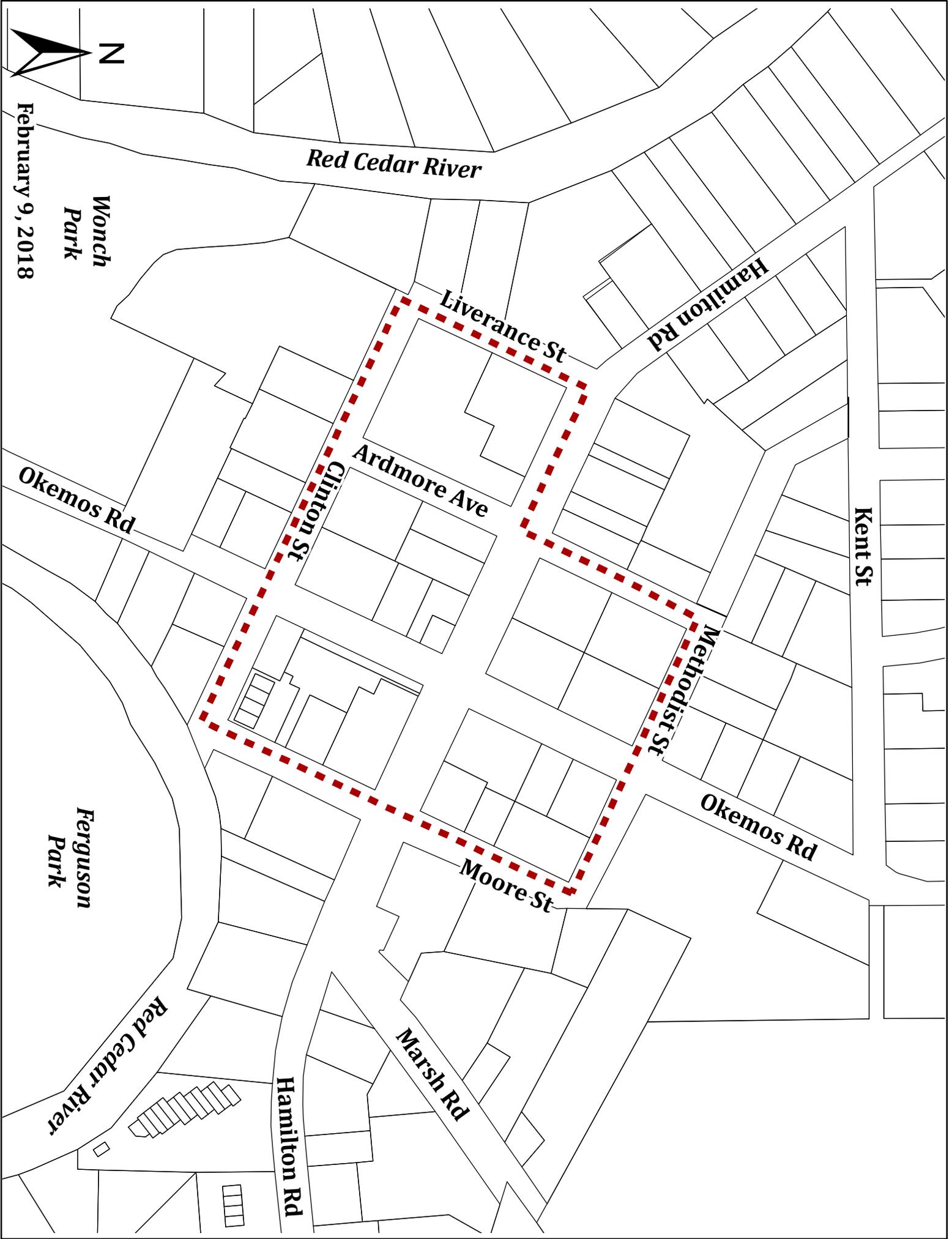
Ferguson  
Park

Moore St

Red Cedar River

Marsh Rd

Hamilton Rd



**To: Economic Development Corporation Board Members**

**From: Amber Clark, Neighborhoods and Economic Development Director**

**Date: February 3, 2022**

**Re: Meridian Redevelopment Fund Request Action**

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

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

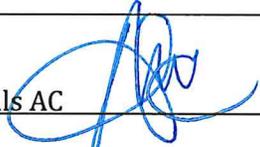
Based on an approval recommendation from the Meridian EDC, the Township Board will assess the public purpose of a project and, if approved, hold a public hearing to consider an MRF application. The Township Board will ultimately decide to approve or deny a funding request. The Township Board may decide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

***Recommended Motion: Move to support the Village of Okemos LLC, No. 2 Redevelopment Fund Request and request the Township Supervisor to appoint two Township Trustees to the Village of Okemos, LLC Redevelopment Fund Project Request for review.***



MERIDIAN REDEVELOPMENT FUND STAFF CHECKLIST

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

**Initial Project District** \_\_\_\_\_ **Staff Initials** AC  **Date** 5.2018

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

**Application and Project Review** \_\_\_\_\_ **Staff Initials** AC \_\_\_\_\_ **Date** 2.1.2022

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





## MERIDIAN REDEVELOPMENT FUND (MRF) APPLICATION

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

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

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

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

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

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

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

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

**Section 1:**

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Company Name: Village of Okemos, LLC

Primary Contact: Eric P. Helzer of Advanced Redevelopment Solutions

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

Address: 4700 Ardmore Ave., Okemos, MI 48864

Office Phone: NA

Mobile Phone: (517) 648-2434

E-Mail:

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

LLC

Corporate Officers & Titles:

NA

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

Real Estate Development special purpose entity

**Section 2:**

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

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

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

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

When do you plan to commence and complete work?

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

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

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

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

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

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

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

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

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

### **Section 3:**

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#### **Project Plan Requirements:**

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

See Exhibit A and Exhibit B

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

See Exhibit A and Exhibit B

The legal description of the project real estate:

See Exhibit A

Meridian Redevelopment Fund (MRF)

Application

4

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

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

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

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

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

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

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

See Exhibit A and Exhibit B

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

See Exhibit A

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

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

Will the project will be leased or sold at completion?

Leased

Will there be any sale or lease of municipal property?

No

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

Village of Okemos, LLC is the planned entity.

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

Residents Currently in Project Area - 450+

Residents that will be Displaced in Project Area - 0

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

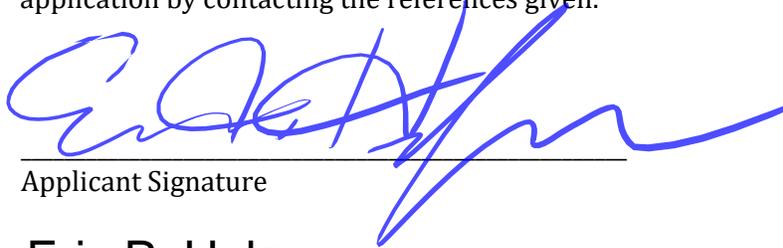
NA

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

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

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

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



Applicant Signature

01-31-2022

Date

**Eric P. Helzer**

Applicant Printed Name

# **EXHIBITS**

Village of Okemos, LLC

# **EXHIBIT A**

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

**ADVANCED REDEVELOPMENT SOLUTIONS**

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

**MEMORANDUM**

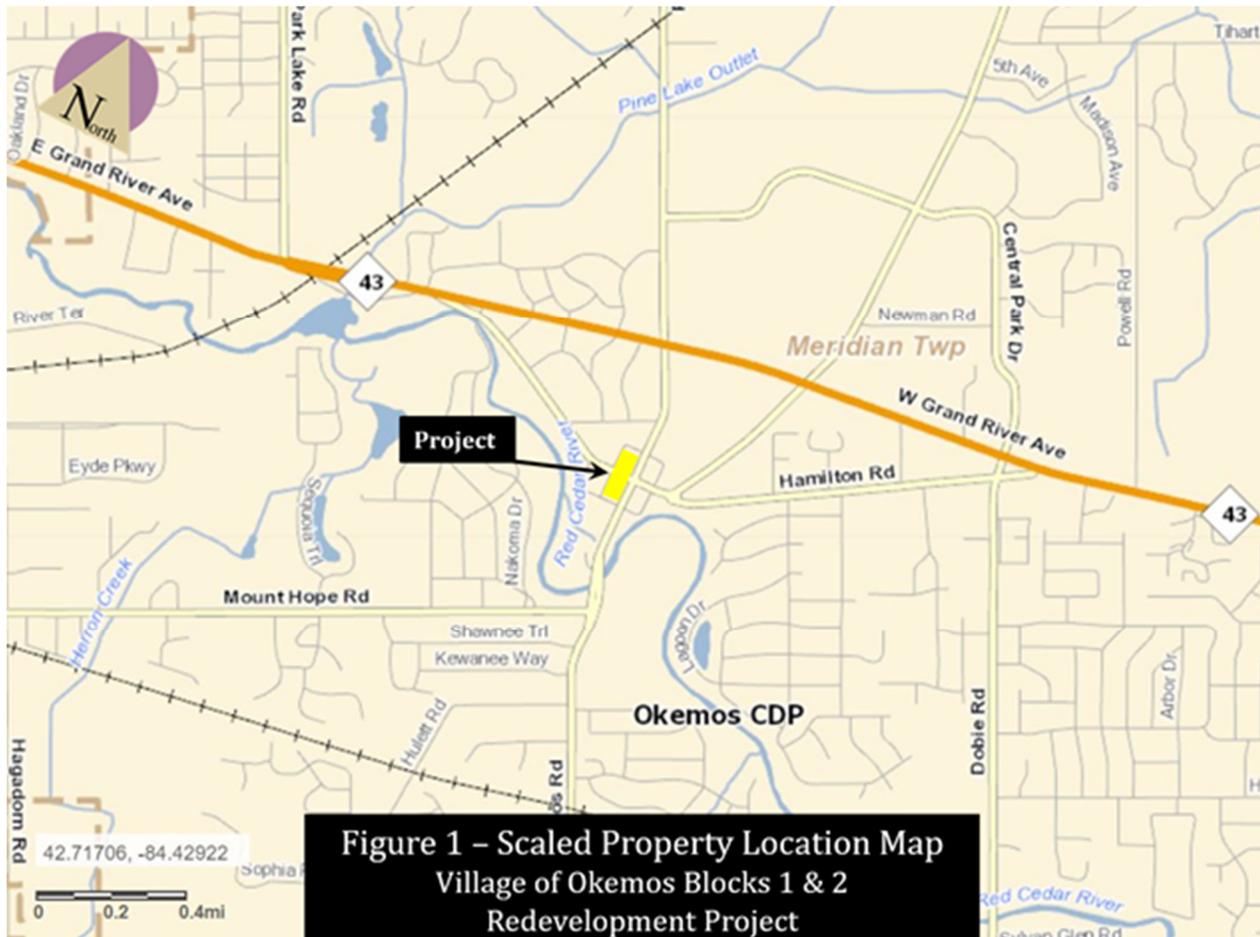
To: Amber Clark – Neighborhoods & Economic Development Director, Meridian Township

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

Date: January 31, 2022

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

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



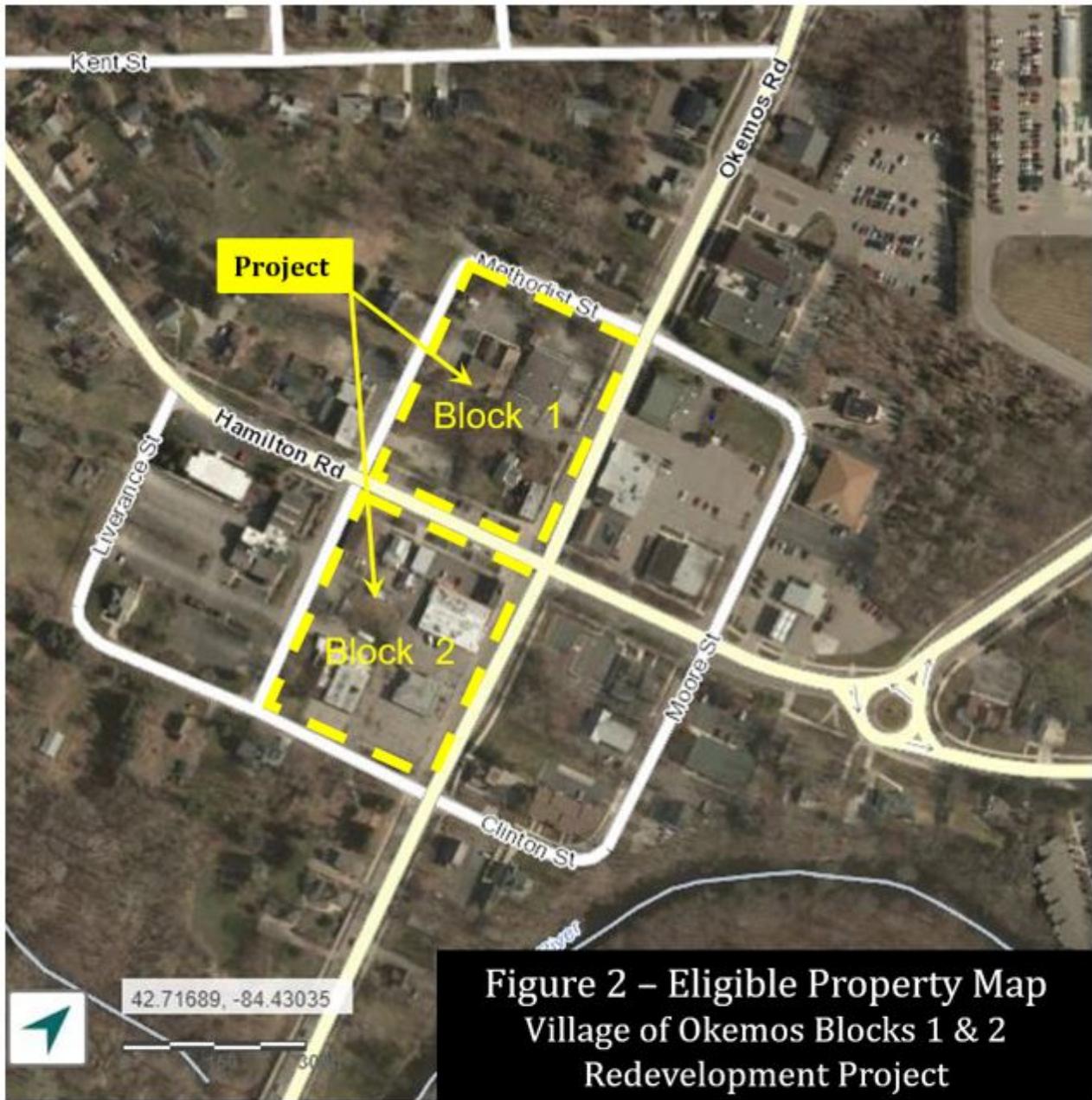
## **BACKGROUND**

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

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

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

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



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

## **REQUEST MTRF GRANT #2**

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

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

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

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



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

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

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

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

## **SCHEDULE**

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

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

## **ATTACHMENTS:**

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

B – Aerial Photos – Blocks 1 & 2

C – Site Plans:

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

# **ATTACHMENTS**

# **ATTACHMENT A**

Eligible Property –

Legal Descriptions and Eligible Property Boundary Map

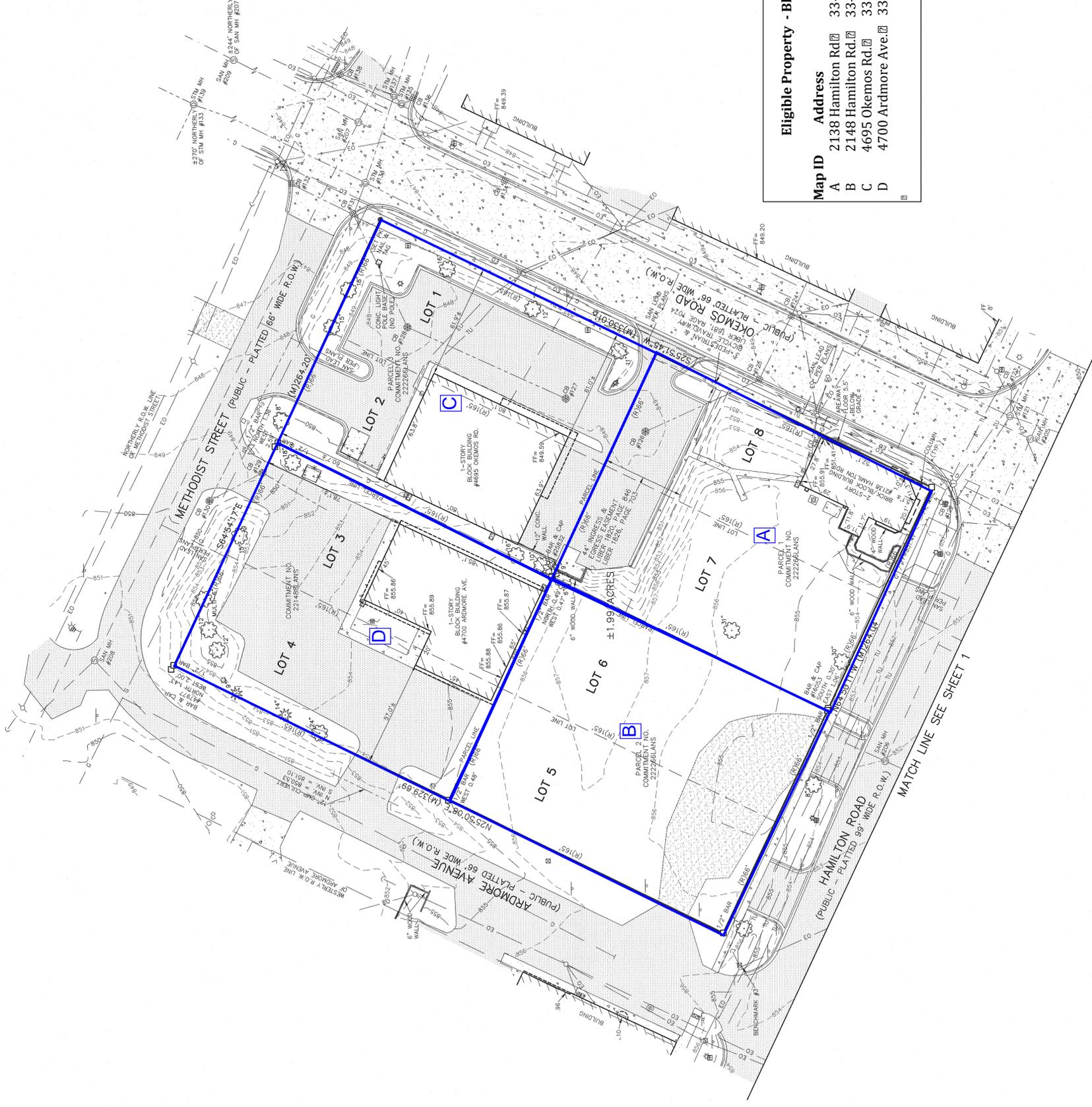
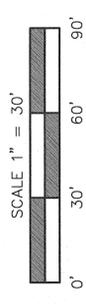
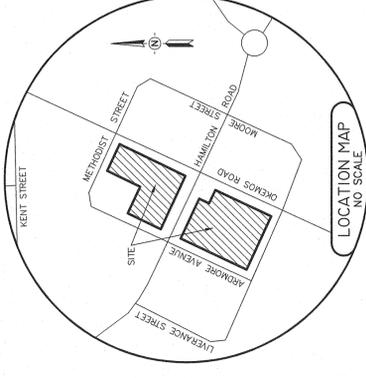
Blocks 1 and 2 Parcels

ALTA/NSPS Land Title Survey

# BLOCK 1

# ALTA/NSPS LAND TITLE SURVEY

## "OKEMOS VILLAGE"



Map ID	Address	Tax ID
A	2138 Hamilton Rd	33-02-02-21-405-010
B	2148 Hamilton Rd	33-02-02-21-405-005
C	4695 Okemos Rd	33-02-02-21-405-009
D	4700 Ardmore Ave	33-02-02-21-405-008

### BENCHMARKS

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

### LEGEND

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



ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR  
NO. 53497

REVISIONS	COMMENTS
06/21/2018	ORIGINAL

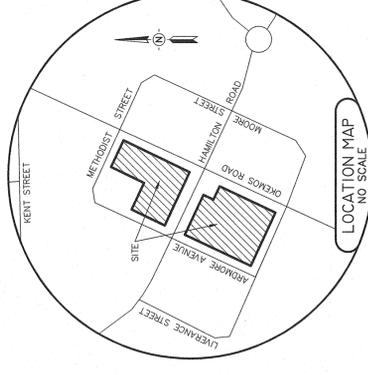
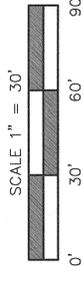
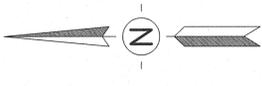
  

KEBS, INC. ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-358-3333 WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800
Drawn By: SSF SECTION: 21, T4N, R1W
Field Work By: NAW/SL JOB NUMBER:
SHEET 2 OF 3

# BLOCK 2

# ALTA/NSPS LAND TITLE SURVEY

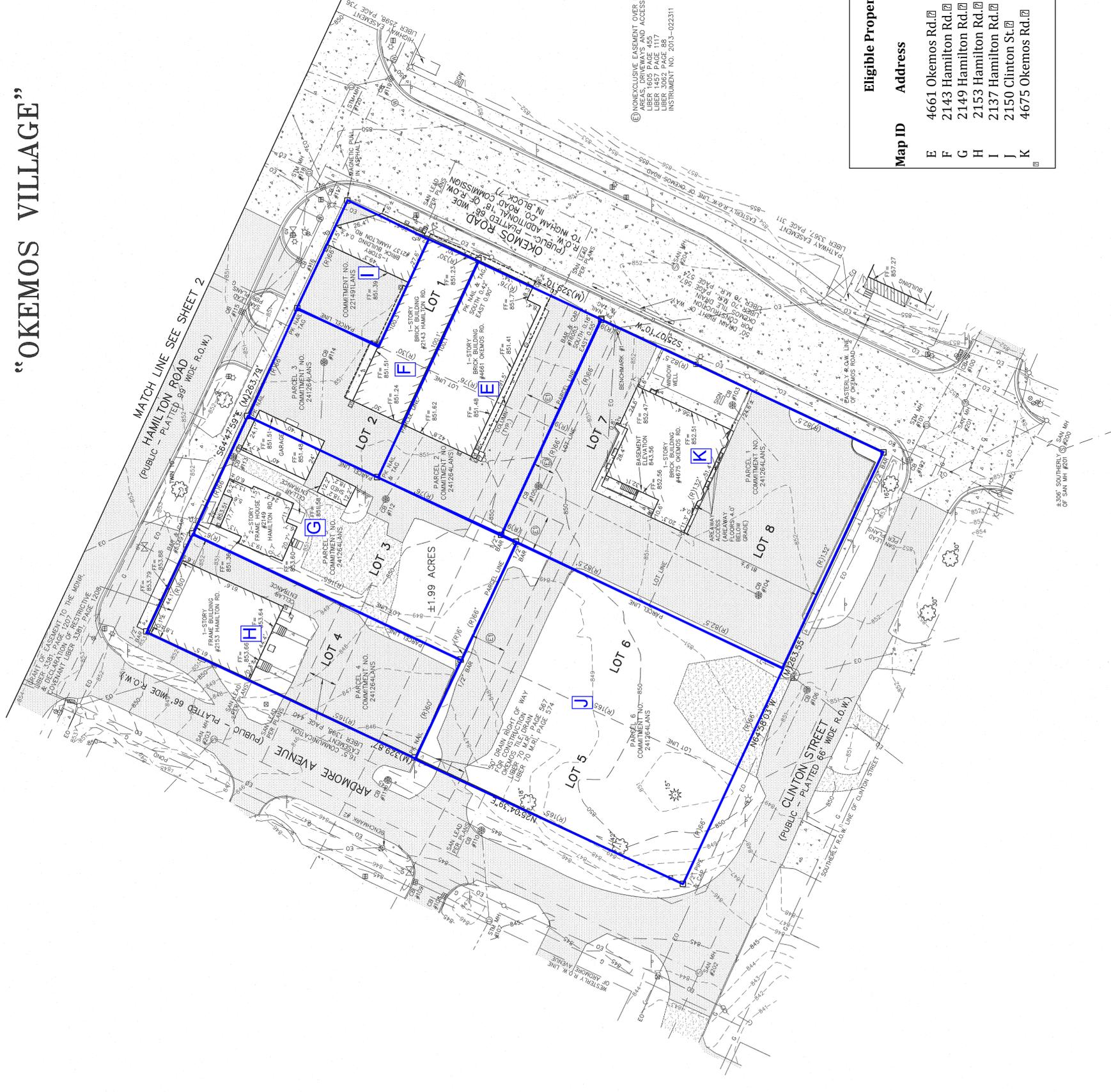
## "OKEMOS VILLAGE"



### BENCHMARKS

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

NONEXCLUSIVE EASEMENT OVER PARKING  
AREAS, DRIVEWAYS AND ACCESS DRIVES  
LIBER 1605 PAGE 455  
LIBER 1607 PAGE 477  
LIBER 3002 PAGE 88  
INSTRUMENT NO. 2013-022311



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

Eligible Property - Block 2		
Map ID	Address	Tax ID
E	4661 Okemos Rd.	33-02-02-21-409-008
F	2143 Hamilton Rd.	33-02-02-21-409-003
G	2149 Hamilton Rd.	33-02-02-21-409-002
H	2153 Hamilton Rd.	33-02-02-21-409-001
I	2137 Hamilton Rd.	33-02-02-21-409-004
J	2150 Clinton St.	33-02-02-21-409-006
K	4675 Okemos Rd.	33-02-02-21-409-009



ERICK B. FRIESTROM  
PROFESSIONAL SURVEYOR  
NO. 53497

REVISIONS	COMMENTS
06/27/2018	ORIGINAL

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

# ALTA/NSPS LAND TITLE SURVEY

## "OKEMOS VILLAGE"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SCHEDULE B - SECTION II, EXCEPTIONS:**  
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

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

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

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

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

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

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

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

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

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

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

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

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

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

Item 13. Intentionally omitted.

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

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

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

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

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

Item 19. Intentionally omitted.

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

There are no easements or restrictions of record per the title commitment provided.

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

Item 10. Easements for overflow parking in the instrument recorded in Liber 2443, Page 1186, and re-recorded on May 22, 1997 in Liber 2461, Page 276, cross parcel; no easements are defined and therefore are not shown hereon.

### SEWER INVENTORIES

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

STORM MANHOLE #118  
RIM ELEV. = 849.82  
12" RCP SW INV. = 845.66  
12" RCP S INV. = 846.78  
TOP OF DEBRIS ELEV. = 845.77

CATCH BASIN #119  
RIM ELEV. = 849.25  
12" RCP NW INV. = 845.94  
12" RCP W INV. = 842.62  
SUMP ELEV. = 838.56

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

STORM MANHOLE #121  
RIM ELEV. = 849.28  
12" RCP N INV. = 841.45  
12" RCP N INV. = 833.92  
8" RCP NE INV. = 844.49  
12" RCP E INV. = 840.65  
12" RCP S INV. = 840.85  
12" RCP S INV. = 843.19  
8" RCP W INV. = 845.02

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

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

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

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

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

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

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

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

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

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

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

SUMP ELEV. = 838.70

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

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

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

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

STORM MANHOLE #137  
RIM ELEV. = 846.59  
12" RCP N INV. = 841.45  
12" RCP N INV. = 833.92  
8" RCP NE INV. = 844.49  
12" RCP E INV. = 840.65  
12" RCP S INV. = 840.85  
12" RCP S INV. = 843.19  
8" RCP W INV. = 845.02

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

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

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

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

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

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

SANITARY MANHOLE #205  
RIM ELEV. = 849.65  
8" VCP N INV. = 838.88  
8" VCP E INV. = 838.97  
8" VCP S INV. = 839.51  
8" VCP W INV. = 839.51

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

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

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

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

### SURVEYOR'S NOTES:

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

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

3. All dimensions are in feet and decimals thereof.

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

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

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

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

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

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property, 4700 Ardmore Avenue, 2150 Hamilton Street, 2149 Hamilton Road, 2148 Hamilton Road, 2147 Hamilton Road, 2146 Hamilton Road, 2145 Hamilton Road, 2144 Hamilton Road, 2143 Hamilton Road, 2142 Hamilton Road, 2141 Hamilton Road, 2140 Hamilton Road, 2139 Hamilton Road, 2138 Hamilton Road, 2137 Hamilton Road, 2136 Hamilton Road, 2135 Hamilton Road, 2134 Hamilton Road, 2133 Hamilton Road, 2132 Hamilton Road, 2131 Hamilton Road, 2130 Hamilton Road, 2129 Hamilton Road, 2128 Hamilton Road, 2127 Hamilton Road, 2126 Hamilton Road, 2125 Hamilton Road, 2124 Hamilton Road, 2123 Hamilton Road, 2122 Hamilton Road, 2121 Hamilton Road, 2120 Hamilton Road, 2119 Hamilton Road, 2118 Hamilton Road, 2117 Hamilton Road, 2116 Hamilton Road, 2115 Hamilton Road, 2114 Hamilton Road, 2113 Hamilton Road, 2112 Hamilton Road, 2111 Hamilton Road, 2110 Hamilton Road, 2109 Hamilton Road, 2108 Hamilton Road, 2107 Hamilton Road, 2106 Hamilton Road, 2105 Hamilton Road, 2104 Hamilton 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# **ATTACHMENT B**

Aerial Photos  
Blocks 1 and 2 Parcels



**Current Eligible Property Aerial Photo - Blocks 1 & 2**



**Current Eligible Property Aerial Photo - Block 1**



**Current Eligible Property Aerial Photo - Block 2**

# **ATTACHMENT C**

## Site Plans

### Blocks 1 and 2 Parcels

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

CONSTRUCTION PLANS FOR:  
**Village of Okemos**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

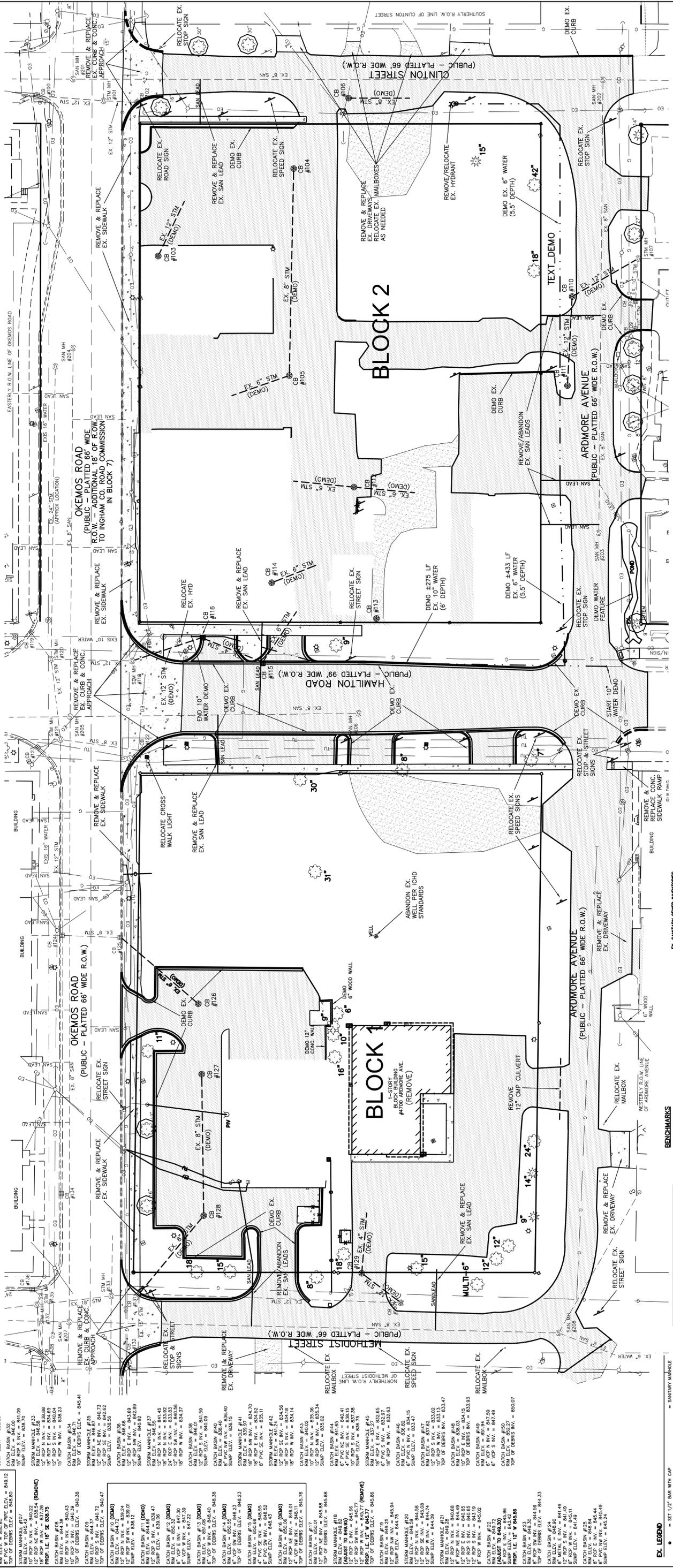
**EX. STORM SEWER INVENTORIES**

CATCH BASIN #100 RM ELEV. = 851.98 TOP OF DEBRIS ELEV. = 846.10 SUMP ELEV. = 846.19	CATCH BASIN #126 (DEM) RM ELEV. = 845.50 TOP OF DEBRIS ELEV. = 846.10 SUMP ELEV. = 846.19	CATCH BASIN #127 (DEM) RM ELEV. = 845.24 TOP OF DEBRIS ELEV. = 846.04 SUMP ELEV. = 846.19	CATCH BASIN #128 (DEM) RM ELEV. = 847.24 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #129 (DEM) RM ELEV. = 846.88 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #130 RM ELEV. = 846.88 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #131 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #132 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #133 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #134 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #135 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #136 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #137 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #138 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #139 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #140 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #141 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #142 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #143 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #144 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #145 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #146 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #147 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #148 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #149 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #150 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #151 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #152 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #153 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #154 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #155 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #156 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #157 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #158 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #159 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19	CATCH BASIN #160 RM ELEV. = 846.78 TOP OF DEBRIS ELEV. = 844.04 SUMP ELEV. = 846.19
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**DEMOLITION NOTES:**

- CARE SHALL BE TAKEN TO AVOID DAMAGE TO ACTIVE EXISTING UTILITIES. THAT CROSS OR ARE OTHERWISE EXPOSED IN PROJECT EXCAVATIONS. HAND EXCAVATE IN THE VICINITY OF THE INDICATED UTILITIES TO EXPOSE EXACT LOCATIONS PRIOR TO BEGINNING MASS EXCAVATION.
- SOIL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND DEMOLITION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR REFERENCE. FIELD VERIFY CRITICAL INVERT INFORMATION PRIOR TO BEGINNING CONSTRUCTION.

**NOTE: REMOVE/REPLACE/RELOCATE EXISTING STREET LIGHTS ON OKEMOS RD, METHODIST ST, ARDMORE AVE, HAMILTON RD, & CLINTON ST. MAKE ANY STREET LIGHTS NOT RELOCATED FOR OKEMOS DDA USE.**



**EX. LEGEND**

- SET 1/2" BAR WITH GAP
- FOUND IRON AS NOTED
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- GRAVEL
- DECK
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING FINISH ELEVATION
- BUILDING OVERLAP
- GAS LINE
- UTILITY FEEDS
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- OVERHEAD WIRES
- GUARDRAIL
- GAS METER
- ELECTRIC METER
- WATER METER
- POST
- AIR CONDITIONING UNIT

**PROPOSED LEGEND**

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- MANHOLE (NEW)
- MANHOLE (EX)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- PROPOSED TOP OF CURB ELEV.

**EX. SANITARY SEWER INVENTORIES**

SANITARY MANHOLE #200 RM ELEV. = 838.88 TOP OF DEBRIS ELEV. = 833.91 SUMP ELEV. = 833.91	SANITARY MANHOLE #201 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #202 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #203 RM ELEV. = 842.01 TOP OF DEBRIS ELEV. = 837.00 SUMP ELEV. = 837.00	SANITARY MANHOLE #204 RM ELEV. = 852.05 TOP OF DEBRIS ELEV. = 846.54 SUMP ELEV. = 846.54	SANITARY MANHOLE #205 RM ELEV. = 838.88 TOP OF DEBRIS ELEV. = 833.91 SUMP ELEV. = 833.91	SANITARY MANHOLE #206 RM ELEV. = 838.88 TOP OF DEBRIS ELEV. = 833.91 SUMP ELEV. = 833.91	SANITARY MANHOLE #207 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #208 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #209 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #210 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #211 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #212 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #213 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #214 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #215 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #216 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #217 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #218 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #219 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #220 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51
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**EX. BENCHMARKS**

- BENCHMARK #1 ELEV. = 862.30 (NAD83) PK WALL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 447 SOUTH OF BUILDING #461 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAD83) PK WALL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAD83) RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

**REVISIONS**

1-11-22	SUBMITTAL
---------	-----------

**DESIGNER:** ALLEN J. PATRICK, ENGINEER, NO. 49313  
**APPROVED BY:** [Signature]

**KEBS, INC. BRYAN LAND SURVEYS**  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047

**Village of Okemos**  
 Meridian Office  
 Ph. 269-781-9800

**DEMOLITION PLAN**  
 SCALE: 1" = 40'  
 DATE: 4-14-19  
 PROJECT MGR. A.P.  
 AUTHORIZED BY: [Signature]  
 SHEET 12 OF 14  
 JOB # 99191  
 DOWNTOWN OKEMOS, LLC

**NOTES:**

- NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.
- NOTE: WORKING DAYS BEFORE YOU DIG CALL 800-421-7111 (TOLL-FREE)

**REVISIONS**

1-11-22	SUBMITTAL
---------	-----------

**DESIGNER:** ALLEN J. PATRICK, ENGINEER, NO. 49313  
**APPROVED BY:** [Signature]

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 SHEET 12 OF 14  
 JOB # 99191  
 DOWNTOWN OKEMOS, LLC

**DEMOTES TREE PROTECTION**

**ASPHALT DEMO**

**CONCRETE DEMO**

**GRAVEL DEMO**

**EX. LEGEND**

- SET 1/2" BAR WITH GAP
- FOUND IRON AS NOTED
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- GRAVEL
- DECK
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING FINISH ELEVATION
- BUILDING OVERLAP
- GAS LINE
- UTILITY FEEDS
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- OVERHEAD WIRES
- GUARDRAIL
- GAS METER
- ELECTRIC METER
- WATER METER
- POST
- AIR CONDITIONING UNIT

**PROPOSED LEGEND**

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- MANHOLE (NEW)
- MANHOLE (EX)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- PROPOSED TOP OF CURB ELEV.

**EX. SANITARY SEWER INVENTORIES**

SANITARY MANHOLE #200 RM ELEV. = 838.88 TOP OF DEBRIS ELEV. = 833.91 SUMP ELEV. = 833.91	SANITARY MANHOLE #201 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #202 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #203 RM ELEV. = 842.01 TOP OF DEBRIS ELEV. = 837.00 SUMP ELEV. = 837.00	SANITARY MANHOLE #204 RM ELEV. = 852.05 TOP OF DEBRIS ELEV. = 846.54 SUMP ELEV. = 846.54	SANITARY MANHOLE #205 RM ELEV. = 838.88 TOP OF DEBRIS ELEV. = 833.91 SUMP ELEV. = 833.91	SANITARY MANHOLE #206 RM ELEV. = 838.88 TOP OF DEBRIS ELEV. = 833.91 SUMP ELEV. = 833.91	SANITARY MANHOLE #207 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #208 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #209 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #210 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #211 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #212 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #213 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #214 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #215 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #216 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #217 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #218 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #219 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51	SANITARY MANHOLE #220 RM ELEV. = 844.36 TOP OF DEBRIS ELEV. = 839.51 SUMP ELEV. = 839.51
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**EX. BENCHMARKS**

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- BENCHMARK #2 ELEV. = 846.57 (NAD83) PK WALL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAD83) RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

**REVISIONS**

1-11-22	SUBMITTAL
---------	-----------

**DESIGNER:** ALLEN J. PATRICK, ENGINEER, NO. 49313  
**APPROVED BY:** [Signature]

**KEBS, INC. BRYAN LAND SURVEYS**  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047

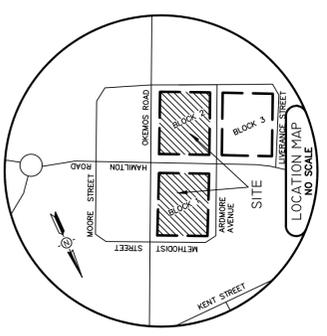
**Village of Okemos**  
 Meridian Office  
 Ph. 269-781-9800

**DEMOLITION PLAN**  
 SCALE: 1" = 40'  
 DATE: 4-14-19  
 PROJECT MGR. A.P.  
 AUTHORIZED BY: [Signature]  
 SHEET 12 OF 14  
 JOB # 99191  
 DOWNTOWN OKEMOS, LLC

**NOTES:**

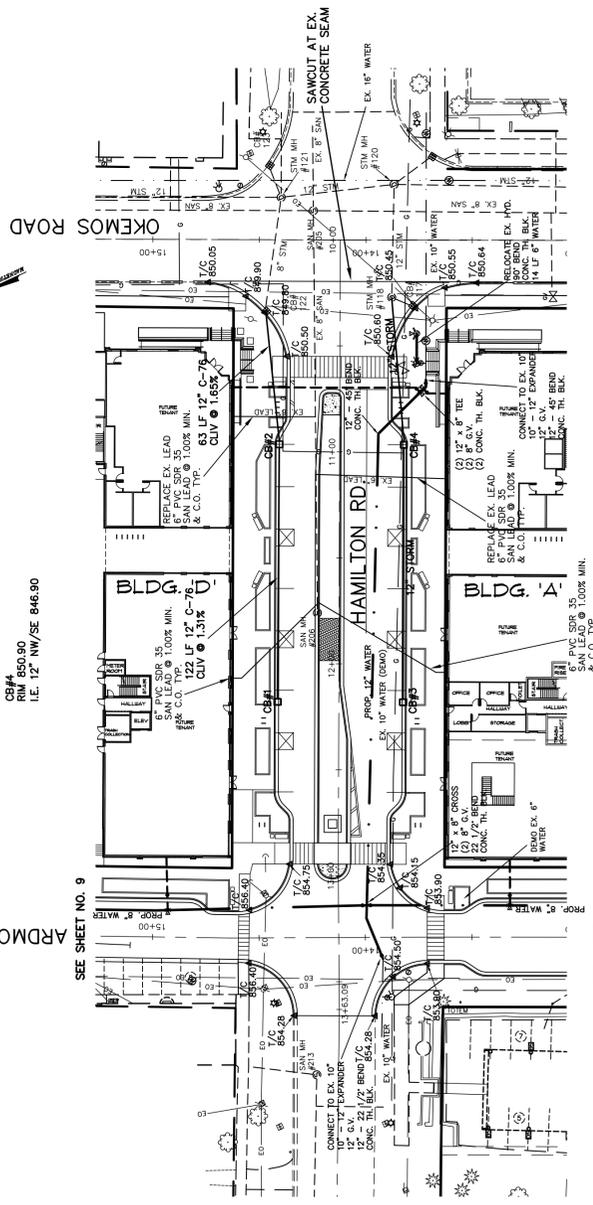
- NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.
- NOTE: WORKING DAYS BEFORE YOU DIG CALL 800-421-7111 (TOLL-FREE)

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



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

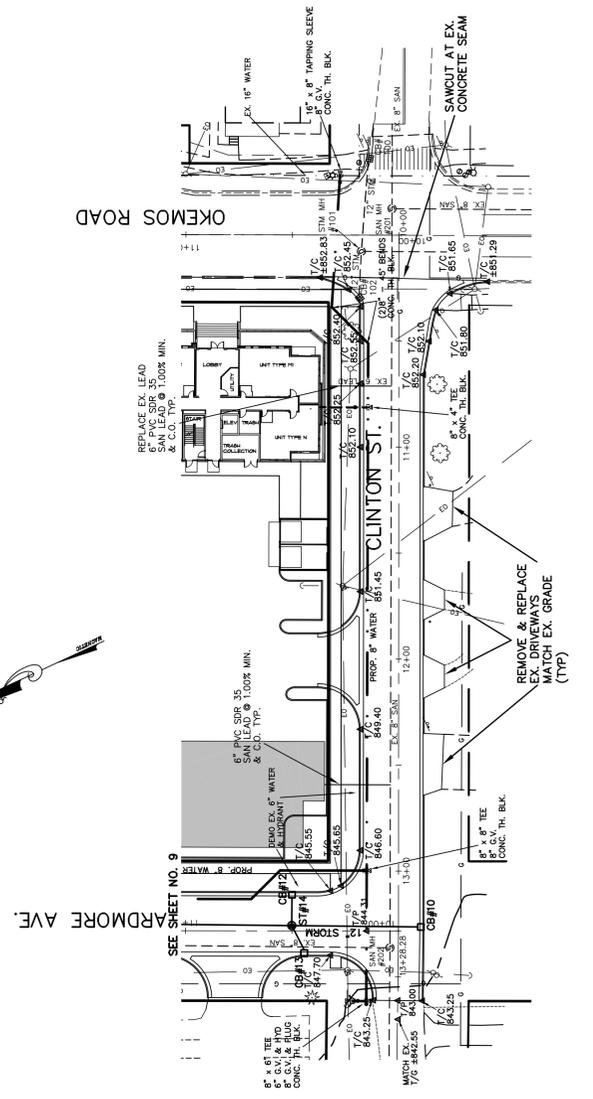
ARMORE AVE.



SEE SHEET NO. 9

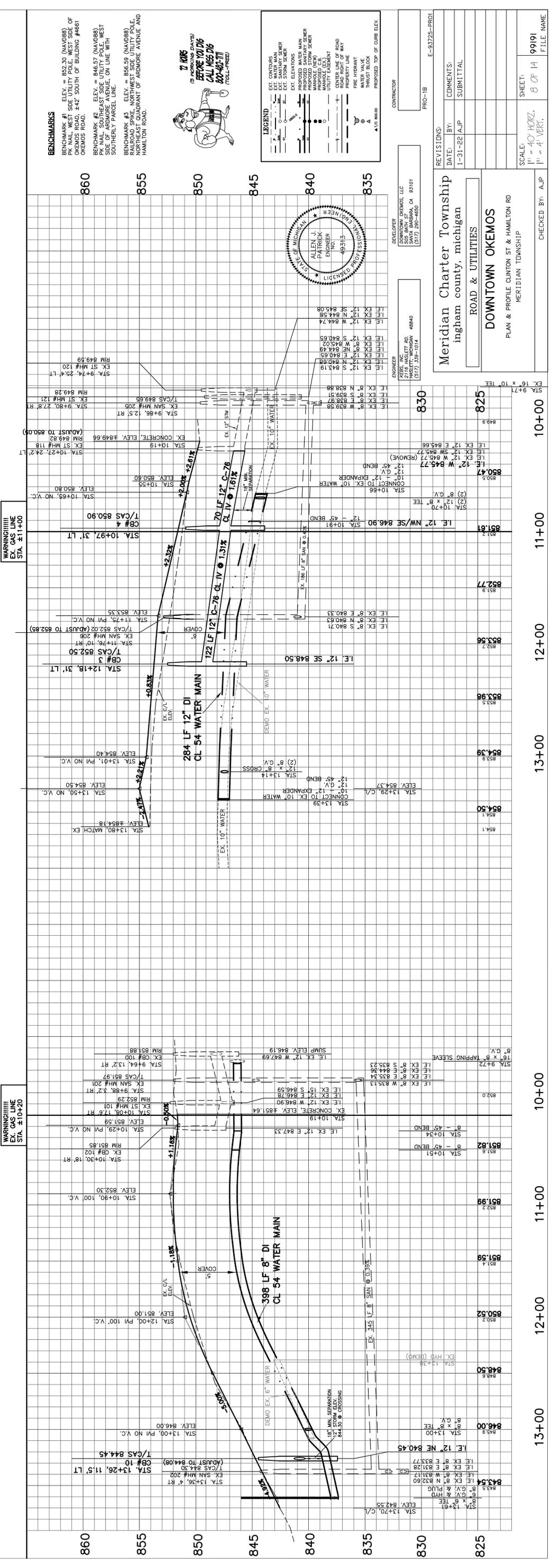
SEE SHEET NO. 9

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



SEE SHEET NO. 9

SEE SHEET NO. 9



WARNING LINE STA. 811+00

WARNING LINE STA. 810+20

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



**LEGEND**

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

**CONTRACTOR**  
 TOWNSHIPS OKEMOS, LLC  
 505 SOUTH ST. #4, CA 93011  
 (917) 290-4650

**ENGINEER**  
 ALLEN J. PATRICK  
 ENGINEER  
 483313

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

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

PROJ-1B E-93725-PROJ

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

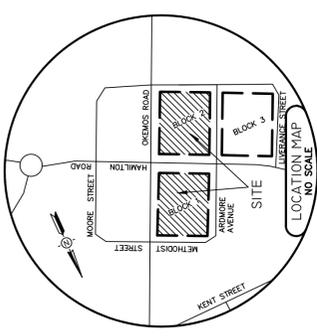
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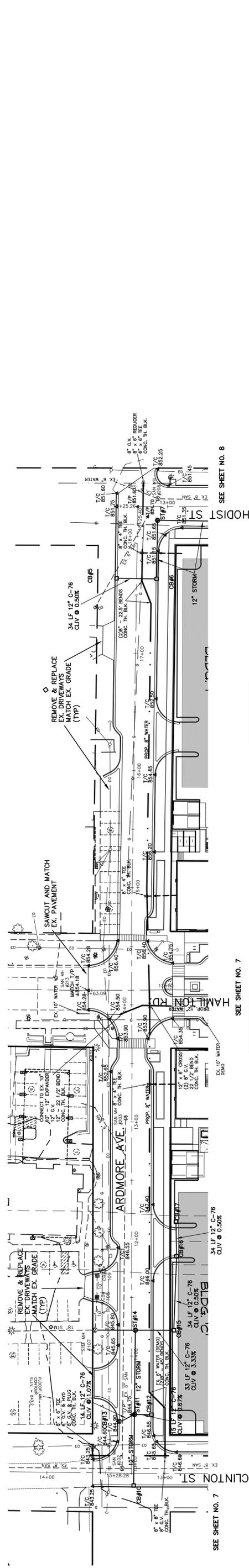
PROPOSED STORM INVENTORY:

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

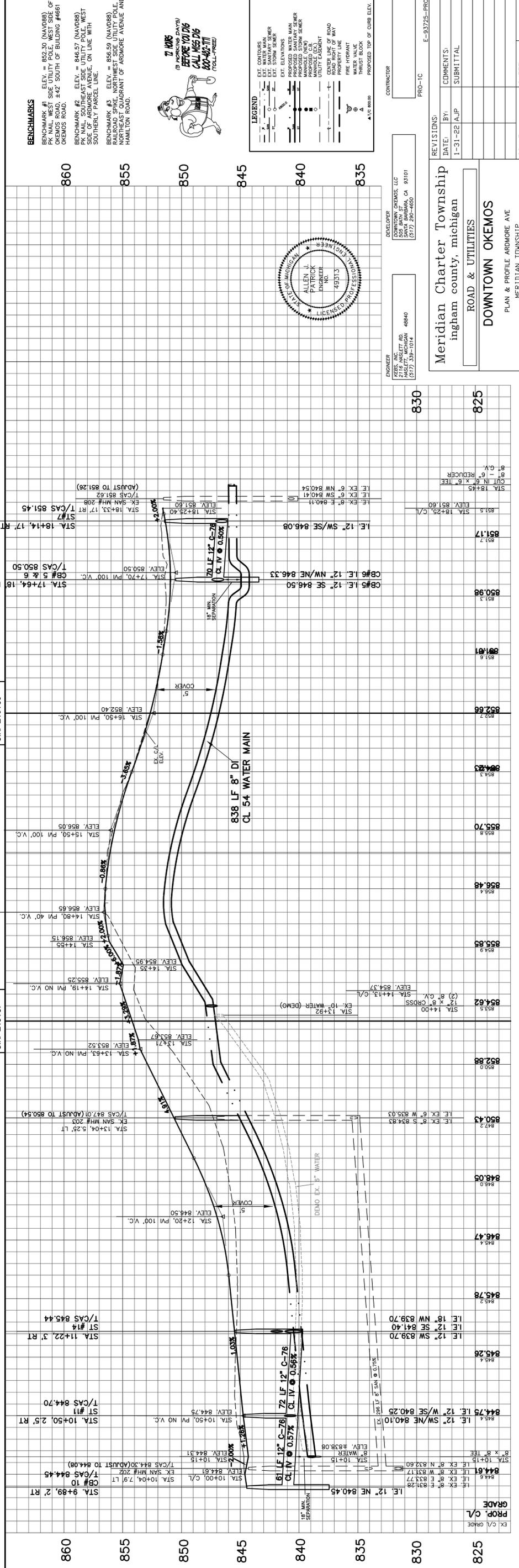
NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



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



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



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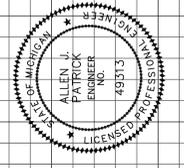
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**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 850.20 (NAVD83)  
 PK NAIL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 342' SOUTH OF BUILDING #4681  
 BENCHMARK #2 ELEV. = 846.57 (NAVD83)  
 PK NAIL SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE,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



**LEGEND**

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



**ENGINEER**  
 ALLEN J. PATRICK  
 2116 HASKELL RD.  
 MERIDIAN, MI 48840  
 (313) 339-1014

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

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

**REVISIONS:**

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

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

CHECKED BY: AJP

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

SHEET: 10 OF 14

FILE NAME: 99191

# **EXHIBIT B**

Project Overview

and

Approved Drawings  
Village of Okemos  
Blocks 1 and 2

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

# **Village of Okemos**

## **Project Overview and Approved MUPUD Drawings**

As of January 31, 2022

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

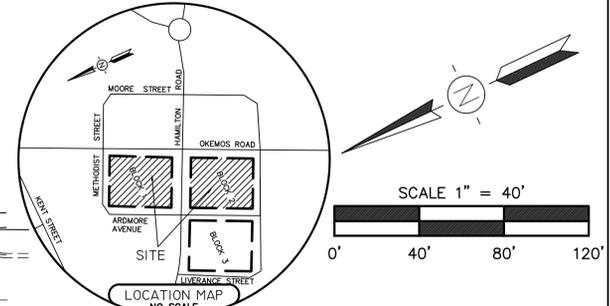
# **EXHIBIT C**

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

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

# MUPUD PLAN FOR: Village of Okemos

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

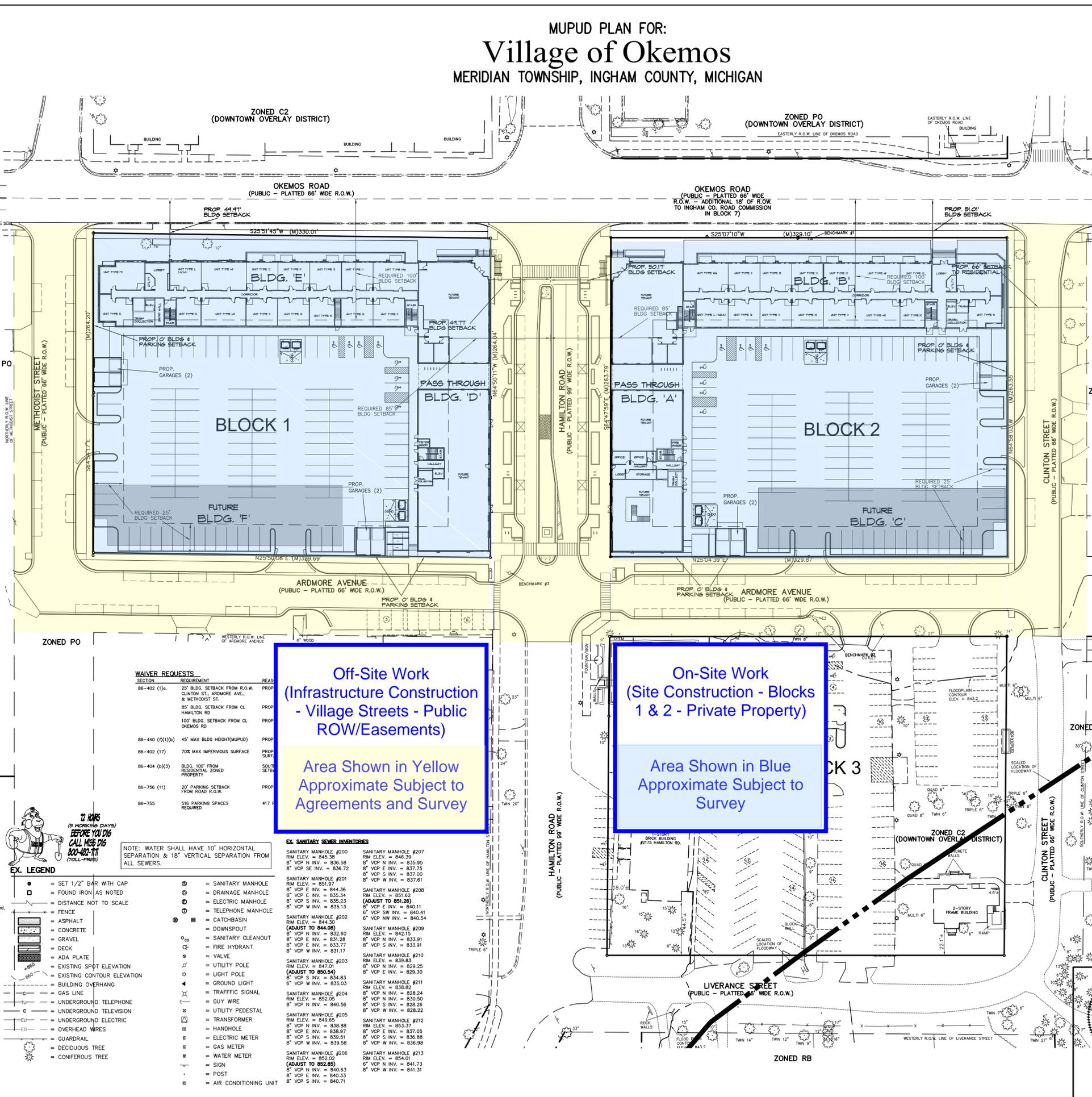


**EX. STORM SEWER INVENTORIES**

CATCH BASIN #100 RM ELEV. = 851.88 8" RCP N INV. = 847.69 TOP OF DEBRIS ELEV. = 847.66 SUMP ELEV. = 846.19	CATCH BASIN #126 (DEMO) RM ELEV. = 846.24 6" PVC SE INV. = 846.15 TOP OF DEBRIS ELEV. = 846.10
STORM MANHOLE #101 RM ELEV. = 852.29 12" RCP E INV. = 846.78 15" RCP S ELEV. = 846.59 TOP OF DEBRIS ELEV. = 846.75	CATCH BASIN #127 (DEMO) RM ELEV. = 846.82 8" PVC N INV. = 844.49 SUMP ELEV. = 844.04
CATCH BASIN #102 RM ELEV. = 851.85 12" RCP E INV. = 847.33 TOP OF DEBRIS ELEV. = 847.35	CATCH BASIN #128 (DEMO) RM ELEV. = 847.24 8" VCP NE INV. = 844.05 8" PVC S INV. = 844.05 TOP OF DEBRIS ELEV. = 844.04
CATCH BASIN #103 (DEMO) RM ELEV. = 852.09 SW RESTRICTOR PLATE INV. = 849.23 SW 12" SQUARE OPENING INV. = 849.13 SUMP ELEV. = 846.89	CATCH BASIN #129 (DEMO) RM ELEV. = 848.81 4" S INV. = 845.28 12" RCP NW INV. = 845.19 SUMP ELEV. = 844.11
CATCH BASIN #104 (DEMO) RM ELEV. = 851.00 8" RCP N INV. = 847.68 TOP OF WATER ELEV. = 847.68 SUMP ELEV. = 846.60	CATCH BASIN #130 (ADJUST TO 849.42) 12" RCP E INV. = 844.91 12" RCP SE INV. = 844.93 (REMOVE) SUMP ELEV. = 843.68 PROP. I.E. 12" NW/S 844.93
CATCH BASIN #105 (DEMO) RM ELEV. = 849.67 6" VCP NE INV. = 845.07 8" RCP S INV. = 844.91 SUMP ELEV. = 844.17	CATCH BASIN #131 RM ELEV. = 846.24 15" RCP N INV. = 840.99 15" RCP E INV. = 839.05 8" VCP SW INV. = 842.60 12" RCP W INV. = 843.06 SUMP ELEV. = 838.56
CATCH BASIN #106 (DEMO) RM ELEV. = 850.60 8" VCP W TOP OF PIPE ELEV. = 849.12 TOP OF DEBRIS ELEV. = 848.80	CATCH BASIN #132 RM ELEV. = 846.00 15" RCP S INV. = 841.09 SUMP ELEV. = 838.70
STORM MANHOLE #107 RM ELEV. = 845.47 10" RCP N INV. = 840.22 12" RCP NE INV. = 838.54 (REMOVE) 15" RCP S INV. = 837.26 PROP. I.E. 18" SE 838.75	STORM MANHOLE #133 RM ELEV. = 846.58 12" RCP N INV. = 838.68 12" RCP E INV. = 834.69 15" RCP W INV. = 838.23
CATCH BASIN #108 RM ELEV. = 844.38 10" RCP N INV. = 840.43 10" RCP S INV. = 840.39 TOP OF DEBRIS ELEV. = 840.38	CATCH BASIN #134 RM ELEV. = 846.71 TOP OF DEBRIS ELEV. = 845.41
CATCH BASIN #109 RM ELEV. = 844.72 10" RCP S INV. = 840.72 TOP OF DEBRIS ELEV. = 840.47	STORM MANHOLE #135 RM ELEV. = 844.37 12" RCP NE INV. = 840.73 12" RCP SE INV. = 842.62 SUMP ELEV. = 838.56
CATCH BASIN #110 (DEMO) RM ELEV. = 844.72 12" RCP SW INV. = 839.24 12" RCP NW INV. = 839.01 SUMP ELEV. = 838.12	CATCH BASIN #136 RM ELEV. = 846.68 12" RCP E INV. = 843.69 12" RCP NW INV. = 843.89 SUMP ELEV. = 840.92
CATCH BASIN #111 (DEMO) RM ELEV. = 844.68 12" RCP S INV. = 839.47 SUMP ELEV. = 839.06	STORM MANHOLE #137 RM ELEV. = 846.55 12" RCP N INV. = 841.45 18" RCP N INV. = 833.92 24" RCP E INV. = 833.83 12" RCP SW INV. = 840.56 18" RCP W INV. = 834.37 SUMP ELEV. = 847.22
CATCH BASIN #112 (DEMO) RM ELEV. = 850.32 10" VCP E INV. = 847.39 6" VCP W INV. = 847.39 SUMP ELEV. = 847.22	CATCH BASIN #138 RM ELEV. = 846.01 12" RCP S INV. = 841.59 SUMP ELEV. = 840.09
CATCH BASIN #113 (DEMO) RM ELEV. = 851.08 6" VCP W INV. = 848.40 TOP OF DEBRIS ELEV. = 848.38	CATCH BASIN #140 RM ELEV. = 838.40 8" PVC NW INV. = 836.40 SUMP ELEV. = 836.15
CATCH BASIN #114 (DEMO) RM ELEV. = 850.35 6" VCP SW INV. = 848.23 TOP OF DEBRIS ELEV. = 848.23	STORM MANHOLE #141 RM ELEV. = 839.97 18" RCP NW INV. = 834.70 18" RCP E INV. = 834.52 4" PVC SE INV. = 835.11 8" PVC SW INV. = 848.52 SUMP ELEV. = 848.09
CATCH BASIN #115 (DEMO) RM ELEV. = 850.89 4" PVC SE INV. = 848.55 4" PVC SW INV. = 848.52 SUMP ELEV. = 848.09	STORM MANHOLE #142 RM ELEV. = 841.24 12" RCP NE INV. = 834.56 18" RCP S INV. = 834.18 18" RCP W INV. = 834.14 TOP OF DEBRIS ELEV. = 845.76
CATCH BASIN #116 (DEMO) RM ELEV. = 850.06 12" RCP NE INV. = 846.01 4" VCP NW INV. = 845.11 TOP OF DEBRIS ELEV. = 845.76	CATCH BASIN #143 RM ELEV. = 840.02 10" RCP N INV. = 835.36 12" RCP NW INV. = 835.34 SUMP ELEV. = 835.02
CATCH BASIN #117 RM ELEV. = 850.01 12" RCP NE INV. = 845.88 TOP OF DEBRIS ELEV. = 845.88	CATCH BASIN #144 RM ELEV. = 841.65 6" PVC NE INV. = 840.41 4" PVC SE INV. = 838.15 10" RCP S INV. = 837.38 SUMP ELEV. = 836.75
STORM MANHOLE #118 RM ELEV. = 849.82 (ADJUST TO 850.05) 12" RCP E INV. = 845.66 12" RCP SW INV. = 845.77 12" RCP W INV. = 845.77 (REMOVE) PROP. I.E. 12" W 845.77 TOP OF DEBRIS ELEV. = 845.86	STORM MANHOLE #145 RM ELEV. = 837.27 18" RCP E INV. = 832.65 6" PVC S INV. = 832.97 18" RCP W INV. = 832.63
CATCH BASIN #119 RM ELEV. = 849.25 12" RCP NW INV. = 845.94 SUMP ELEV. = 844.75	CATCH BASIN #146 RM ELEV. = 836.82 6" PVC N INV. = 834.15 SUMP ELEV. = 833.47
STORM MANHOLE #120 RM ELEV. = 849.59 12" RCP N INV. = 844.58 12" RCP SE INV. = 845.08 TOP OF DEBRIS ELEV. = 845.08	CATCH BASIN #147 RM ELEV. = 837.62 12" RCP S INV. = 833.02 10" RCP W INV. = 833.13 TOP OF DEBRIS ELEV. = 833.47
STORM MANHOLE #121 RM ELEV. = 849.28 12" RCP N INV. = 840.68 8" RCP NE INV. = 844.49 12" RCP S INV. = 840.65 12" RCP SE INV. = 840.65 12" RCP S INV. = 843.19 8" RCP W INV. = 845.02	CATCH BASIN #148 RM ELEV. = 838.03 TOP OF DEBRIS ELEV. = 833.47
CATCH BASIN #122 RM ELEV. = 849.72 (ADJUST TO 849.30) RM RCP E INV. = 845.86 SUMP ELEV. = 843.42 PROP. I.E. 12" W 845.86	CATCH BASIN #149 RM ELEV. = 851.94 6" VCP N INV. = 847.59 6" VCP S INV. = 847.49
CATCH BASIN #123 RM ELEV. = 849.30 8" RCP SW INV. = 844.59 TOP OF DEBRIS ELEV. = 844.33	CATCH BASIN #150 RM ELEV. = 852.27 TOP OF DEBRIS ELEV. = 850.07
CATCH BASIN #124 RM ELEV. = 848.90 8" METAL E INV. = 841.49 12" RCP S INV. = 841.49 8" RCP W INV. = 845.11 SUMP ELEV. = 841.49	<b>BENCHMARKS</b> BENCHMARK #1 ELEV. = 852.30 (NAV088) PK NW, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #4681 OKEMOS ROAD. BENCHMARK #2 ELEV. = 846.57 (NAV088) PK NW, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PROPERTY LINE. BENCHMARK #3 ELEV. = 856.59 (NAV088) RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

**PROPOSED LEGEND**

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



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

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

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

**SITE DATA**

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

**BLOCK 1 (1.99 ACRES)**

UNITS = 100  
BEDS = 143  
DENSITY = 100 UNITS/1.99 ACRES = 50.25 UNITS/AC

**BUILDING D/E**

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

**BLOCK 2 (2.00 ACRES)**

UNITS = 100  
BEDS = 143  
DENSITY = 100 UNITS/2 ACRES = 50 UNITS/AC

**BUILDING A/B**

1ST FLOOR AREA	= 27,347 S.F.
COMMERCIAL AREA	= 12,987 S.F.
RESIDENTIAL AREA	= 14,360 S.F.
COMMERCIAL AREA (BASEMENT)	= 3,246 S.F.
STORAGE (BASEMENT)	= 6,008 S.F.
RESIDENTIAL AREA	= 10,119 S.F.

**BUILDING COVERAGE**

RESIDENTIAL 1ST FLOOR	= 28,270 S.F.
COMMERCIAL 1ST FLOOR	= 25,974 S.F.
BLDG COVERAGE	= 54,694 SF./173,989 S.F. = 31.44%

**PARKING DATA:**

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

PARKING REDUCTION FOR BIKE PARKING = 1 SPACE/2 BIKE SPACES  
= 50/2 = 25 SPACE REDUCTION

TOTAL REQUIRED PARKING = 541 - 25 = 516 SPACES

**PARKING PROVIDED:**

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

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

**WAIVER REQUESTS**

SECTION	REQUIREMENT	REASON
86-402 (1)(a)	25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST.	PROP. 85' BLDG. SETBACK FROM CL. HAMILTON RD.
86-440 (1)(1)(b)	45' MAX BLDG. HEIGHT (MUPUD)	PROP. 100' BLDG. SETBACK FROM CL. OKEMOS RD.
86-402 (1)(7)	70% MAX IMPERVIOUS SURFACE	PROP. SURF.
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH SETBACK
86-736 (1)(1)	20' PARKING SETBACK FROM ROAD R.O.W.	PROP.
86-755	516 PARKING SPACES REQUIRED	417 S.P.

**Off-Site Work**  
(Infrastructure Construction - Village Streets - Public ROW/Easements)

Area Shown in Yellow  
Approximate Subject to Agreements and Survey

**On-Site Work**  
(Site Construction - Blocks 1 & 2 - Private Property)

Area Shown in Blue  
Approximate Subject to Survey

**EX. LEGEND**

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

**SURVEYOR'S NOTES:**

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from record in September 2019.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane Spheroid Zone 16 bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAV088).
- By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Plan No. 20003 018 0, Dated August 16, 2011. Scaling from available cross-section data from Federal Emergency Management Agency data. Floodplain contour in this area is 843.2 feet (NAV088 datum). Elevation contour with solid elevation is shown only based on the survey map.

**EX. SANITARY SEWER INVENTORIES**

SANITARY MANHOLE #200 RM ELEV. = 845.38 8" VCP N INV. = 836.58 8" VCP E INV. = 836.72 8" VCP S INV. = 835.13 8" VCP W INV. = 835.13	SANITARY MANHOLE #201 RM ELEV. = 851.97 8" VCP N INV. = 844.36 8" VCP E INV. = 851.62 8" VCP S INV. = 835.23 8" VCP W INV. = 835.13	SANITARY MANHOLE #202 RM ELEV. = 844.36 (ADJUST TO 844.08) 8" VCP N INV. = 832.60 8" VCP E INV. = 831.28 8" VCP S INV. = 833.77 8" VCP W INV. = 831.17	SANITARY MANHOLE #203 RM ELEV. = 847.01 (ADJUST TO 850.54) 8" VCP S INV. = 834.83 8" VCP W INV. = 835.03	SANITARY MANHOLE #204 RM ELEV. = 852.05 8" VCP N INV. = 840.56	SANITARY MANHOLE #205 RM ELEV. = 849.65 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #206 RM ELEV. = 852.02 (ADJUST TO 852.85) 8" VCP N INV. = 840.83 8" VCP E INV. = 840.33 8" VCP S INV. = 840.71	SANITARY MANHOLE #207 RM ELEV. = 846.39 8" VCP N INV. = 835.95 8" VCP E INV. = 837.75 8" VCP S INV. = 837.00 8" VCP W INV. = 837.61	SANITARY MANHOLE #208 RM ELEV. = 851.62 (ADJUST TO 851.26) 8" VCP E INV. = 840.11 8" VCP N INV. = 840.41 8" VCP W INV. = 840.54	SANITARY MANHOLE #209 RM ELEV. = 842.15 8" VCP N INV. = 833.91 8" VCP S INV. = 833.91 8" VCP W INV. = 829.30	SANITARY MANHOLE #210 RM ELEV. = 839.83 8" VCP N INV. = 829.25 8" VCP E INV. = 829.30 8" VCP S INV. = 829.30	SANITARY MANHOLE #211 RM ELEV. = 838.92 8" VCP N INV. = 828.24 8" VCP N INV. = 830.50 8" VCP S INV. = 828.26 8" VCP W INV. = 828.22	SANITARY MANHOLE #212 RM ELEV. = 853.37 8" VCP N INV. = 837.05 8" VCP S INV. = 836.88 8" VCP W INV. = 836.98	SANITARY MANHOLE #213 RM ELEV. = 854.01 8" VCP N INV. = 841.73 8" VCP W INV. = 841.31
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**REVISIONS**

1-31-22	SUBMITTAL
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**STATE OF MICHIGAN**  
JULY 1, 1892  
ALLEN J. PATRICK  
ENGINEER  
49313

**KEBS, INC.** KYES ENGINEERING  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office  
Ph. 269-781-9800

**Village of Okemos**

OVERALL PLAN

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

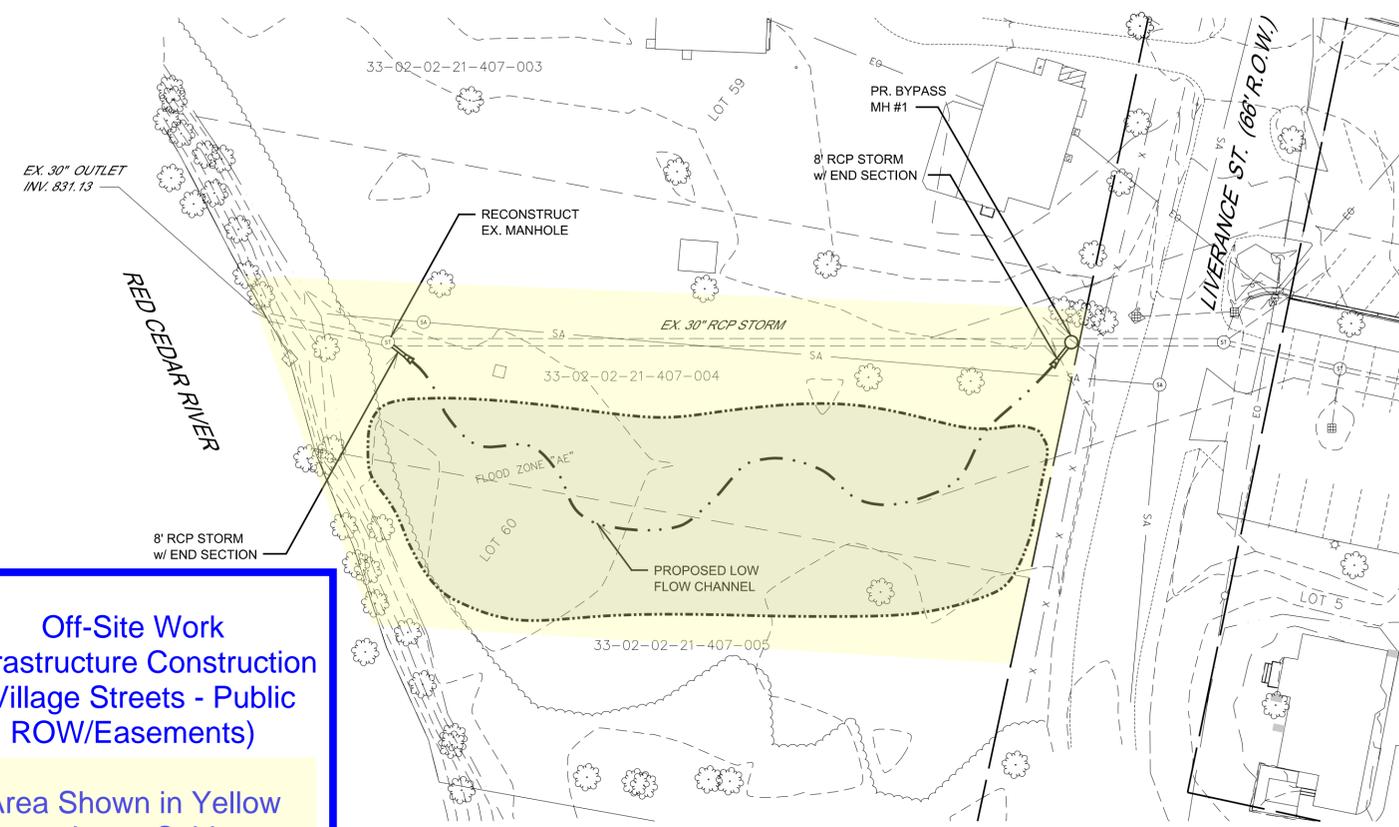
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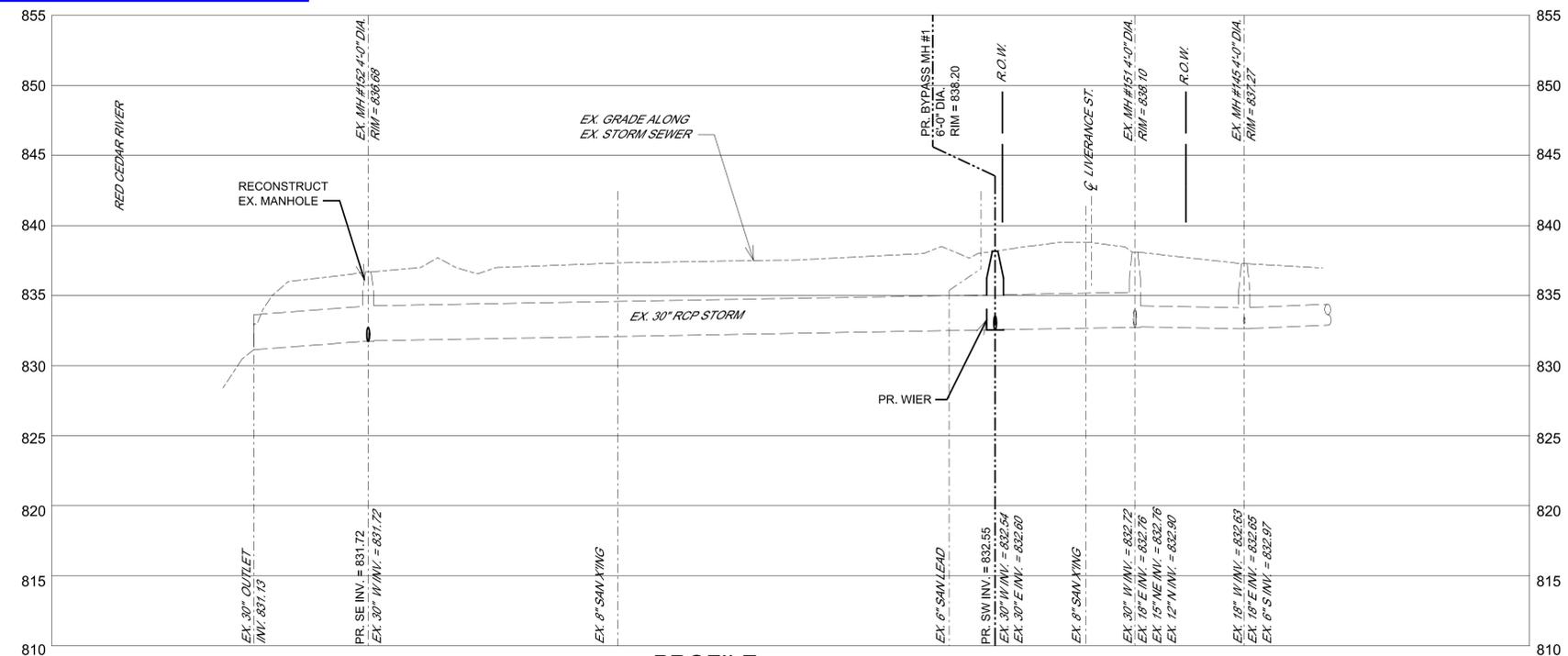
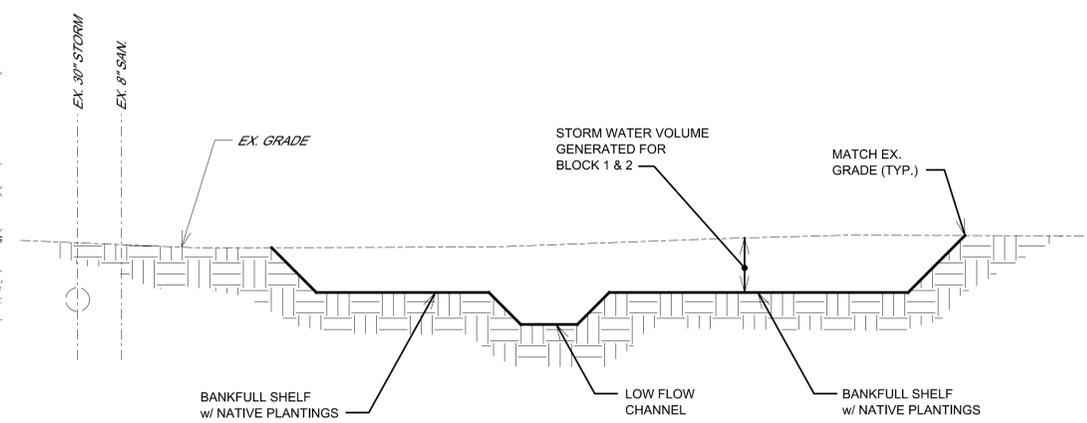
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Off-Site Work  
(Infrastructure Construction  
- Village Streets - Public  
ROW/Easements)

Area Shown in Yellow  
Approximate Subject to  
Agreements and Survey



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



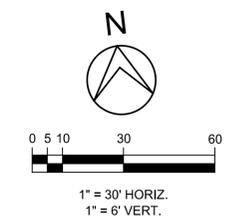
**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

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

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

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

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



VILLAGE OF OKEMOS  
MERIDIAN TOWNSHIP

**OKEMOS TILE  
DRAIN OUTLET  
MITIGATION PLAN**

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

**ALL DRAINAGE**

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

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

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

**NOTES:**

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

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

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

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



**To: Downtown Development Authority Members**  
**From: Neighborhoods & Economic Development Director Amber Clark**  
**Date: January 6, 2022**  
**RE: Meridian Economic Development Corporation Goals 2022**

---

### Summary

Annually Meridian Township Board and the Management team members create a list of the top goals and actions that will be priority for the year. Included in the packet is the approved 2022 Township goals adopted by the Township Board at the December 14, 2021 Township board meeting. To appropriately plan the activities of the Economic Development Corporation, the following goals are proposed to support the overall general activities of the Township and the EDC's mission.

*The Mission of the EDC- is to set the standard in creating an entrepreneurial culture; be the example for revitalization of our business districts and be the leaders in building sustainable public/private partnerships.*

**The following proposed goals align with the Township's goals and Economic Development Department goals in pursuit of our priorities:**

- 1. Provide quality leadership and management of the redevelopment of the Haslett and Okemos PICA's as a desirable place to do business, shop and live.**
  - A. Support redevelopment infill projects within the PICA districts (Potential Intensity Change Areas) with assistance to application to the eligible funding incentives like the DDA TIF and assistance with the Meridian Redevelopment Fund.
- 2. Actively pursue the recertification status as a Redevelopment Ready Community**
  - A. Working alongside the Economic and Community Planning departments, meet the requirements of the Michigan Economic Development Corporation for various tasks
  - B. Support the review and implementation of a new Economic Development Strategy
  - C. Assist with the creation of a Public Incentives Policy to guide selection of economic incentives
  - D. Review the current Economic Development Strategy and propose updates to that proposed plan.
- 3. Support the small business community in the DDA through the Okemos Bridge and M-43 Grand River reconstruction project.**
  - A. Identify ways to promote business operations in the district during construction
  - B. Seek funding mechanisms to financial mitigate negative impacts to businesses due to construction.



### **Budgetary Considerations**

- C. Promotion and support of the Match on Main or other small business grants could be an immediate budgetary item in 2022.