

AGENDA

CHARTER TOWNSHIP OF MERIDIAN
Economic Development Corporation

October 5, 2023 7:30 am
5151 Marsh Road, Town Hall Room

1. CALL MEETING TO ORDER
 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 AGENDA
 4. CONSENT AGENDA
 - A. Minutes –Meeting September 7, 2023
 - B. Financial Report
 - C. Development Projects
 5. PUBLIC REMARKS
 6. OLD BUSINESS
 - A. EDC Board Training Items
 - B. Village of Okemos RAP Grant and Project Update
 7. NEW BUSINESS
 - A. Corridor Improvement Authority Tax Increment Financing Discussion
 8. TOWNSHIP REPORTS
 - A. Township Board
 - B. Township Manager
 - C. Planning Commission
 - D. Chair
 - E. Staff
 9. COMMUNITY REPORTS
 - A. Meridian Mall
 - B. MABA
 10. OPEN DISCUSSION/BOARD COMMENTS
 11. PUBLIC REMARKS
 12. NEXT MEETING DATE
 - A. November 2, 2023 7:30am
 13. ADJOURNMENT
-

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



Charter Township of Meridian
Meridian Economic Development Corporation
Central Fire Station, 5000 Okemos Road, Okemos, MI 48864
Thursday, September 7, 2023– Minutes -DRAFT

Members

Present: Treasurer Phil Deschaine, Chair Kim Thompson, Dave Ledebuhr, Shawn Dunham, Trustee Kathy Sundland, and Manager Frank L. Walsh

Members

Absent: Brenda Chapman and Adam Carlson

Others

Present: Economic Development Director Amber Clark and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Thompson called the meeting to order and read the mission statement at 7:31 am.

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 DUNHAM TO APPROVE THE AGENDA. SUPPORTED BY MEMBER LEDEBUHR. MOTION PASSES 5-0.

4. CONSENT AGENDA

- a. Minutes-Meeting August 3, 2023
- b. Financial Report
- c. Economic Development Projects Report

MOTION BY MEMBER LEDEBUHR TO APPROVE THE CONSENT AGENDA. SUPPORTED BY MANAGER WALSH. MOTION PASSES 5-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

- a. Village of Okemos Project Update

Director Clark gave an update on the project. She applied for a grant through the Community Projects Fund (CPF), a federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Representative Slotkin secured the project to potentially gain support at the federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 M. If this prohibits the project from moving forward, the money would go back to the federal government.

The project also has a grant and loan from Michigan Department of Environment, Great Lakes, and Energy (EGLE) for site contamination and clean up. They have given several extensions on the \$1 million loan and \$1.3 million grant for environmental cleanup activities. Currently, there is a deadline of November 1st on these dollars. We will be talking with them over the next couple of weeks regarding the status prior to the November deadline. If the project does not proceed, EGLE does have funds for restoration work to be done to the site.

b. Haslett Village Square Project Update

Director Clark stated during a recent meeting, Deputy Drain Commissioner Carla Clos with engineers from Spicer Group informed the project team of a public drain that runs through the project site. The Drain Office will not allow the drain to be moved and they are also under the assumption the drain can't be made private. The recent discovery may impact the project moving forward. The drain does effect the placement of two buildings on the site with approximately 100 total units. Township Staff are waiting on comments from the Drain Office so that a solution can be presented and possibly address the issue.

7. NEW BUSINESS

a. MABA Member Spotlight Payment

Director Clark led a 10 minute spotlight on Township services at the February 10, 2023 MABA meeting. The following departments participated: Communications, Planning and Community Development, Economic Development, Assessing, Treasury, Law Enforcement, Public Works. They shared with the MABA members what they do for the township and how to engage with them.

MOTION BY MEMBER LEDEBUHR TO APPROVE THE \$200 INVOICE PAYMENT FOR THE TOWNSHIP MEMBER SPOTLIGHT AT THE MABA FEBRUARY 10, 2023 MEETING. SUPPORTED BY MEMBER DUNHAM. MOTION PASSES 5-0.

8. TOWNSHIP REPORTS

a. Township Board

Trustee Kathy Sundland reported the following:

- Appointed new Chief of Police Rick Grillo
- Discussion on the 2024 Township Budget

b. Township Manager

- 2024 Budget is balanced at \$60,000,000

- The 2024 Budget includes the following items: solar project, electric mower, adding two additional firefighter/paramedics, \$400,000 for Central Park Pavilion renovation, new fire truck, and Ipads for all police officers
- Starting the search for a new Parks & Recreation Director in four weeks
- The team has moved back into the Municipal Building
- Working on options for a senior/community center
- Meridian Pride event went very well
- The Board will be conducting six listening sessions in six different neighborhoods this fall on Tuesday evenings

c. Planning Commission
None.

d. Chair
Chair Thompson reported she will be scheduling a work session with the committee to discuss the EDC goals.

e. Staff
Director Clark stated that Consumers Credit Union is moving forward near Hobby Lobby. Demolition of the old Bank of America building on Grand River Avenue will be happening. Also, the DTN development, Newton Pointe, is moving along off Saginaw Highway.

9. COMMUNITY REPORTS

a. Meridian Mall

- New store KPOP opened
- Shinn's Taekwondo moved to the Mall
- Jackson Popcorn has opened
- Planet Fitness will be doing a 4,000 square feet expansion and renovation

b. MABA

Director Clark mentioned that the next MABA meeting is tomorrow at 9:15am at MSUFCU at Mt. Hope and Farm Lane.

10. OPEN DISCUSSION/BOARD COMMENTS

Treasurer Deschaine shared that the Rotary Hero Luncheon will be on Tuesday, September 12th at the Marketplace on the Green.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- October 5, 2023 at 7:30am at the Township Municipal Building-Town Hall Room.

14. ADJOURNMENT

Hearing no objection, Chair Thompson adjourned the meeting at 8:20am.

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Jun-23

Independent Bank

Total EDC Funds

\$56,088.58

TRANSACTION ACTIVITY - Deposits

| <u>Date</u> | <u>Deposit Type</u> | <u>Amount</u> |
|-------------|---------------------|---------------|
| 6/30/2023 | Interest | 17.27 |

CHECKS WRITTEN Since Last Bank Statement

| <u>Date</u> | <u>Ck.#</u> | <u>Amount</u> | <u>Paid to:</u> |
|-------------|-------------|---------------|--------------------------------------|
| 06/13/23 | 1066 | \$ 500.00 | Bonus Bucks - High Caliber |
| 06/05/23 | 1076 | \$ 1,500.00 | Meridian Township - Pride Event |
| 06/21/23 | 1077 | \$ 657.96 | FunFlicks Movie (Juneteenth) |
| 06/21/23 | 1078 | \$ 657.96 | FunFlicks Movie (Juneteenth) |
| 06/21/23 | 1080 | \$ 600.00 | Mixed Flavors (Juneteenth) |
| 06/20/23 | 1081 | \$ 200 | Deacon Earl Blues (Juneteenth) |
| 06/21/23 | 1082 | \$ 1,000 | Tony Thompson & Friends (Juneteenth) |
| 06/21/23 | 1084 | \$ 1,600 | The Color of Sound (Juneteenth) |
| 06/20/23 | 1085 | \$ 500 | Marvin Williams Pastor(Juneteenth) |
| 06/27/23 | 1086 | \$ 1,500 | Kyle Johnson (Juneteenth) |

Total

\$47,389.93

Total in Bank

\$ 47,389.93

Difference

\$0.00

09/18/2023 08:38 AM
User: FAULKNER
DB: Meridian

BANK RECONCILIATION FOR MERIDIAN TWP
Bank EDC (EDC CHECKING ACCOUNT)
FROM 06/01/2023 TO 06/30/2023
Reconciliation Record ID: 601

Page 1/1

| | |
|---------------------------------|------------|
| Beginning GL Balance: | 56,088.58 |
| Less: Journal Entries/Other | (9,948.65) |
| | <hr/> |
| Ending GL Balance: | 46,139.93 |
| Ending Bank Balance: | 47,389.93 |
| Add: Miscellaneous Transactions | (1,250.00) |
| Add: Deposits in Transit | 0.00 |
| Less: 0 AP Outstanding Checks | |
| Less: 0 PR Outstanding Checks | |
| Adjusted Bank Balance | 46,139.93 |
| Unreconciled Difference: | 0.00 |

REVIEWED BY: _____

DATE: _____



230 W Main St
Ionia, MI 48846

Statement Ending 06/30/2023

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXX2419

>000989 6056556 0001 93443 10Z

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

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Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-----------------|----------------|----------------|
| BusinessFlex TM | XXXXXXXX2419 | \$47,389.93 |

BusinessFlex TM-XXXXXXXX2419

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 06/01/2023 | Beginning Balance | \$56,088.58 |
| | 1 Credit(s) This Period | \$17.27 |
| | 10 Debit(s) This Period | \$8,715.92 |
| 06/30/2023 | Ending Balance | \$47,389.93 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.40% |
| Interest Days | 30 |
| Interest Earned | \$17.27 |
| Interest Paid This Period | \$17.27 |
| Interest Paid Year-to-Date | \$108.21 |
| Average Ledger Balance | \$52,526.61 |

Other Credits

| Date | Description | Amount |
|------------|-----------------|---------|
| 06/30/2023 | Credit Interest | \$17.27 |

Checks Cleared

| Check Nbr | Date | Amount | Check Nbr | Date | Amount |
|-----------|------------|------------|-----------|------------|------------|
| ✓1066 | 06/13/2023 | \$500.00 | ✓1081 | 06/20/2023 | \$200.00 |
| ✓1076* | 06/05/2023 | \$1,500.00 | ✓1082 | 06/21/2023 | \$1,000.00 |
| ✓1077 | 06/21/2023 | \$657.96 | -1084* | 06/21/2023 | \$1,600.00 |
| ✓1078 | 06/21/2023 | \$657.96 | ✓1085 | 06/20/2023 | \$500.00 |
| ✓1080* | 06/21/2023 | \$600.00 | ✓1086 | 06/27/2023 | \$1,500.00 |

* Indicates skipped check number

Daily Balances

| Date | Amount | Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|------------|-------------|
| 06/01/2023 | \$56,088.58 | 06/20/2023 | \$53,388.58 | 06/30/2023 | \$47,389.93 |
| 06/05/2023 | \$54,588.58 | 06/21/2023 | \$48,872.66 | | |
| 06/13/2023 | \$54,088.58 | 06/27/2023 | \$47,372.66 | | |



000989 6056556 000990 001979 0001/0001

BusinessFlex TM-XXXXXXXX2419 (continued)

Interest Rate Changes

| Interest Rate As Of Date | Interest Rate |
|--------------------------|---------------|
| 06/01/2023 | 0.4000% |

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Jul-23

Independent Bank

Total EDC Funds

\$47,389.93

TRANSACTION ACTIVITY - Deposits

| <u>Date</u> | <u>Deposit Type</u> | <u>Amount</u> | |
|-------------|---------------------|---------------|-----------|
| 07/11/23 | Sponsor Revenue | 100.00 | SS Ahrens |
| 07/11/23 | Sponsor Revenue | 500.00 | MSUFCU |
| 7/31/2023 | Interest | 16.23 | |

CHECKS WRITTEN Since Last Bank Statement

| <u>Date</u> | <u>Ck.#</u> | <u>Amount</u> | <u>Paid to:</u> |
|-------------|-------------|---------------|------------------------|
| 07/31/23 | 1083 | \$ 800.00 | The Sound (Juneteenth) |

Total

\$47,206.16

Total in Bank

\$ 47,206.16

Difference

\$0.00

09/18/2023 08:42 AM
User: FAULKNER
DB: Meridian

BANK RECONCILIATION FOR MERIDIAN TWP
Bank EDC (EDC CHECKING ACCOUNT)
FROM 07/01/2023 TO 07/31/2023
Reconciliation Record ID: 602

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| | |
|-------------------------------|-----------|
| Beginning GL Balance: | 46,139.93 |
| Add: Cash Receipts | 600.00 |
| Add: Journal Entries/Other | 466.23 |
| | <hr/> |
| Ending GL Balance: | 47,206.16 |
| Ending Bank Balance: | 47,206.16 |
| Add: Deposits in Transit | 0.00 |
| Less: 0 AP Outstanding Checks | |
| Less: 0 PR Outstanding Checks | |
| Adjusted Bank Balance | 47,206.16 |
| Unreconciled Difference: | 0.00 |

REVIEWED BY: _____

DATE: _____



230 W Main St
Ionia, MI 48846

Statement Ending 07/31/2023

CHARTER TOWNSHIP OF MERIDIAN

Page 1 of 2

Account Number: XXXXXXXX2419

>000972 6215768 0001 93443 10Z

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
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*Annual Percentage Yield (APY). Rate is accurate as of June 15, 2023. Rate based on monthly volume of debit card usage. Rate subject to change without notice. If eStatements are not selected, a \$3/month fee will be assessed for paper statements. Fee is subject to change at any time. Fees may reduce earnings. \$10 minimum deposit is required at account opening. Subject to standard account opening guidelines. ^Up to \$500 example based upon an average daily balance of \$10,000 and 46 or more debit card swipes each statement period. Interest of 0.10% APY will be paid on balances over \$10,000.01.

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-----------------|----------------|----------------|
| BusinessFlex TM | XXXXXXXX2419 | \$47,206.16 |

BusinessFlex TM-XXXXXXXX2419

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 07/01/2023 | Beginning Balance | \$47,389.93 |
| | 2 Credit(s) This Period | \$616.23 |
| | 1 Debit(s) This Period | \$800.00 |
| 07/31/2023 | Ending Balance | \$47,206.16 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.40% |
| Interest Days | 31 |
| Interest Earned | \$16.23 |
| Interest Paid This Period | \$16.23 |
| Interest Paid Year-to-Date | \$124.44 |
| Average Ledger Balance | \$47,770.58 |

Other Credits

| Date | Description | Amount |
|------------|-----------------|------------|
| 07/11/2023 | Deposit | \$600.00 ✓ |
| 07/31/2023 | Credit Interest | \$16.23 |

Checks Cleared

| Check Nbr | Date | Amount |
|-----------|------------|------------|
| 1083 | 07/31/2023 | \$800.00 ✓ |

* Indicates skipped check number

Daily Balances

| Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|
| 07/01/2023 | \$47,389.93 | 07/11/2023 | \$47,989.93 |
| | | 07/31/2023 | \$47,206.16 |



100001000 54100 6215768 0001945 00010001

BusinessFlex TM-XXXXXXX2419 (continued)

Interest Rate Changes

| Interest Rate As Of Date | Interest Rate |
|--------------------------|---------------|
| 07/01/2023 | 0.4000% |

**MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT
CORPORATION**

Aug-23

Independent Bank

Total EDC Funds

\$47,206.16

TRANSACTION ACTIVITY - Deposits

| <u>Date</u> | <u>Deposit Type</u> | <u>Amount</u> |
|-------------|---------------------|---------------|
| 8/31/2023 | Interest | 16.04 |

CHECKS WRITTEN Since Last Bank Statement

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

Total

\$47,222.20

Total in Bank

\$ 47,222.20

Difference

\$0.00

09/18/2023 08:44 AM
User: FAULKNER
DB: Meridian

BANK RECONCILIATION FOR MERIDIAN TWP
Bank EDC (EDC CHECKING ACCOUNT)
FROM 08/01/2023 TO 08/31/2023
Reconciliation Record ID: 603

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| | |
|-------------------------------|-----------|
| Beginning GL Balance: | 47,206.16 |
| Add: Journal Entries/Other | 16.04 |
| | <hr/> |
| Ending GL Balance: | 47,222.20 |
| Ending Bank Balance: | 47,222.20 |
| Add: Deposits in Transit | 0.00 |
| Less: 0 AP Outstanding Checks | |
| Less: 0 PR Outstanding Checks | |
| Adjusted Bank Balance | 47,222.20 |
| Unreconciled Difference: | 0.00 |

REVIEWED BY: _____

DATE: _____

>000950 6385044 0001 93443 10Z

00562515
P308

CHARTER TOWNSHIP OF MERIDIAN
ECONOMIC DEVELOPMENT CORP
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*Annual Percentage Yield (APY). Rate is accurate as of June 15, 2023. Rate based on monthly volume of debit card usage. Rate subject to change without notice. If eStatements are not selected, a \$3/month fee will be assessed for paper statements. Fee is subject to change at any time. Fees may reduce earnings. \$10 minimum deposit is required at account opening. Subject to standard account opening guidelines. Interest of 0.10% APY will be paid on balances over \$10,000.01.

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-----------------|----------------|----------------|
| BusinessFlex TM | XXXXXXXX2419 | \$47,222.20 |

BusinessFlex TM-XXXXXXXX2419

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 08/01/2023 | Beginning Balance | \$47,206.16 |
| | 1 Credit(s) This Period | \$16.04 |
| | 0 Debit(s) This Period | \$0.00 |
| 08/31/2023 | Ending Balance | \$47,222.20 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.40% |
| Interest Days | 31 |
| Interest Earned | \$16.04 |
| Interest Paid This Period | \$16.04 |
| Interest Paid Year-to-Date | \$140.48 |
| Average Ledger Balance | \$47,206.16 |

Other Credits

| Date | Description | Amount |
|------------|-----------------|---------|
| 08/31/2023 | Credit Interest | \$16.04 |

Daily Balances

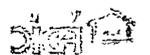
| Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|
| 08/01/2023 | \$47,206.16 | 08/31/2023 | \$47,222.20 |

Interest Rate Changes

| Interest Rate As Of Date | Interest Rate |
|--------------------------|---------------|
| 08/01/2023 | 0.4000% |

CSTMTADV 1071 0001 124 07 20230901 PG 1 OF 1
00562515 48861003.4 0-0

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| Development Project Name | Review Category | Project Location | Project Type | Unit # |
|--|------------------------------------|----------------------------------|-------------------------------|--------|
| I Heart Mac & Cheese | New Businesses Opening/ Relocating | Hannah Boulevard East Lansing MI | New Commercial Development | 1 |
| Crumbl Cookies | New Businesses Opening/ Relocating | 2843 E Grand River Ave | New Commercial Development | 1 |
| Tantay Cuisine | New Businesses Opening/ Relocating | 2398 Jolly Road Suite 200 | New Commercial Development | 1 |
| BSelite Custom Printing and Embroidery | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| Three 60 Heat | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| Planet Fitness | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | Existing Commercial Expansion | 1 |
| Spirit Halloween | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| Take-N-Go Mattress Company | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| XP League East Lansing | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| Char's Jerk Chicken & More | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| Braids N Wigs by Lydia | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |
| New Establishment | New Businesses Opening/ Relocating | 1982 W. Grand River Ave | New Commercial Development | 1 |

| Development Project Name | Review Category | Project Location | Project Type | Unit # |
|--------------------------|--------------------|------------------------------|--------------------------------|--------|
| American House Meridian | Under Construction | 1673 Haslett Road Haslett MI | MUPUD Commercial + Residential | 132 |

| | | | | |
|---|------------------------|---|---|-----------|
| Elevation Apartments (Phase III) | Under Construction | 2362 Jolly Oak Road Okemos MI | MUPUD Commercial + Residential | 66 of 370 |
| Newton Pointe | Under Construction | 6276 Newton Rd Haslett MI | MUPUD Commercial + Residential | 239 |
| Commons Church | Under Construction | 4720 Marsh Rd Okemos MI | Other | 1 |
| MSU -Lake Lansing Trail/Pathway (Phase 1) | Under Construction | Township Trail-Lake Lansing North - MSU | Public Park/Public Facility Improvement | N/A |
| Sierra Ridge(Phase IV) | Under Site Plan Review | Fresno Lane East Lansing MI | Single Family Homes | 14 of 99 |
| Hulett Road Estates | Under Construction | 3560 Hulett Road Okemos MI | Single Family Homes | 6 |

| Development Project Name | Review Category | Project Location | Project Type | Unit # |
|--------------------------|-----------------|------------------|--------------|--------|
|--------------------------|-----------------|------------------|--------------|--------|

| | | | | |
|-------------------------------|-------------------------------------|------------------------------------|---------------------|----------|
| Copper Creek (Phase III & IV) | Approved Not Commenced Construction | Haslett Road/Green Road Haslett MI | Single Family Homes | 38 of 98 |
|-------------------------------|-------------------------------------|------------------------------------|---------------------|----------|

| | | | | |
|----------------------------|-------------------------------------|---|--------------------------------|-----|
| 2755 Grand River | Under Site Plan Review | 2755 Grand River Ave E.Lansing MI | New Commercial Development | 1 |
| Radmoor Montessori | Awaiting Plans | 2745 Mt. Hope Rd Okemos MI | Existing Commercial Expansion | 1 |
| Consumers Credit Union | Approved Not Commenced Construction | 2763 Grand River Ave East Lansing MI | New Commercial Development | 1 |
| Haslett Village Square 2.0 | Under Site Plan Review | 1655-1621 Haslett Road Haslett MI | MUPUD Commercial + Residential | 290 |

| Development Project Name | Review Category | Project Location | Project Type | Unit # |
|---------------------------|------------------------|---|-------------------------------|----------|
| Sanctuary III | Under Site Plan Review | North of Robbins Way - East of Hulett Rd Okemos MI | Single Family Homes | 7 |
| Sierra Ridge(Phase IV) | Under Site Plan Review | Fresno Lane East Lansing MI | Single Family Homes | 14 of 99 |
| City Limits Redevelopment | Under Site Plan Review | 2120 E. Saginaw Hwy East Lansing MI | Existing Commercial Expansion | 1 |

| | | | | |
|---|------------------------|--|---|-----------|
| Tidal Wave Auto Spa | Under Site Plan Review | 4880 Marsh Road Okemos MI | New Commercial Development | 1 |
| Grand Reserve | Under Site Plan Review | Central Park Drive and Powell Road Okemos MI | Mixed Housing - Middle Housing | 115 |
| Schultz Veterinary Clinic | Under Site Plan Review | 2806 Bennett Road Okemos MI | Building Expansion | 1 |
| Silverleaf (Phase I) | Under Site Plan Review | West Bennett Road | Single Family Homes | 25 of 150 |
| MSU -Lake Lansing Trail/Pathway (Phase 2) | New Applications | Township Trail-Lake Lansing North - MSU | Public Park/Public Facility Improvement | 1 |
| Herbana | New Applications | 2119 Haslett Road Suite A Haslett MI | Marihuana Dispensary | 1 |
| Skymint | New Applications | Northwind Drive East Lansing MI | Marihuana Dispensary | 1 |
| Village of Okemos | Under Site Plan Review | 4668 Ardmore Road Okemos MI | New Commercial Development | 206 |
| Lake Court Development | New Applications | Lake Court Drive Haslett MI | Multi-Unit Housing | 8 |



To: Meridian Economic Development Corporation

From: Amber Clark Director Neighborhoods & Economic Development

Date: October 5, 2023

Re: Training for Meridian EDC Members

In better support of the Meridian EDC members, the attached documents are provided for your review. In order to better identify, conclude, and engage the Township Board, Planning Commission and general public, it is the recommendation of staff that Meridian EDC members become familiar with the determined best practices of elevating communities. These suggestions and practices do not have to be taken in totality, but provide an overview of the general best practices to meet development goals. The goals of the Meridian EDC should complement the development vision of the Master Plan and address the needs of the community. To ensure members are meeting the best practice which also represents our certification as a Redevelopment Ready Community please complete the attached form after review of the documents and submit to staff via clark@meridian.mi.us.

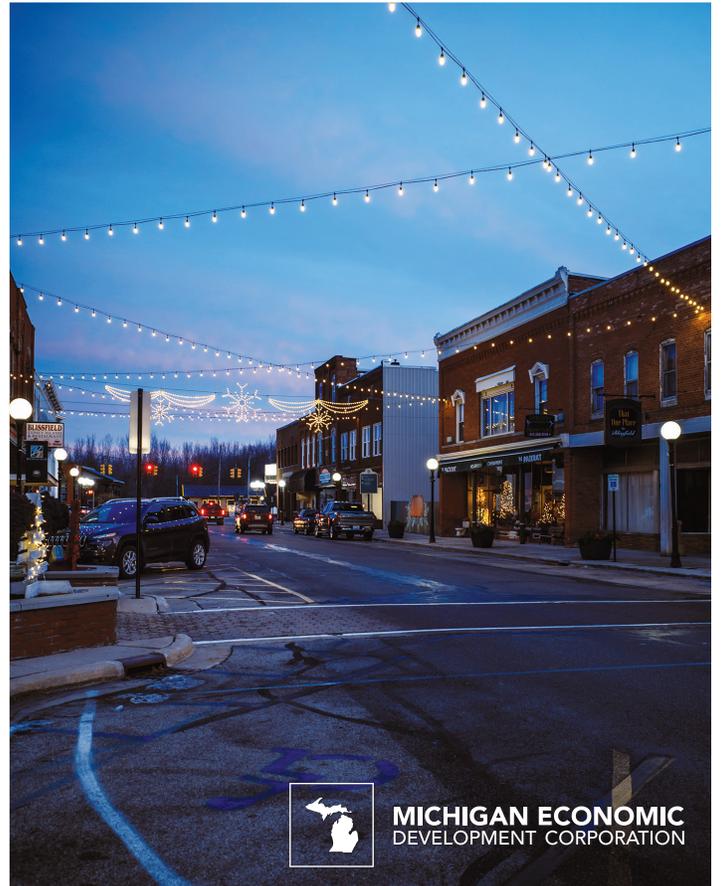
I _____, member of the Meridian Economic Development Corporation on _____, day of _____, 2023, have reviewed the submitted training documents as suggested. My two comments of the documents are:

1)

2)



BUILDING STRONG COMMUNITIES



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION



To be vibrant and competitive, Michigan communities must be ready for development. This involves planning for new investment, identifying assets and opportunities, and focusing limited resources. The MEDC supports the growth of vibrant, diverse, and resilient communities by providing economic development services and programs to attract and retain talent in Michigan communities.

"We were a downtown development authority that became a Main Street Downtown Development Authority, and we have benefited from the resources, the technical assistance, the network, the training, everything you get by being a part of this phenomenal group of people that all have the same goal: to help make your town the best it can be. It's phenomenal what you can do with ideas and networking, and we're proof of that."

—Lisa Croteau,
Executive Director,
Niles Main Street/DDA



Housed within the Michigan Economic Development Corporation, the program is affiliated with the National Main Street Center.

The **MICHIGAN MAIN STREET PROGRAM** exists to help communities interested in revitalizing and preserving their traditional commercial district develop main street districts that attract both residents and businesses, promote commercial investment, and spur economic growth.

Michigan Main Street (MMS) staff provides technical assistance and services to communities at three levels: Engaged, Select and Master. Each level is designed to assist the community in tackling increasingly sophisticated district revitalization efforts by utilizing the Main Street Approach™—a common-sense approach to tackling the complex issues of revitalization by capitalizing on a district's history and identifying the unique assets of the community itself.

ENGAGED LEVEL

A community will officially be recognized as an Engaged Level Main Street Community once they complete the following activities:

- Participate in the Main Street training series
- Develop a communications plan following the Main Street Basics training
- Develop a fund development plan following the Main Street In Practice training

SELECT LEVEL

The Select Level provides communities with specialized training within their own community. The intent of the Select Level is to assist communities in implementing the Main Street Four-Point Approach™. The Main Street program will have an active board of directors, providing oversight and direction, volunteer-driven committees completing projects, and a Main Street director assisting with day-to-day needs. In addition, at the Select Level, communities receive over \$100,000 worth of specialized trainings designed to help revitalize their downtown or traditional neighborhood commercial district.

MASTER LEVEL

The Master Level is the most prestigious level of the MMS program. The intent is to continue assisting communities that have successfully integrated a full Main Street program into their community. This is achieved by continuing to offer select level trainings and networking opportunities through MMS, as well as the opportunity to act as mentors for other MMS communities. In addition, Master Level communities continue to receive specialized technical assistance based on the needs of the district.

VIBRANCY GRANT

Select and Master Level Main Street Communities are eligible to apply for the Main Street Vibrancy Grant Program. The Vibrancy Grant offers a unique opportunity to supplement the technical assistance, education and training provided by Michigan Main Street with financial support for innovative placemaking to help transform Michigan Main Street districts into vibrant places.

MICHIGAN MAIN STREET TRAINING SERIES

The first step for communities interested in participating in MMS is completing the Main Street training series, which provides:

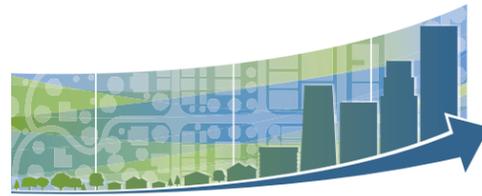
- A basic understanding of the Main Street Approach™
- An overview of the strategies that build awareness and participation in future Main Street efforts

For more information, email michiganmainstreet@michigan.org or visit www.miplace.org.

“As a community looking to rebrand itself and capitalize on inherent opportunities, the RRC process has been critical to our success. Beyond accomplishing certification, it’s the process to get certified that makes you better, more competitive. Certification is the icing on the cake and creates invaluable credibility with developers, but also with other agencies and partners that are needed for successful projects.”

—Todd Dickerson,
Economic Improvement Director,
Oscoda Charter Township

If your community invites public input, plans for future investment and offers superior customer service, then Redevelopment Ready Communities® is for you!



redevelopment ready
communities®

A community that achieves an RRC designation has a clear vision for the future and welcomes private sector investment through a proactive and predictable customer-centric approach to development. An RRC designation signals to residents, business owners,

developers and investors that a community has removed development barriers by incorporating deliberate, fair and consistent processes.

A certified RRC has a clear vision for the future, established through collaborative community planning, and welcomes private sector investment through a proactive and predictable customer service approach to development. RRC certification signals to residents, business owners, developers and investors that a community has removed development barriers by incorporating deliberate, fair and consistent processes.

TECHNICAL ASSISTANCE PROVIDED

Communities engaged in RRC are supported with hands-on technical assistance throughout the certification process. They build productive relationships with their community planner and have access to a wide range of resources ranging from the RRC baseline report to the RRC library, webinars, workshops, planning documents, ordinance updates, and more. The community planner connects the community not only with resources to achieve certification, but also works to challenge norms and capture community development momentum at critical junctures which can lead to long-term prosperity.

RRC BEST PRACTICES

Developed by public and private sector experts, the RRC Best Practices are the standard for evaluation. Communities are able to choose from two available paths for a customized experience. Each best practice addresses key elements of community and economic development. To be awarded certification, a community must demonstrate that all best practice components have been met. The RRC Best Practice training series is aimed at building the capacity of local governments in communities eager to work toward and adopt RRC Best Practices.

CERTIFIED COMMUNITIES

When a community becomes certified, it signals that it has effective development practices. These include clear development procedures, a community-supported vision, an open and predictable review process, and compelling sites for developers to locate their latest projects. Certified RRCs gain access to the expertise of the Redevelopment Services Team, focused on a proactive approach to site redevelopment.

ESSENTIALS COMMUNITIES

Communities who have achieved the Essentials designation have all the key documents and practices in place to provide a predictable development experience and meet local planning and zoning responsibilities under Michigan law. Essentials communities gain access to technical assistance match funding opportunities.

For more information, email RRC@michigan.org or visit www.miplace.org.



REDEVELOPMENT SERVICES

MEDC's Redevelopment Services Team (RSTeam) is the next frontier of the Redevelopment Ready Communities® (RRC) program. The RSTeam proactively packages priority Redevelopment Ready Sites (RRSites) throughout RRC certified communities across the state of Michigan.

Michigan's communities of all sizes are rich with sites ripe for redevelopment. These properties may be in the form of vacant land, a superfluous surface parking lot, a former industrial site, a historic building that has fallen on hard times, or even vacant storefronts or upper stories along a traditional commercial street. Reimagining these properties for more productive uses will help community leaders meet multiple goals, from increased tax revenue to a better quality of life for existing residents.

Upon RRC certification, communities across the state engage with the RSTeam to receive personal and direct one-on-one professional support to assist in the redevelopment of their priority sites. The RSTeam provides technical assistance tailored to each community, including the following services: baseline site consultation, priority site promotion, predevelopment assistance, design/build scenarios, and developer matchmaking.

For more information, email Dan Leonard, Redevelopment Services Director (regions 1–4) at leonardd6@michigan.org and Nate Scramlin, Redevelopment Services Director (regions 5–10) at scramlinn@michigan.org or visit www.miplace.org/sites.

“The Redevelopment Services Team at MEDC has proved integral in the activation of our priority redevelopment sites in the city of Kalamazoo. Their expertise and guidance allowed us to attract a well-seasoned developer to a tired opportunity in our downtown through the development and promotion of a top-notch site RFQ. They have an obvious passion for quality redevelopment solutions and have helped position us for further success.”

—Antonio Mitchell,
Director, Community Planning
& Economic Development,
City of Kalamazoo

MEDC administers the **Michigan Strategic Fund programs** (below) to facilitate the reinvigoration of communities across Michigan. Communities that meet the eligibility requirements may apply for the following financing and incentives:

Brownfield Redevelopment Act (PA 381)

Any city, village, township, or county may create a Brownfield Redevelopment Authority. Brownfield incentives promote investment in eligible properties such as contaminated, blighted, functionally obsolete, or historic properties. Tax increment financing (TIF) allows for reimbursement of costs incurred from eligible activities on brownfield properties from the incremental revenue generated by new investment on the property.

Build MI Community

Is a tool that provides access to real estate development gap financing for small scale, incremental redevelopment projects. The Build MI Community initiative has been established to reactivate underutilized or vacant space into vibrant areas by promoting capital investment into redevelopment projects being taken on by developers and property owners with limited real estate development experience and familiarizing them with the development process to position them to potentially undertake more complex projects in the future.

Community Development Block Grant (CDBG)

The U.S. Department of Housing and Urban Development allocates CDBG funding to the state of Michigan through the MSF with assistance from the MEDC for further distribution to eligible units of general local government (UGLGs)

to carry out MSF-approved activities. CDBG program funds are used to provide grants and loans to UGLGs, usually with populations under 50,000, in support of economic or community development projects. Project proposals are considered and evaluated based upon the MSF's approved funding guide. Eligible project types may include place-based infrastructure, historic preservation and rental rehabilitation.

Community Revitalization Program (CRP) Chapter 8C of Act 270 of 1984

CRP is designed to support real estate redevelopment, infill and historic preservation projects in downtowns and high-impact commercial corridors. CRP awards fill financial gaps with loans, grants or other economic assistance in projects that promote community revitalization by accelerating private investment, fostering redevelopment of functionally obsolete or historic properties, and reducing blight.

Public Spaces Community Places

The first national program of its kind wherein local residents can contribute to transformational projects in their communities while being backed by the state, dollar-for-dollar, up to \$50,000. Thriving places help define a community's economic vitality. From bike trails to public sculpture projects, these projects promote a strong quality of life, help attract and retain talent, and grow stronger local economies.

Universally designed public spaces focus on the design and composition of an environment so that it can be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability or disability. Projects that are universally designed may be eligible for additional support. This reward initiative provides matching grants for crowdfunded public space projects through Patronicity, an online crowdfunding platform.

State Historic Preservation Tax Credits (PA 343 of 2020)

Provide a credit of up to 25 percent of rehabilitation costs for both income-producing and owner-occupied historic properties. A limited amount of credits are available each calendar year.

Transformational Brownfield Plan (TBP) (Act 46–50 of 2017)

TBP is defined as a brownfield plan that, among other requirements, will have a transformational impact on local economic development and community revitalization and meet certain investment thresholds. TBP projects may request sales and use tax exemption, property tax increment capture, construction period tax capture, withholding tax capture, and income tax capture revenues as determined necessary to fill a demonstrated financing gap.

LOCAL COMMUNITY DEVELOPMENT TOOLS

Business Improvement District (BID)/Principal Shopping District (PSD) (PA 120)

Cities, villages, and urban townships may create a BID or PSD to allow a municipality to collect revenues, levy special assessments, and issue bonds in order to address the maintenance, security, and operation of that district.

Business Improvement Zone (BIZ) (PA 120)

BIZ can be created by private property owners of those parcels in a zone plan within a city or village to levy assessments and finance activities and projects outlined within a zone plan.

Commercial Redevelopment Act (PA 255)

PA 255 encourages the replacement, restoration, and new construction of commercial property in a city or village. Property taxes generated from new investment are abated for a period up to 12 years. Land and personal property are not eligible.

Commercial Rehabilitation Act (PA 210)

PA 210 encourages rehabilitation of commercial property in a city, village, or township. Property taxes generated from new investment are abated for a period up to 10 years.

Conditional Land Use Transfer (PA 425)

PA 425 allows one municipality the option of conditionally transferring land to another. This public act was

established to ease the legally difficult process of annexation, and to encourage cooperation. Cities, villages, and townships may enter into land transfer agreements.

Corridor Improvement Authority (CIA) (PA 57, Part 6)

CIA is designed to assist cities, villages, and townships by allowing the use of tax increment financing or other funding tools to implement eligible improvements in designated commercial corridors.

Downtown Development Authority (DDA) (PA 57, Part 2)

DDA is designed to be a catalyst in a community's downtown district. It provides a variety of funding options including a tax increment financing mechanism, which can be used to fund public improvements and to levy a limited millage to address administrative expenses.

Local Development Financing Authority (LDFA) (PA 57, Part 4)

LDFA allows a city, village, or urban township to use tax increment financing to fund public infrastructure improvements for eligible properties. LDFAs can promote economic growth and job creation through supporting companies in manufacturing, agricultural processing, and high technology operations.

Neighborhood Enterprise Zone (NEZ) (PA 147)

PA 147 provides a tax incentive to develop or rehabilitate residential

housing units in qualified local units of government (i.e., Core Communities).

Neighborhood Improvement Authority (NIA) (PA 57, Part 8)

NIA may use its funds, including tax increment financing, to fund residential and economic growth in residential neighborhoods. An authority may also issue bonds to finance these improvements.

Obsolete Property Rehabilitation Act (OPRA) (PA 146)

Tax incentives are available to encourage redevelopment of contaminated, blighted, and functionally obsolete buildings in eligible core communities. OPRA helps spur private development in urban areas and centers of commerce, by temporarily freezing local taxes up to 12 years.

Redevelopment Liquor Licenses (PA 501)

Through PA 501, the Liquor Control Commission may issue new public on-premises liquor licenses to local governments in addition to quota licenses allowed in cities under PA 58.

Water Resource Improvement Tax Increment Finance Authority Act (PA 57, Part 7)

Through PA 94, a city, village, or township can establish a Water Improvement Tax Increment Finance Authority to prevent deterioration in water resources, and to promote water resource improvement or access to inland lakes, or both.

Small Business Development Center (SBDC)

Michigan's SBDC has 10 regional offices that provide counseling, training, and many other valuable resources to support small businesses. Visit www.sbdcmichigan.org for more information.

MEDC consults with communities, developers and non-profits to coordinate all necessary state and local services in order to complete projects and foster economic growth.

For more information about community eligibility and program guidelines, visit www.miplace.org.

OTHER RESOURCES

Business Assistance and Resources

MEDC and its network of local and regional partners provide business assistance and business resources throughout Michigan. To learn more, visit www.michiganbusiness.org/small-business.

Pure Michigan Talent Connect

Employers and job seekers alike can search an extensive database of job openings, post and view résumés and

jobs, view upcoming job fairs, and tap into a variety of specialty career services at www.mitalent.org.

SBA 504 Loans

These loans provide businesses with long-term fixed-rate financing for the acquisition or construction of fixed assets. Visit www.sba.gov/mi for more information.

For more information about community eligibility and program guidelines, visit www.miplace.org.

ECONOMIC DEVELOPMENT CORPORATIONS ACT
Act 338 of 1974

AN ACT to provide for the creation of public economic development corporations; to prescribe their powers and duties; to provide for their dissolution; to provide for the issuance of notes and other evidence of indebtedness; to provide for the issuance of bonds; to validate bonds, notes, and other evidence of indebtedness; to provide for condemnation of property; to provide for the undertaking of projects relative to the economic development of municipalities; to provide for loans, grants, transfers, and conveyances of funds and property by municipalities, and disbursement of certain funds to public economic development corporations; to provide for the creation of subsidiary neighborhood development corporations by certain economic development corporations; to provide for the receipt by public economic development corporations of funds and property; to provide for industrial and commercial enterprises and for enterprises involved in housing or neighborhood improvement, and furnishings, equipment, and machinery for the industrial and commercial enterprises and housing; to validate the incorporation of de facto economic development corporations and all actions of the de facto corporations; and to provide savings provisions.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

The People of the State of Michigan enact:

125.1601 Short title.

Sec. 1. This act shall be known and may be cited as the “economic development corporations act”.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1602 Legislative finding.

Sec. 2. There exists in this state the continuing need for programs to alleviate and prevent conditions of unemployment, and the legislature finds that it is accordingly necessary to assist and retain local industrial and commercial enterprises, including employee-owned corporations, to strengthen and revitalize the economy of this state and its municipalities; that accordingly it is necessary to provide means and methods for the encouragement and assistance of industrial and commercial enterprises, including employee-owned corporations, in locating, purchasing, constructing, reconstructing, modernizing, improving, maintaining, repairing, furnishing, equipping, and expanding in this state and in its municipalities; and that it is also necessary to encourage the location and expansion of industrial and commercial enterprises, including employee-owned corporations, to more conveniently provide needed services and facilities of the industrial and commercial enterprises to municipalities and the residents of the municipalities. It is also necessary to promote economic activity in the forestry and agricultural sectors by providing incentives to combat inflation, to reduce energy consumption, to retain the family farm unit, to reduce the rate at which urban sprawl has been devouring our productive farm lands, and to provide our farmers and foresters with a more favorable export market; all this to be accomplished by reducing costs of production. It is also necessary to encourage the development of facilities designed to produce energy from renewable resources. Therefore, the powers granted in this act constitute the performance of essential public purposes and functions for this state and its municipalities.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 1985, Act 154, Imd. Eff. Nov. 12, 1985.

Compiler's note: Section 2 of Act 501 of 1980 provides: “This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h).”

Act 86 of 1984 amended enacting section 2 of Act No. 501 of 1980 to read as follows: “Section 2. Except for the issuance of bonds and entry into loan agreements by a corporation to refund bonds issued before January 21, 1981, under Act No. 62 of the Public Acts of 1963, being sections 125.1251 to 125.1267 of the Michigan Compiled Laws, this amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h).”

125.1603 Definitions.

Sec. 3. As used in this act:

(a) “Corporation” means a corporation organized pursuant to this act.

(b) “Employee-owned corporation” means an employee-owned corporation as defined by the employee-owned corporation act.

- (c) "Governing body" means the body in which the legislative powers of a municipality are vested.
- (d) "Municipality" means a county, city, village, or township.
- (e) "Local public agency" means the official body of a municipality authorized to plan and implement the development and redevelopment of the municipality.
- (f) "Project" means land or an interest in land, existing or planned improvements, machinery, furnishings, or equipment suitable for use by any of the following:
- (i) An industrial or commercial enterprise, including agricultural and forestry enterprises and enterprises designed to produce energy from renewable resources. Projects of an enterprise may include any of the following:
- (A) Necessary buildings, improvements, or structures suitable for and intended for or incidental to use as an industrial or commercial enterprise.
- (B) Industrial park or industrial site improvements or port improvements.
- (C) A replacement housing project incidental to an industrial or commercial enterprise.
- (D) The machinery, furnishings, leasehold improvements, or equipment necessary, suitable, intended for or incidental to a commercial, industrial, or residential use in connection with the buildings, improvements, or structures.
- (E) Machinery, furnishings, leasehold improvements, or equipment, including pollution control facilities, to be installed or used primarily within a project area.
- (ii) An enterprise in relation to a housing and neighborhood improvement program, which program involves either the clearing of land or the rehabilitation or construction of housing for the immediate sale of single-family or multifamily units at fair market value, or both. Housing and neighborhood improvement programs identified by this subparagraph shall constitute a project for purposes of this subparagraph if the area in which these improvement programs are to be undertaken are located in, or are eligible to be included in, blighted or redevelopment areas identified pursuant to 1945 PA 344, MCL 125.71 to 125.84; the urban redevelopment corporations law, 1941 PA 250, MCL 125.901 to 125.922; 1975 PA 197, MCL 125.1651 to 125.1681, or the tax increment finance authority act, 1980 PA 450, MCL 125.1801 to 125.1830.
- (iii) A transit-oriented development.
- (iv) A transit-oriented facility.
- (g) "Project area" means that land area or an interest in a land area within the municipality which will be acquired in the implementation of a project or which will be the permanent site of machinery, furnishings, or equipment constituting all or part of a project.
- (h) "Project citizens district council" means a project citizens district council established pursuant to this act.
- (i) "Project cost" or "costs" means the cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing a project. Project cost or costs includes any engineering, architectural, legal, accounting, financial, and other expenses incidental to the purchasing, acquiring, constructing, improving, enlarging, extending, or repairing of a project. Project cost or costs also includes the interest on the bonds and other obligations issued to pay project costs during the period of construction and after the period of construction until sufficient revenues have developed. Project cost or costs also includes a reserve or addition to a reserve for payment of principal and interest on the bonds and the amount required for operation and maintenance until sufficient revenues have developed.
- (j) "Project district area" means that portion of a municipality and any area adjacent to a municipality, as determined by its governing body, which contains a project area and the surrounding territory that will be significantly affected by a project.
- (k) "Project plan" means that information and those requirements for a project set forth in section 8.
- (l) "Pollution control facilities" means water or air pollution control equipment or solid waste disposal facilities located within or without the limits of the municipality.
- (m) "Solid waste disposal facilities" means buildings, plants, structures, equipment, or facilities and their appurtenances, together with land or an interest in land or a portion of land, for the purpose of treating, shredding, compression, high temperature incineration, pyrolyzation, separation, or any other technology for recovery, transporting, storing, or the final placement and disposal of solid wastes resulting from any process of industry, manufacture, trade, or business, from the development, processing, or recovery of any natural resources, or from the operation of any public utility. Solid waste disposal facilities includes buildings, plants, structures, equipment, or facilities and their appurtenances, together with land or an interest in land or a portion of land, which qualify as solid waste disposal facilities under section 103(b)(4) of the internal revenue code.
- (n) "Transit-oriented development" means infrastructure improvements that are located within 1/2 mile of a transit station or transit-oriented facility that promotes transit ridership or passenger rail use.

(o) "Transit-oriented facility" means a facility that houses a transit station in a manner that promotes transit ridership or passenger rail use.

(p) "Water and air pollution control equipment" means buildings, plants, structures, equipment, or facilities and their appurtenances, together with land or an interest in land or a portion of land, for the purpose of controlling, eliminating, recovering, removing, reducing, dispersing, treating, or neutralizing atmospheric or water pollutants, including liquid, gaseous, or solid substances or discharges or radiation, or cooling the temperature of atmospheric or water pollutants, or any liquid, gas, or solid, resulting from any process of industry, manufacture, trade, or business; the development, processing, or recovery of any natural resources; or the operation of any public utility, any of which may pollute or may tend to pollute or affect the water or air of this state or adjacent to this state. Water and air pollution control equipment includes buildings, plants, structures, facilities, and equipment and their appurtenances, together with land or an interest in land or a portion of land, used or to be used as a change in a manufacturing, production, generation, transmission, or distribution process to prevent, reduce, recover, remove, disperse, neutralize, control, or eliminate air or water pollution. Water and air pollution control equipment includes buildings, plants, structures, equipment, or facilities and their appurtenances, together with land or an interest in land or a portion of land, which qualify as air or water pollution control facilities under section 103(b)(4) of the internal revenue code.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 1985, Act 154, Imd. Eff. Nov. 12, 1985;—Am. 2010, Act 240, Imd. Eff. Dec. 14, 2010.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

Act 86 of 1984 amended enacting section 2 of Act No. 501 of 1980 to read as follows: "Section 2. Except for the issuance of bonds and entry into loan agreements by a corporation to refund bonds issued before January 21, 1981, under Act No. 62 of the Public Acts of 1963, being sections 125.1251 to 125.1267 of the Michigan Compiled Laws, this amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

125.1604 Economic development corporation; incorporation; application; notice; hearing; approval; board of directors; appointment, qualifications, terms, and compensation of directors; public meetings; directors as public officers; vacancy; removal; disclosure of interest; planning commission of certain municipalities serving as board of directors.

Sec. 4. (1) Application, in writing, may be made by a group of 3 or more persons to the governing body for permission to incorporate the economic development corporation for the municipality. Application shall include proposed articles of incorporation. The governing body shall give public notice of the application, and after public hearing, with notice of the hearing given in accordance with section 17(1), may approve the application. As a part of the approval, the governing body may make such amendments to the proposed articles of incorporation as it considers appropriate.

(2) The board of directors of the corporation shall consist of not less than 9 persons, not more than 3 of whom shall be an officer or employee of the municipality. The chief executive officer and any member of the governing body of the municipality may serve on the board of directors. These directors shall be appointed for terms of 6 years, except of the directors first appointed, 4 shall be appointed for 6 years, 1 for 5 years, 1 for 4 years, 1 for 3 years, 1 for 2 years, and 1 for 1 year. The corporation shall notify the chief executive officer of the municipality in writing upon the corporation's designation of the project area as provided in section 8(1), and there shall be appointed promptly after that notice 2 additional directors of the corporation who shall serve only in respect to that project and shall be representative of neighborhood residents and business interests likely to be affected by the project proposed by the corporation and who shall cease to serve when the project for which they are appointed is either abandoned or, if undertaken, is completed in accordance with the project plan. Directors shall serve without salary, but may be reimbursed their actual expenses incurred in the performance of their official duties, and may receive a per diem of not more than \$50.00. The meetings of the board of directors shall be public. Directors shall be public officers.

(3) The chief executive officer of a municipality, with the advice and consent of the governing body, or in the case of a county where there is not an elected chief executive officer, the chairperson of the county board of commissioners, with the advice and consent of the county board of commissioners, shall appoint the members of the board of directors.

(4) Subsequent directors shall be appointed in the same manner as original appointments at the expiration of each director's term of office.

(5) A director whose term of office has expired shall continue to hold office until the director's successor has been appointed with the advice and consent of the governing body. A director may be reappointed with the advice and consent of the governing body to serve additional terms. If a vacancy is created by death or resignation or removal by operation of law, a successor shall be appointed with the advice and consent of the governing body within 30 days to hold office for the remainder of the term of the vacated office.

(6) A director may be removed from office for cause by a majority vote of the governing body.

(7) A director who has a direct interest in any matter before the corporation shall disclose the director's interest before the corporation takes any action with respect to the matter, which disclosure shall become a part of the record of the corporation's official proceedings and the interested director shall further refrain from participation in the corporation's proceedings relating to the matter.

(8) By ordinance, the governing body of a municipality that has a population of less than 5,000 may have the municipality's planning commission created pursuant to Act No. 285 of the Public Acts of 1931, being sections 125.31 to 125.45 of the Michigan Compiled Laws, serve as the board of directors provided for in this section.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 1987, Act 67, Imd. Eff. June 25, 1987.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

Act 86 of 1984 amended enacting section 2 of Act No. 501 of 1980 to read as follows: "Section 2. Except for the issuance of bonds and entry into loan agreements by a corporation to refund bonds issued before January 21, 1981, under Act No. 62 of the Public Acts of 1963, being sections 125.1251 to 125.1267 of the Michigan Compiled Laws, this amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

125.1605 Approval of application to incorporate and articles of incorporation by resolution; incorporation pursuant to MCL 125.1628 to 125.1636.

Sec. 5. After the governing body approves the application to incorporate the economic development corporation and the articles of incorporation by resolution, and the resolution is in effect and is filed with the secretary of state, the clerk of the municipality shall incorporate the economic development corporation pursuant to sections 28 to 36.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

Act 86 of 1984 amended enacting section 2 of Act No. 501 of 1980 to read as follows: "Section 2. Except for the issuance of bonds and entry into loan agreements by a corporation to refund bonds issued before January 21, 1981, under Act No. 62 of the Public Acts of 1963, being sections 125.1251 to 125.1267 of the Michigan Compiled Laws, this amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

125.1606 Organization of corporation at municipal and county levels; limitation.

Sec. 6. Not more than 1 corporation shall be organized under this act for a municipality, except for subsidiaries established pursuant to section 6a. If a corporation is organized at the county level, thereafter, a corporation may be organized for a municipality within that county, the effect of which shall be to exclude that municipality from subsequent project jurisdiction of the county corporation, except on specific subsequent consent by the governing body of the municipality. The organization of a corporation at less than the county level does not preclude the organization of a corporation at the county level for the remainder of the county. More than 1 corporation may join or cooperate in a project or act together in coordinating more than 1 project.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1606a Subsidiary neighborhood development corporation; creation; powers; exemption from prevailing wage and fringe benefit rate requirements; disposition of surplus from sale of property; repayment of bonds or notes.

Sec. 6a. (1) In order to implement section 3(f)(ii), a corporation incorporated by a city with a population of greater than 750,000 persons may create subsidiary neighborhood development corporations within the city in which the parent corporation may operate. A subsidiary neighborhood development corporation created pursuant to this subsection shall have power to conduct business solely for the purpose of a project under section 3(f)(ii), but in respect to those projects the subsidiary shall have the same powers of a corporation formed under this act, except as may be limited by the parent corporation in the articles of incorporation or bylaws of the subsidiary.

(2) To the extent the project involves training for disadvantaged youths, a subsidiary created pursuant to this section shall be exempt from the requirement of the payment of prevailing wage and fringe benefit rates described in section 8(4)(h).

(3) Any surplus from the sale of property in the involved project area under section 3(f)(ii), after payment of principal and interest or other evidences of indebtedness, shall be deposited in a revolving fund of the corporation creating the subsidiary corporation, which fund shall be restricted to provide revenue for other projects authorized by section 3(f)(ii), within the city.

(4) When bonds or notes are sold to implement projects under section 3(f)(ii), provision shall be made for the immediate repayment of the bonds or notes at the time all property in the involved project area is sold.

History: Add. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 2002, Act 357, Imd. Eff. May 23, 2002.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1607 Powers of corporation generally.

Sec. 7. (1) In order to accomplish the public purposes set forth in section 2 the corporation may:

(a) Construct, acquire by gift or purchase, reconstruct, improve, maintain, or repair projects and acquire the necessary land, or an interest in land or portions of the land, for the site of a project.

(b) Acquire by gift or purchase the necessary machinery, furnishings, and equipment for a project.

(c) Make secured or unsecured loans, participate in the making of secured or unsecured loans, undertake commitments to make secured or unsecured loans and mortgages, sell loans and mortgages at public or private sale, rewrite loans and mortgages, discharge loans and mortgages, foreclose on a mortgage, or commence an action to protect or enforce a right conferred upon it by a law, mortgage, loan, contract, or other agreement.

(d) Borrow money and issue its revenue bonds or revenue notes to finance or refinance part or all of the project costs and the costs necessary or incidental to the borrowing of money and issuing of bonds or notes for that purpose, and may secure those bonds and notes by mortgage, assignment, or pledge of any of its money, revenues, income, and properties. Bonds and notes may be issued under this act to acquire and install projects, necessary lands, or an interest in the land or a portion of the land, for the site of the project, and the necessary machinery, furnishings, and equipment for a project notwithstanding that the corporation does not own or propose to own the projects, lands, or machinery, furnishings, and equipment. The corporation for a municipality that has a population of more than 1,000,000 persons may combine part or all of the project costs of more than 1 project for pollution control facilities in a single financing arrangement. However, the bonds and notes for each project for pollution control facilities shall be secured by a separate agreement and collateral for each project.

(e) Enter into leases, lease purchase agreements, installment sales contracts or loan agreements with any person, firm, or corporation for the use or sale of the project.

(f) Mortgage or create security interests in the project, a part of the project, a lease or loan, or the rents,

revenues, or sums to be paid during the term of a lease or loan, in favor of holders of bonds or notes issued by the corporation.

(g) Sell and convey the project or any part of the project for a price and at a time as the corporation determines.

(h) Lend, grant, transfer, or convey funds, described in section 27, as permitted by law, but subject to applicable restrictions affecting the use of those funds.

(2) Bonds and notes issued under this act are not subject to the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140.

(3) Bonds and notes issued under this act are not subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(4) The issuance of bonds and notes under this act is subject to the agency financing reporting act.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 2002, Act 357, Imd. Eff. May 23, 2002.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1607a Pledge by corporation; validity; lien; filing or recording instruments not required.

Sec. 7a. A pledge made by the corporation shall be valid and binding from the time the pledge is made. The money or property pledged and thereafter received by the corporation immediately shall be subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of such a pledge shall be valid and binding as against parties having claims of any kind in tort, contract, or otherwise, against the corporation, irrespective of whether the parties have notice. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created need be filed or recorded.

History: Add. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1607b Board of directors serving as planning commission; agenda.

Sec. 7b. If the board of directors of a corporation created under this act serves as the planning commission under section 2 of Act No. 285 of the Public Acts of 1931, being section 125.32 of the Michigan Compiled Laws, the board of directors shall include planning commission business in its agenda.

History: Add. 1987, Act 67, Imd. Eff. June 25, 1987.

125.1608 Designation of project area; certification of approval; preparation and approval of project plan; transfer of employment; contents of project plan; corporation as instrumentality of political subdivision; notice to vacate; corporation to operate project as lessor; issuance of obligations; project plans for agricultural and forestry enterprises.

Sec. 8. (1) The corporation shall designate the project area to the governing body of the municipality for which the corporation is incorporated. The governing body of the municipality for which the corporation is incorporated shall certify its approval of the designation of a project area by resolution.

(2) Before acquiring property, or an interest in land, or incurring obligations for a specific project, other than the acquisition of an option, the corporation shall prepare a project plan and secure the recommendation of the local public agency of the municipality for which the corporation is incorporated, except as provided in section 9(3), the approval of the governing body of each city, village, or township in which all or a part of the project is located, and the approval of the county, if the corporation is an economic development corporation

for the county.

(3) The corporation shall certify to the governing body of the municipality for which the corporation is incorporated that at the time the project plan is approved by the corporation, the project shall not have the effect of transferring employment of more than 20 full-time persons from a municipality of this state to the municipality in which the project is to be located. This restriction shall not prevent the approval of a project if the governing body of each municipality from which employment is to be transferred consents by resolution to the transfer.

(4) The project plan shall contain the following, except that agricultural and forestry enterprise projects need only comply with subsection (9) with respect to project plans:

(a) The location and extent of existing streets and other public facilities within the project district area, and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the project area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the project area.

(b) A description of existing improvements in the project area to be demolished, repaired, or altered, a description of repairs and alterations, and an estimate of the time required for completion.

(c) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the project area and an estimate of the time required for completion.

(d) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(e) A description of the parts of the project area to be left as open space and the use contemplated for the space.

(f) A description of portions of the project area that the corporation desires to sell, donate, exchange, or lease to or from the municipality, and the proposed terms.

(g) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

(h) A statement of the proposed method of financing the project, including, except as provided in section 6a, a statement by a person described in subparagraph (j) indicating the payment to all persons performing work on the construction project of the prevailing wage and fringe benefit rates for the same or similar work in the locality in which the work is to be performed, and a statement of the ability of the corporation to arrange the financing. The prevailing wage and fringe benefit rates shall be determined under 1965 PA 166, MCL 408.551 to 408.558. A corporation may conclusively rely upon the statement required under this subsection as to compliance with the payment of prevailing wage and fringe benefit rates and any contracts, bonds or notes of any corporation entered into or issued upon reliance on any statement shall not be subsequently voided by reason of the failure to comply with the requirements of this subsection.

(i) A list of persons who will manage or be associated with the management of the project for a period of not less than 1 year from the date of approval of the project plan.

(j) Designation of the person or persons, natural or corporate, to whom the project is to be leased, sold, or conveyed and for whose benefit the project is being undertaken if that information is available to the corporation.

(k) If there is not an express or implied agreement between the corporation and persons, natural or corporate, that the project will be leased, sold, or conveyed to those persons, the procedures for bidding for the leasing, purchasing, or conveying of the project upon its completion.

(l) Estimates of the number of persons residing in the project area, and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the corporation, a project plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the project in new housing in the project area.

(n) Provision for the costs of relocating persons displaced by the project and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

(p) Other material as the corporation, local public agency, or governing body considers pertinent.

(5) The corporation shall be considered an instrumentality of a political subdivision for purposes of 1972 PA 227, MCL 213.321 to 213.332.

(6) A person shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

(7) The corporation shall not operate a project or an enterprise in a project, other than as lessor.

(8) The governing body may utilize the corporation to issue obligations pursuant to section 7 to accomplish the public purposes of the municipality set forth in section 2, and for that purpose may by resolution direct the corporation to take appropriate action as set forth in subsections (1) and (2) with respect to a proposed project.

(9) In the case of project plans for agricultural and forestry enterprises, the following information shall be provided in lieu of the requirements of subsections (2) and (4):

(a) A statement of intention regarding the objectives of the project.

(b) A general description of the kinds of buildings, improvements, storage facilities, restorations, acquisition of machinery, equipment furnishings, leasehold improvements and incidental related costs to be financed.

(c) A statement regarding the length of the project and the maximum amount to be financed over the life of the project.

(d) A statement by the corporation that no zoning change or eminent domain proceedings will be necessary to implement the project.

(e) A description of the process to be followed in implementing the individual transactions that may comprise the project.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 2002, Act 357, Imd. Eff. May 23, 2002.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

Act 86 of 1984 amended enacting section 2 of Act No. 501 of 1980 to read as follows: "Section 2. Except for the issuance of bonds and entry into loan agreements by a corporation to refund bonds issued before January 21, 1981, under Act No. 62 of the Public Acts of 1963, being sections 125.1251 to 125.1267 of the Michigan Compiled Laws, this amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

125.1609 Project plan; findings and recommendations of local public agency; determinations; publication of general standards for project plans; local public agency recommendations concerning project plan not required.

Sec. 9. (1) A local public agency shall submit its findings and recommendations concerning a project plan after the project citizens district council is consulted and advised as provided in section 14, if it determines the following from the application:

(a) The project plan has been submitted to the project citizens district council for its findings and recommendations, if a project citizens district council is required.

(b) The project plan meets all the requirements set forth in section 8.

(c) The land included within the project area to be acquired is reasonably necessary to carry out the purpose of the plan and of this act in an efficient and economically satisfactory manner.

(d) The project plan is in reasonable accord with the master plan of the municipality, if a master plan has been adopted.

(e) The project plan and size is practicable and in the public interest.

(f) Public services, such as fire and police protection and utilities, are or shall be adequate to service the project area.

(g) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

(2) A local public agency may publish general standards for project plans within the provisions of this section.

(3) If the implementation of the project plan does not require a zoning change or the taking of private property pursuant to section 22, the recommendations of the local public agency concerning the project plan shall not be required.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

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125.1610 Project plan; submission of findings and recommendations; determination of public purpose; considerations.

Sec. 10. (1) The local public agency, if required, shall submit its findings and recommendations for approval or rejection of the project plan, with any recommendations for modification, to the governing body of the municipality for which the corporation is incorporated.

(2) The governing body of the municipality for which the corporation is incorporated, after a public hearing on the project plan with notice of the hearing given in accordance with section 17 shall determine whether the project plan constitutes a public purpose. If it determines that the project plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, based on the following considerations:

- (a) The findings and recommendations of the local public agency, if required.
- (b) The findings and recommendations of the project citizens district council, if established.
- (c) That the plan meets the requirements set forth in section 8.
- (d) The persons who will be active in the management of the project for not less than 1 year after the approval of the project plan have sufficient ability and experience to manage the plan properly.
- (e) The proposed method of financing the project is feasible and the corporation has the ability to arrange the financing.
- (f) The project is reasonable and necessary to carry out the purposes of this act.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

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125.1611 Amendments to project plan; compliance with local ordinances and resolutions.

Sec. 11. The governing body of the municipality for which the corporation is incorporated after a public hearing with notice of the public hearing given in accordance with section 17 may consider and approve amendments, by resolution, to the project plan. The corporation shall comply with local ordinances and resolutions.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978.

125.1612 Establishment of project district area boundaries; project citizens district council; establishment; appointment and qualifications of members; council as representative of project area.

Sec. 12. (1) The governing body of the municipality for which the corporation is incorporated shall, by resolution, do the following:

- (a) Establish the project district area boundaries.
- (b) Determine the necessity of establishing a project citizens district council.

(2) A project citizens district council may be established for a project district area promptly after the designation of the project area is approved by the governing body as provided in section 8(1). The project citizens district council shall be established by the governing body and shall consist of not less than 9 members. The members of the project citizens district council shall be appointed by the governing body. A member of a project citizens district council shall be at least 18 years of age.

(3) A project citizens district council shall be representative of the project area giving particular attention

to those persons who reside, own real property, or maintain an establishment located in the project area.

(4) A majority of the members of a project citizens district council shall be persons residing in the project area, except if the persons of the age of majority in the project area number less than 20, or if, at the time a project citizens district council is established, the number of establishments located in the project area exceeds the number of occupied dwelling units in the project area.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978.

125.1613 Project citizens district council as advisory body.

Sec. 13. A project citizens district council established pursuant to this act shall act as an advisory body to the corporation, the local public agency, and the governing body.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1614 Consultation between representative of corporation and project citizens district council.

Sec. 14. Periodically the representative of the corporation responsible for preparation of the project plan within the district area shall consult with and advise the project citizens district council regarding all aspects of the project plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the corporation, the local public agency, and the governing body regarding the project plan other than the designation of the project area and the project district area. The consultation shall continue throughout the preparation and implementation of the project plan.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1615 Project citizens district council; meetings; notice; right of person to be heard; record of meeting; information and technical assistance; conditions to adoption of project plan.

Sec. 15. (1) Meetings of the project citizens district council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 3 days before the dates set for meetings of the project citizens district council. A person present at those meetings shall have reasonable opportunity to be heard.

(2) A record of the meetings of a project citizens district council, including information and data presented, shall be maintained by the council.

(3) A project citizens district council may request of and receive from the corporation and the local public agency information and technical assistance relevant to the preparation of a project plan for its district area.

(4) Failure of a project citizens district council to organize or to consult with and be advised by a corporation and the local public agency, or failure to advise the local public agency or the governing body, as provided herein, shall not preclude the adoption of a project plan by a municipality if the municipality complies with the other provisions of this act.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1616 Existing citizens district council as authorized projects citizens district council.

Sec. 16. In a project district area where there already exists a citizens district council established according to Act No. 344 of the Public Acts of 1945, as amended, being sections 125.71 to 125.84 of the Michigan Compiled Laws, the governing body may designate it as the project citizens district council authorized by this act.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1617 Public hearing before adoption of resolution approving project plan; notice; record of public hearing; availability of record to public.

Sec. 17. (1) The governing body of the municipality for which the corporation is incorporated, before adoption of a resolution approving a project plan authorized by this act, shall hold a public hearing. This act shall not be construed to require any other municipality, other than the municipality for which the corporation is incorporated, to hold a public hearing. Notice of the time and place of the hearing shall be given by publication once in a newspaper of general circulation designated by the municipality, not less than 10 days before the date set for the hearing. In the case of an agricultural and forestry enterprise project undertaken by a county corporation, each unit of government within the county shall be notified by mail.

(2) Notice of the hearing shall be posted in at least 10 conspicuous and public places in the proposed

project district area not less than 10 days before the hearing and shall be mailed not less than 10 days before the hearing to the last known owner of each parcel of real property in the proposed project district area at the last known address of the owner as shown by the tax assessment records of the municipality in which the project area is located. Agricultural and forestry enterprise projects shall not be required to comply with this subsection.

(3) Notice of the time, date, and place of hearing on a proposed project plan shall contain a description of the location of the project area in relation to highways, streets, streams, or otherwise. The notice shall contain a statement that maps, plats, and a description of the proposed project plan, including the method of relocating families and individuals who will be displaced from the area, are available for public inspection at a place designated in the notice and that all aspects of the proposed project plan will be open for discussion at the public hearing and shall contain other information the governing body considers appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the hearing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the proposed project plan. The governing body shall make and preserve a record of the public hearing, including all data presented at the public hearing. The record shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

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Act 86 of 1984 amended enacting section 2 of Act No. 501 of 1980 to read as follows: "Section 2. Except for the issuance of bonds and entry into loan agreements by a corporation to refund bonds issued before January 21, 1981, under Act No. 62 of the Public Acts of 1963, being sections 125.1251 to 125.1267 of the Michigan Compiled Laws, this amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

125.1618 Finding and recommendations of project citizens district council; notice.

Sec. 18. Promptly after the public hearing provided in section 10 (2), the project citizens district council shall notify the governing body, in writing, of its findings and recommendations concerning the proposed project plan.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1619 Revision of boundaries of project district area.

Sec. 19. The boundaries of a project district area may be revised by the inclusion of additional area or by exclusion of existing area by the governing body by resolution.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1620 Situations not requiring project citizens district council; dissolution of council.

Sec. 20. A project citizens district council shall not be required and, if formed, shall be dissolved in any of the following situations:

(a) On petition of not less than 20% of the adult resident population of the project district area by the last federal decennial or municipal census, a governing body, after public hearing with notice given in accordance with section 17, and by a 2/3 vote, may adopt a resolution for the project to eliminate the necessity of a project citizens district council.

(b) When there are less than 18 residents, real property owners, or representatives of establishments located in the project district area eligible to serve on the project citizens district council.

(c) When the governing body determines that the objectives of the project plan have been substantially achieved. The determination shall not become effective until 20 days after notice is given, in writing, to the project citizens district council advising the project citizens district council of the determination. If, within the 20-day period, the project citizens district council notifies the governing body, in writing, of its disapproval of the determination, the determination shall not become effective unless thereafter approved by a 2/3 majority of the governing body more than 30 days after receipt of the notice of disapproval. During that period, the governing body shall consult with the project citizens district council concerning the objections of the project citizens district council to the determination.

(d) Upon termination of a project by resolution of the governing body.

(e) When the project plan does not include a zoning change and the implementation of the project plan does not require the taking of private property pursuant to section 22.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1621 Injunction, mandamus, or other appropriate remedy at law; equitable relief.

Sec. 21. A municipality may commence an action for an injunction, or any other appropriate remedy at law, against a corporation which has not substantially complied with the time limits established in its approved project plan, reasonable delays caused by unforeseen difficulties excepted, or which has failed to substantially perform its obligations. The corporation may commence an action for an injunction, mandamus, or any other appropriate remedy at law, against a municipality for failure to render a final decision on a project plan within 6 months after the date on which the plan was first submitted to the governing body for approval. A citizen residing in the project or district area whose interest is substantially affected by the project plan may bring an action against the corporation or municipality for an appropriate remedy at law or for equitable relief.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1622 Condemnation.

Sec. 22. A municipality may take private property under Act No. 149 of the Public Acts of 1911, as amended, being sections 213.21 to 213.41 of the Michigan Compiled Laws, for the purpose of transfer to the corporation, and may transfer the property to the corporation for use in an approved project, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974.

125.1623 Borrowing money and issuing revenue bonds or revenue notes; issuing refunding bonds; bonds or notes and interest exempt from taxation; exceptions; liability of municipality on notes or bonds; statement; investment in bonds and notes; deposit of bonds and notes; report; inspection of records and reports; publication and distribution of statement of revenues and expenditures.

Sec. 23. (1) For the purpose of defraying all or part of its project costs, refunding or refunding in advance obligations authorized under this act or obligations authorized under the industrial development revenue bond act of 1963, 1963 PA 62, MCL 125.1251 to 125.1267, by a municipality incorporating a corporation under this act, a corporation may borrow money and issue its revenue bonds or revenue notes. Refunding bonds may be issued by the corporation whether the bonds to be refunded have or have not matured, are or are not redeemable on the date of issuance of the refunding bonds, or are or are not subject to redemption before maturity, and may be issued to pay principal, interest, redemption premiums, or any combination thereof of the obligations to be refunded. The bonds may be issued partly to refund bonds and partly for any other purpose authorized by this act. The refunding bonds may be issued in a principal amount greater than the principal amount of the bonds to be refunded as may be necessary to effect the refunding pursuant to the plan of refunding. The bonds or notes shall be exempt from all taxation except inheritance and transfer taxes and the interest on the bonds or notes shall be exempt from all taxation in the state of Michigan, notwithstanding that the interest may be subject to federal income tax.

(2) The municipality shall not be liable on notes or bonds of the corporation and the notes and bonds shall not be a debt of the municipality. The notes and bonds shall contain on their face a statement to that effect.

(3) The bonds and notes of the corporation may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

(4) The corporation shall report to the governing body of the municipality for which the corporation is

incorporated and the Michigan economic development corporation not less than once per year, which report shall fully describe the activities of the corporation including a statement of all revenues and expenditures since the previous report.

(5) The financial records, accountings, audit reports, and other reports of public money under the control of the corporation shall be public records and open to inspection. The corporation shall publish in a newspaper of general circulation in the incorporating municipality not more than 120 days after the conclusion of the corporation's operating year a statement of all of its revenues and expenditures for the year and shall distribute copies of the report upon request.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981;—Am. 2002, Act 357, Imd. Eff. May 23, 2002.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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For transfer of powers and duties in connection with reports filed by municipalities pursuant to MCL 125.1623(4) from the department of commerce to the chief executive officer of the Michigan jobs commission, see E.R.O. No. 1996-2, compiled at MCL 445.2001 of the Michigan Compiled Laws.

125.1624 Disposition of net earnings and property upon dissolution of corporation.

Sec. 24. Any net earnings of the corporation beyond that necessary for the retirement of indebtedness or to implement the public purposes or program of the municipality may not inure to the benefit of a person other than the municipality and, upon dissolution of the corporation shall belong to the municipality. Upon dissolution of the corporation title to all property owned by the corporation, subject to existing rights in other parties, shall vest in the municipality.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1625 Exemption of corporation and instruments of conveyance from taxation.

Sec. 25. The corporation shall be exempt from all taxation on its earnings or property. Instruments of conveyance to or from a corporation shall be exempt from all taxation including taxes imposed by Act No. 134 of the Public Acts of 1966, as amended, being sections 207.501 to 207.513 of the Michigan Compiled Laws.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1626 Repealed. 1976, Act 175, Imd. Eff. June 29, 1976.

Compiler's note: The repealed section pertained to disposition of property and assets on dissolution of corporation.

125.1627 Powers of public bodies.

Sec. 27. (1) Any municipality and any agency or department thereof, or any other official public body, may do any of the following:

- (a) Anything necessary or convenient to aid in the planning and execution of a project plan.
- (b) Lend, grant, transfer, or contribute funds to the corporation in furtherance of its public purposes.
- (c) Use any funds within its control, including funds derived from the sale or furnishing of property, service, or facilities to the corporation, in the purchase of bonds or other obligations of the corporation, and to exercise any rights connected with such bonds or other obligations of the corporation which it holds.
- (d) Enter into agreements up to 50 years with the corporation regarding action it will take pursuant to the

provisions of this section.

(e) Arrange for economic and business development on a consumer cooperative basis for the citizens to participate in the development of their own housing as an integral part of the commercial, industrial, and residential development under this act.

(f) Lend, grant, transfer, or convey funds received from the federal or state government or from any nongovernmental entity in aid of the purposes described in section 2, and the corporation may accept these funds.

(2) Any state agency or department may do any of the following:

(a) Lend cooperation and assistance to the municipality and its economic development corporation.

(b) Disburse funds to an economic development corporation in accordance with the terms and condition of any grant or transfer of funds from the federal government or its agencies or any nongovernmental entity.

History: 1974, Act 338, Imd. Eff. Dec. 18, 1974;—Am. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1628 Incorporation of economic development corporation; name of corporation.

Sec. 28. Any number of persons, not less than 3, may incorporate, as provided in this act, an economic development corporation for the purpose of implementing or furthering the public purposes stated in section 2 through the exercise of some or all of the powers created in section 7. The name of the corporation shall be “the economic development corporation of the (name of municipality)”.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1629 Articles of incorporation; approval by resolution; contents.

Sec. 29. The incorporation of the corporation shall be accomplished by the approval of articles of incorporation by resolution of the municipality. The articles of incorporation shall set forth the name of the corporation; the purpose for which the corporation is created; the number, terms, and manner of selection of its officers and their powers and duties; the date upon which the corporation shall become effective; the name of the newspaper in which the articles of incorporation shall be published; the manner of adopting bylaws; and other matters expedient to be incorporated in the articles.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978.

125.1630 Amendment of articles of incorporation.

Sec. 30. The articles of incorporation of the corporation may be amended by resolution of the municipality which resolution shall be filed with the secretary of state. The effect of an amendment may include the alteration or changing of the structure, organization, programs, or activities of the corporation including the power to terminate the existence of the corporation. However, an amendment shall not impair the obligation of a bond or contract.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1978, Act 467, Imd. Eff. Oct. 16, 1978;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: “This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h).”

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125.1631 Articles of incorporation; execution; delivery; filing; publication; statement of right to question incorporation; certificate; effective date and validity of incorporation.

Sec. 31. (1) The articles of incorporation shall be executed in duplicate and delivered to the county clerk who shall file 1 copy in his or her office and the other with the recording officer of the corporation when a recording officer is selected. The municipality's clerk shall cause a copy of the articles of incorporation to be published once in a newspaper designated in the articles of incorporation and circulating within the municipality accompanied by a statement that the right exists to question the incorporation in court as provided in this section.

(2) The county clerk shall file 1 printed copy of the articles of incorporation with the secretary of state and 1 printed copy in his or her office, attached to each of which printed copies shall be his or her certificate setting forth that the same is a true and complete copy of the original articles of incorporation on file in his or her office.

(3) The corporation shall become effective at the time provided in the articles of incorporation.

(4) The validity of the incorporation shall be conclusively presumed unless questioned in a court of competent jurisdiction within 60 days after the filing of a certified copy with the secretary of state.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1632 Corporation as body corporate; powers.

Sec. 32. The corporation shall be a body corporate with power to sue and be sued in any court of this state. The corporation shall possess all the powers necessary to carry out the purpose of its incorporation and those incident thereto. The enumeration of any powers in this act shall not be construed as a limitation upon the general powers of the corporation.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1632a Personal liability of board members; insurance.

Sec. 32a. The members of the board of directors of any corporation organized pursuant to this act or any person executing any revenue bond or revenue note on behalf of a corporation shall not be liable personally on the revenue bond or revenue note, or be subject to any personal liability or accountability by reason of the issuance of the revenue bond or revenue note, by reason of acquisition, construction, ownership, or operation of a project, or by reason of any other action taken or omitted by the board of directors. By resolution the board of directors of any corporation organized pursuant to this act may provide for the purchase of insurance indemnifying the members of the board from and against any and all personal liability or accountability described in this section or any loss or expense related thereto.

History: Add. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1633 Dissolution of corporation; referendum on continued existence of corporation.

Sec. 33. (1) A corporation which has completed the purposes for which it was organized shall be dissolved by the adoption of a resolution by a 2/3 majority of its directors, which resolution shall be approved by a majority of the governing body of the municipality and filed with the secretary of state.

(2) At any time during the existence of a corporation, the voters of the municipality for which the corporation was organized shall have the right of referendum on the continued existence of the corporation. A referendum on the continued existence of a corporation shall be conducted pursuant to the laws of the municipality which provide for the referendum of ordinances generally. If a majority of those voting approve the rescission of the resolution approving the articles of incorporation, the dissolution of the corporation shall be effective 90 days after certification of a majority of the votes cast. Provided however, that if the corporation has, prior to the date it is to be dissolved pursuant to this section entered into contracts or issued bonds or notes the corporation shall remain in existence after the date it would otherwise be dissolved but only for purpose of carrying out its obligations under such contracts, bonds or notes. A certification of the referendum vote shall be filed with the secretary of state. Another corporation may not be incorporated for a municipality within 5 years after the effective date of a corporation's dissolution by referendum under this section.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976;—Am. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of

greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1634 Corporations organized and incorporated pursuant to MCL 450.62 to 450.192; validation, force, and effect of prior actions.

Sec. 34. A corporation organized and incorporated pursuant to section 5 and Act No. 327 of the Public Acts of 1931, as amended, being sections 450.62 to 450.192 of the Michigan Compiled Laws, before the effective date of this section, is subject to this act, as amended, without formal reorganization and the corporation shall be deemed to exist solely under this act, as amended. Actions taken under this act by a person, municipality, or corporation in good faith before the effective date of this section and which would have been valid under this act before sections 28 to 36 were added are hereby validated and shall have the same force and effect as if those actions were taken under this act, as amended by the act which added this section.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1634a Corporation deemed validly incorporated; validity of action taken by corporation under act; validity and legality of evidences of indebtedness and related instruments.

Sec. 34a. (1) Notwithstanding any other provision of this act, a corporation for which a copy of articles of incorporation is on file with the secretary of state on or before the effective date of this section shall be deemed validly incorporated under this act from the date on which the articles of incorporation were filed, whether or not the articles of incorporation were adopted, executed, printed, certified, or filed in accordance with this act as in effect at the time of filing.

(2) Any action taken by the corporation under this act, which at the time of the taking of the action the corporation would have been empowered to take, is deemed valid from the date the action was taken.

(3) Any bond, note, or other evidence of indebtedness of any corporation and any instrument relating thereto authorized, issued, or delivered prior to the effective date of this section, is valid and legal for all purposes.

History: Add. 1980, Act 501, Imd. Eff. Jan. 22, 1981.

Compiler's note: Section 2 of Act 501 of 1980 provides: "This amendatory act shall not take effect in a city with a population of greater than 750,000 persons until a subsidiary corporation described under section 6a has been created by the corporation of that city. In addition, any project for which a corporation has designated the project area at the time this amendatory act takes effect shall be exempt from the requirement of payment of the prevailing wage and fringe benefit rates described in section 8(4)(h)."

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125.1635 Liberal construction.

Sec. 35. This act, being necessary for and to secure the performance of essential public purposes and functions for the state and its municipalities shall be liberally construed to effect the purposes of this act.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976.

125.1636 Authority cumulative.

Sec. 36. The authority given by this act shall be in addition to and not in derogation of any power existing in any of the municipalities under any statutory or charter provisions.

History: Add. 1976, Act 175, Imd. Eff. June 29, 1976.



To: Economic Development Corporation Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: October 5, 2023
Re: Village of Okemos Rap Grant and Project Update

The “Village of Okemos” initially approved as a concept in 2019 is a complicated redevelopment project proposed by West Pac Investments out of California. The project has received 4 plan amendments to alter aspects of their approved MUPUD in attempts to address issues with contamination, construction, and economics. The concept today is approved for the following as an

Mixed Use Planned Unit Development (MUPUD):

Total Building Square Feet: 246,939

Commercial Square Feet: 26,399

Residential Unit Count: 206

First floor walk through access

One story parking structure on Block 1 and underground parking on Block 2

Rooftop living space and common patio amenity for residents

Offsite landscape plan to include bio retention basin and offsite storm water retention

Financial Approvals

Michigan Department of Environment, Great Lakes, and Energy Grant (EGLE) and Loan for site contamination and clean up: \$1 Million Dollar Loan and \$1.3 Million Dollar Grant for environmental Cleanup activities. **\$274,967.93** spent out of the grant portion of funding, during the removal of the buildings on Block 2(occurred Jan 1, 2021 with request from the Township to remove the buildings).

Meridian Township Redevelopment Fund (MRF) was approved by the Meridian EDC Board March 1, 2022 and Township Board on May 17, 2022, for the use of \$1.25 Million Dollars as a reimbursement draw for the reconstruction of Methodist, Clinton, Ardmore, Hamilton, and Okemos Road. The funding will not be reimbursed to the developer for use until construction of the roads begins and receipts are presented to the EDC verifying payment for materials, contract work, and other eligible activities. A formal development and reimbursement agreement will be signed prior to payment submissions.

Meridian Township Brownfield Redevelopment Authority (BRA) has approved the use of Brownfield Tax Increment Financing as a reimbursement for site contamination clean up. Tax Increment Financing or “TIF” is an incentivized redevelopment funding tool to be used for public good to encourage development in areas where development would be extraordinarily challenged. The site of the Village of Okemos project is heavily contaminated from previous establishments. The source of contamination is removed and not all of the contaminated soils will be able to be extracted. Encapsulation of these soils will guarantee a safe use of the site and safe future for the Red Cedar River. As the development of the land is cleaned up the value of the land will increase. That increase in taxable value may be reimbursed to the developer should they pay to remove the contaminated soils. The Meridian Township BRA approved the \$6.9 Million dollar reimbursement for the



development of the site. \$124,141 will come to the BRA for administration of the plan, \$375,880 to the revolving fund of the BRA for future site improvements and \$736,987 to the State of Michigan's Revolving fund a total of about \$1.2Million back to taxpayers for public Brownfield eligible projects. As a reimbursement the project must complete in order for payment back to the developer shall begin.

Community Projects Fund or CPF, is a Federal program that invests in a wide variety of projects nationwide like housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and critical infrastructure. Grants are selected through a congressionally directed application process, and in 2023 I applied on behalf of the DDA for the Village of Okemos Workforce Housing redevelopment. The selection by Representative Slotkin secured the project to potentially gain support at the Federal level for the development of the project. We requested \$7.5M to construct the project and address utilities on the site. We have been informed the appropriation we may receive will be less than \$2 Million dollars. As a partner in this redevelopment we will work with the developer to determine the next best use of the funding related to the project.

OCTOBER 2023

No new information from the State of Michigan at this time regarding an approval of funding from the RAP grant. Awards have not been publicly announced. The developer attended a meeting with Consumers Energy and the Township, September 20, 2023. The consensus was to wait to see how much funding if any came from the RAP grant before we discuss options other than burial of the HVD.



To: Economic Development Corporation Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: October 3, 2023
Re: Corridor Improvement Authority TIF Discussion

At their September 20th regular meeting, the CIA Body adopted the Final Draft TIF Plan for the Corridor Improvement Authority District of Meridian Township. This Plan compliments the previously established district and sets the expectation for the use of captured funding for a duration of 20 years. The CIA district and governing body were established in 2017 as a response to the public conversation related to BRT. The BRT discussion inspired a vision for the Grand River Ave corridor to include a mixture of housing sizes and types, a mixture of commercial business, identifiable design/aesthetic that emphasizes “Meridian Township, and update non-motorized travel options. When established the CIA was restricted from discussing a TIF as a financing option. This year the Township Board amended the resolution establishing the CIA and encouraged the CIA to develop a TIF plan.

Attached you will find the Final Draft TIF Plan. The CIA has recently passed the final draft on to the public for review and comments. The public hearing is set for November 9th, 2023.

**DRAFT CORRIDOR IMPROVEMENT AUTHORITY
OF MERIDAIN CHARTER TOWNSHIP
DEVELOPMENT AND TAX INCREMENT
FINANCING PLAN
2023**

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Executive Summary and Development Plan Purpose

The Meridian Township Corridor Improvement Authority (the “Authority” or “CIA”) established in 2017 began as a commission empowered on behalf of Meridian Township residents, businesses, and its representatives regarding the regional discussion of the rapid bus transit. The discussion drove the response of the community to envision and support concentrated redevelopment along Grand River Avenue. The boundary lines of the CIA were established to appeal to a central business district and to define the goals for redevelopment specifically for the area. Promising the redevelopment would assist in the definition of Meridian Township’s business core, setting a standard for development along the corridor, and in time creating a cohesive use of passage along Grand River Avenue. The BRT (Bus Rapid Transit) option did not gain enough support from the community to proceed with formation of that plan. The proposal for a concentrated Grand River remained appealing to residents and members of the Meridian Township Board. The Township Board enacted the creation of the CIA with the intent that the Authority would bring about a development change in support of pedestrian access, enhanced architecture design, and creating a cohesive space for business enterprises. The resolution adopted enacting the Meridian Township Corridor Improvement Authority have set with E. Brookfield Drive on Grand River Avenue as its western border and Cornell Road on Grand River on the eastern border. The Corridor Improvement Authority is a Township Board appointed commission run by appointed Board of Directors with the primary purpose to correct deterioration in business districts, authorize the creation and implementation of development plans and development areas in districts; to promote the economic growth of districts, to authorize the levy and collection of taxes, to authorize the issuance of bonds and other financing opportunities. A primary element to a Corridor Improvement Authority is the authorization, creation, and use of a Tax Increment Financing plan. The capture of increased value in the properties listed within the district and associated with a plan will support a Corridor Improvement Authority through their defined powers. These tax revenues are used to finance improvement projects or activities within the district, which furthers the goal of economic growth.

A Development Plan is one tool the CIA may rely upon for identifying and implementing projects and activities to meet the goals, objectives, and recommended actions necessary to revert deterioration of the district. The elements presented in this document are intended to plan and prioritize projects/activities and ensure that development and redevelopment within the CIA District occurs. This is only conducted through the approval of the Development Plan, adoption of a Tax Increment Financing Plan, creation of a TIF Application, promotion of the program and support of public private partnerships. If the Authority determines it is for the public purpose as intended by the Act, it shall prepare and submit a tax increment financing plan to the governing body of the municipality. A CIA may capture new tax increment in the district and use it to pay for improvements that otherwise could not be afforded by either local businesses or township government, referred to as Tax Increment Financing (“TIF”). Moreover, creation of a TIF district does not take away current tax revenue; it captures any new increment that results from improvements to property or an increase in value.

The included Plan was prepared in accordance with the Corridor Improvement Authority Act 280 of 2005 and the Recodified Tax Increment Financing Act 57 of 2018, sec 618. The foundation of the Plan is focused on incentivizing the Corridor District to build enhanced public spaces, common commercial areas, and increase the walkability of the district. With a proposed development, the Authority by vote of approval may utilize the TIF incentive to gain access to higher quality development, assist with the completion of a development or propose a development project of their own. The vision for the use of this Plan will be set by the annual goals of the Meridian Township Board, Township Staff, and the appointed members of the Corridor Improvement Authority.

DEVELOPMENT PLAN

LEGAL BASIS OF THE PLAN

This Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 618, 620 and 621 of PA 57 of 2018. Specifically, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621, a detailed explanation of the tax increment procedure, the maximum amount of indebtedness, and the duration of the program and shall comply with section 619 of the Act.

DEVELOPMENT PLAN REQUIREMENTS

Section 618, 619 and 620 of the Act, also indicates that the Development Plan shall contain all of the following:

A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.

The boundaries for the district and development area are shown on page 11(*CIA District Map Boundary, Map 1*) of this document. The primary roads in and around the district include; E. Brookfield Drive, Grand River Avenue, Marsh Road, Central Park Drive and Cornell Road. The legal description is presented on page 26(*Legal Description of the CIA District*) of this document.

B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

The location of existing streets and public facilities are indicated on the associated Corridor Improvement Authority boundary map. The district includes zoning designations of professional office, multifamily residential, and dense commercial retail. The included map indicates the existing land uses (*Existing Use of CIA Boundary, Map 2*)

C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

One improvement in pedestrian safety and agility has recently been addressed along Grand River Avenue. The structural improvements required along M-43, by the Michigan Department of Transportation include the raising of Grand River and Okemos Road. The construction project was a 20-month reconstruction of the drainage system beneath Okemos and Grand River Avenue intersection. The inclusion of three pedestrian islands occurred at the final stages of the road improvement. These three islands are introduced at the 4900 block, 2000 block, and 1800 block of Grand River Avenue. Remaining improvements in the development area have not yet occurred but are further described in the development plan under "Proposed Improvements."

D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The estimated cost of improvements is not yet known as the Corridor Improvement Authority does not have a potential project yet proposed. The expected "Proposed Improvements" are listed below.

E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The specific projects to be undertaken by the CIA are not known yet. The "Proposed Improvements" will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

F. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND USE CONTEMPLATED FOR THE SPACE.

There are no known parts of the development area that are designated to be left as open space at this time. Contemplated open space may include the designated land preserve along Grand River Avenue that was established prior to the establishment of the CIA.

G. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The Corridor Improvement Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the CIA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

H. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, OR UTILITIES.

Mixed-use by right is a required zoning allowance for Corridor Improvement Authorities based on PA 57 of 2018 (Recodified Act). The Mixed Use Planned Unit Development (MUPUD) zoning district will be included in the updated Masterplan adopted in 2023 and allowance will coincide with the CIA District and anticipated forms of development. It is not anticipated that the road network's location will change significantly, although there will be physical improvements to the roads and underground utilities. The most recent notable change to the road infrastructure occurred with the Grand River Okemos Road construction project assumed by the Michigan Department of Transportation and Ingham County Road Departments. The improvement involved the raising of the intersection of Okemos Road and Grand River Avenue, the raising of Grand River Avenue at Hamilton Road, and the milling and paving of Grand River Avenue from Hamilton Road to Cornell Road. The Ingham County Drain office included updated infrastructure to support increased water flow capacity at the Okemos and Grand River Avenue intersection to allow the continued flow of water to the Red Cedar River and reduction of flooding during heavy rainstorms. This update began in May of 2022 and will be completed in August of 2023.

I. AN ESTIMATE OF THE COST OF DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

Development project cost estimates will vary per proposed project. There are no active proposed projects at this time and schedule of implementation, for each improvement project that will be completed within the

district is contained in the project schedule and budget in this Plan under “**Future Progress and Eligible Supporting Activities**”. In addition to TIF tax capture, the CIA reserves the ability to utilize the following financing options for CIA projects/activities:

- a. Special assessments;
- b. Revenue bonds;
- c. Revenues from property owned or leased by the CIA;
- d. Donations to CIA;
- e. Grants to CIA; and
- f. Contributions from the local unit of government.

J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

No known designated person, persons natural or corporate to whom all or a portion of a development that will be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken.

K. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.

Proper procedures for bidding for projects associated with the Authority will be conducted based on the requirements of the Charter Township of Meridian, State of Michigan, and Federal laws of the United States of America. Any leasing, purchasing, or conveying in any manner of all or a portion of development upon its completion will be expressed in a signed agreement if the Authority will be the entity to provide such an agreement between itself, persons natural or corporate of the manner in which it shall be leased, conveyed, sold, or otherwise managed.

L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

There are no known persons residing in the development area or families and individuals that the Authority expects to be displaced.

M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

There are currently no known persons to be relocated or displaced due to the establishment of a development in or any new housing in the development area. Should a project be presented to the Authority or undertaken by the Authority in which a designated site includes persons or individuals to be displaced, a plan will be presented in accordance with the Act, State, and local laws to ensure a plan for displacement is adopted.

N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE

STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT 1894.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

O. A PLAN FOR COMPLIANCE WITH 1972 PA 227, MCL 213.321 TO 213.332

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

P. THE REQUIREMENT THAT AMENDMENTS TO AN APPROVED DEVELOPMENT PLAN OR TAX INCREMENT PLAN MUST BE SUBMITTED BY THE AUTHORITY TO THE GOVERNING BODY FOR APPROVAL OR REJECTION.

Any amendment to the adopted Tax Increment Finance Plan of the Corridor Improvement Authority shall be submitted by the Authority to the Meridian Charter Township board for approval or rejection of the proposed amendment.

Q. A SCHEDULE TO PERIODICALLY EVALUATE THE EFFECTIVENESS OF THE DEVELOPMENT PLAN

The Corridor Improvement Authority of Meridian Charter Township will at least once every five years in conjunction and coordination of their Masterplan review the effectiveness of the Tax Increment Financing plan as adopted by the Township Board. The review will include a written communication to the Township Board of the analysis, the approved projects financed through the Plan, and the outcome of each project as defined by the Plan. The review of the Plan may be conducted prior to the required 5-year benchmark and should include a written statement as to whether the plan shall need amending.

R. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

Such other material will be identified or added as the need arises.

Future Progress and Eligible Supporting Activities

The Meridian Township CIA established in 2017 has no current means for financing of any redevelopment project. The CIA has determined that a Development Plan (Plan) which captures new incremental tax revenues beginning in 2024 will support a reimagining of Grand River Avenue, market available redevelopment options, and elevate the ability of a developer to meet the demands of the community with a feasible project. A shift in the economy dramatically since COVID-19 has prioritized the following for the CIA:

- Address the economic downturn and use of the Meridian Mall;
- Support the redevelopment along the corridor with updated drain infrastructure;
- Develop and encourage the establishment of pedestrian friendly routes along and through the corridor. Include options for the authority to help with financing these walkable options.
- Support the removal and remediation of 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;
- Market the areas in the district where previously proposed redevelopment projects have failed due to the issues.

Further, the CIA has identified specific projects within the CIA District that need funding. A key redevelopment project will be at 1982 W. Grand River Avenue, formally known as Meridian Mall. A site established in the 1960s, Meridian Mall was a competitive shopping commercial retail development to rival the Lansing Mall and Frandor Shopping Center retail areas of the Lansing region. Today, the Meridian Mall struggles against the change in commercial retail being predominantly supported through online experience with over 800,000 square feet of commercial leasing space. Post-COVID-19 commercial and commercial office has suffered to resurge due to the prohibitive cost of leasing, dilapidated options, and increasing affordability of online commerce experiences. The redevelopment of the centralized commercial retail option in the Township will once again elevate Meridian Township as the prime location for business and attract new residents. Establishing a base tax year in 2023 will grant the district access to guarantee a tax increase due to expected continued development and draw for commercial opportunity along Grand River Avenue. This will allow the first full year of capture to begin 2024 on a 20-year plan, sun-setting 2044.

As such, it is necessary to review the eligible activities to be included in the Plan. Eligible activities are categories or projects which the CIA is eligible to spend tax increment revenue for enhancing, improving, or redeveloping the district. Funds can also be utilized for marketing the core business district. Below is a description of eligible activities and a projection of their estimated costs. These **Future Progress and Eligible Supporting Activities** are adopted as potential future development projects to be reimbursed to a developer as they meet the priority intent of this Plan.

1. **Marketing and Development Studies** – Destination branding and marketing have a key relationship with successful commercialized districts. The marketability of a Corridor District may entice future companies, developers, and potential residents to live and work within the Authority. To address the needs of the community these studies can be performed to attract specific development types or specific developers. **\$160,000.**

2. **Streetscape** – An attractive streetscape strengthens the public realm within Corridor Districts. Adding boulevards and partitions with landscaping draws motorists eyes to the road and can enhance elements of pedestrian safety. These enhancements are not limited to planter boxes, waste receptacles, benches, brick

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pavers, decorative fencing, trees and tree grates, sculptures and other pieces of art and costs related to improving the street itself. **\$1,000,000.**

3. **Façade Improvements** – Typically, CIA's utilize a portion of tax increment revenue funds to assist business owners with façade improvements for buildings in need of repair or upgrade within the District. This is usually set up as a low interest loan or competitive reimbursement grant program with match requirements. These programs work to improve the image of the buildings within the CIA District. **\$500,000.**

4. **Planning/Urban Design Plans** – Design plans and thoughtful urban design help to guide the potential environment of the District. Results of these plans can help the community and developer understand the needs of an area and expedite new development projects. Design which focus on creative ways to establish vibrancy and increase density within the District core maybe a priority. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites. **\$100,000.**

5. **Promotions** –Experiences are known to attract audiences that vary in age and income, while promoting the region they are established in. Community events require promotion, planning, dedication, partnerships and more to reach specific target audiences which the District is trying to attract. This could include print content, web content, radio and television content and other forms of promotion to spread the message of the CIA. **\$100,000.**

6. **Demolition** – A developer may find a site more suitable for a development opportunity if demolished and brought back to a "greenfield" site. This may require demolition of existing sites and structures in order to market. The CIA can participate in the costs of the demolition process when appropriate to spur new development opportunities. **\$500,000.**

7. **Broadband/High Speed Wireless Internet Services** – Broadband/High Speed Internet services has elevated several aspects of commerce. Online presence for commercial retail, restaurants, service industry, hospitality and tourism industries are a key component to their vitality. As development occurs on along the Corridor, it is imperative financial study, improvement, and installation of Broadband/High Speed internet services are considered an eligible and smart investment for the community. Several buildings in current use are without adequate high speed service and require individual leases to maintain separate services which increases the cost of business. The inclusion of a portion of funding in support of Broadband/High Speed Internet services accessible to the public is a supporting element of this plan. **\$500,000.**

8. **Public Infrastructure Improvements** – Public improvements covers a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm. **\$10,000,000.**

9. **Public Spaces** –Public spaces may include: parks, public alleys, community centers, non-park public owned green spaces and many more. Projects that can enhance these spaces all fall under the eligible activity expenses of the CIA. **\$1,000,000.**

10. **Private Infrastructure Improvements** – As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The CIA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, in accordance with local zoning, master plans

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and township goals. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the township and CIA. **\$5,000,000.**

11. **Site Preparation** – Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and township goals. **\$1,000,000.**

12. **Environmental Activities** – Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environmental Quality (MDEQ) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost prohibitive environmental costs and insurance needs, etc. **\$1,500,000.**

13. **Gap Funding** – Recognizing that the cost of mixed-use development is higher than it is for undeveloped sites, the Authority may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the township to create new employment opportunities within the CIA District. **\$2,500,000.**

Total Estimated Cost of All Projects: 23,860,000

CIA DISTRICT MAP BOUNDARY

BELOW IS A MAP WITH BOUNDARY OF THE CORRIDOR IMPROVEMENT AUTHORITY OUTLINED AND DESIGNATED BY THE ADOPTION OF THE MERIDIAN TOWNSHIP BOARD.

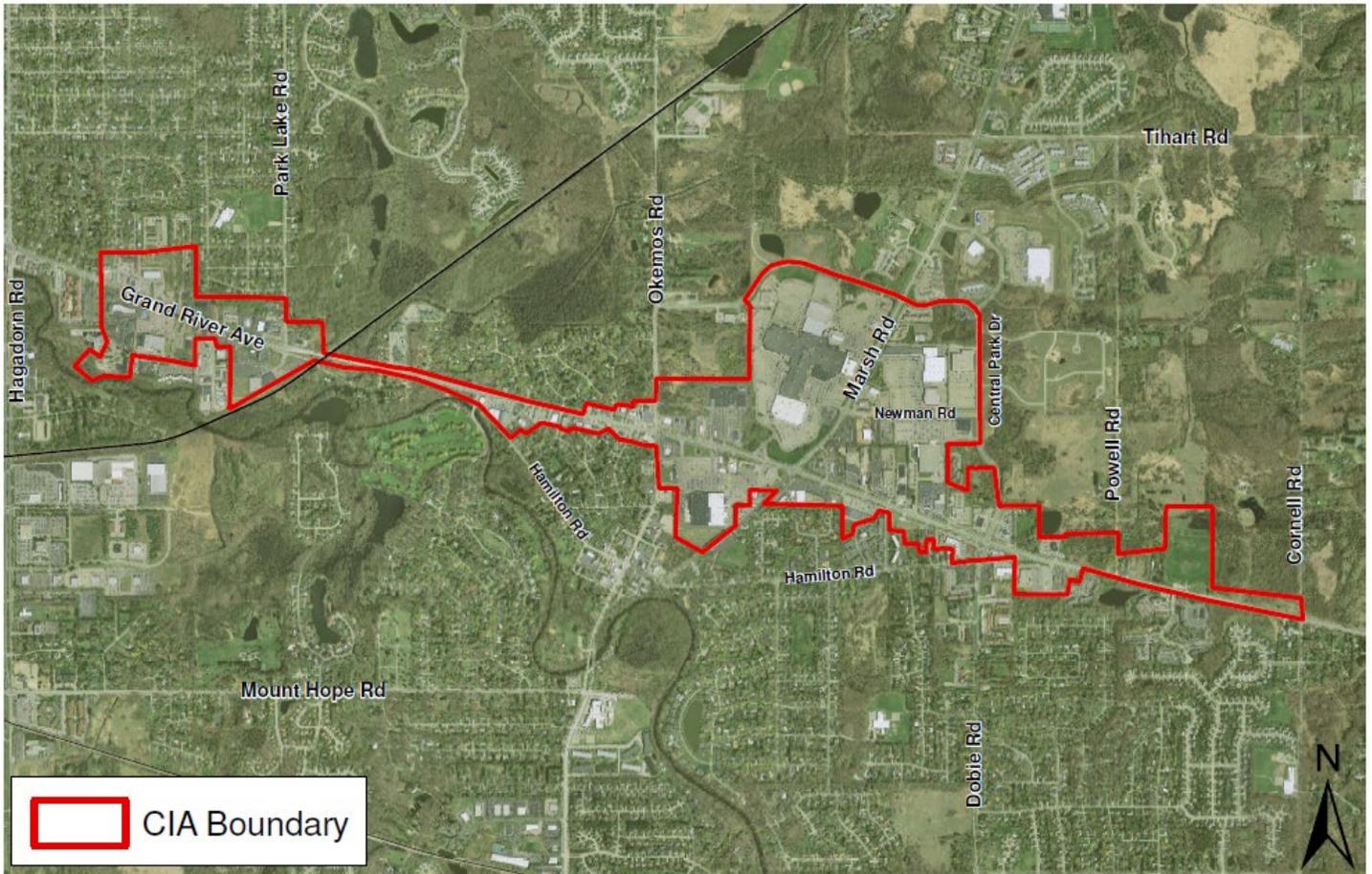
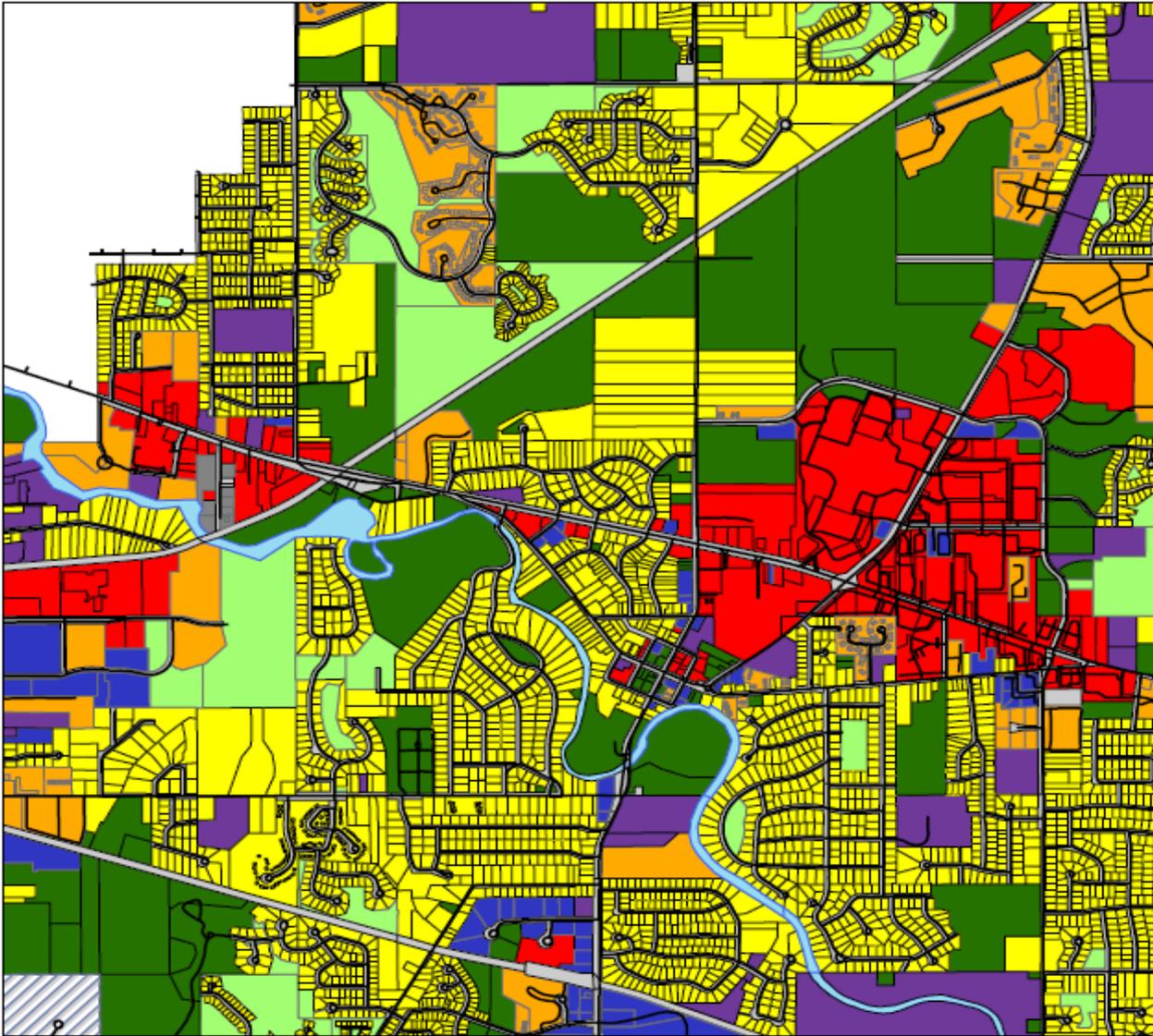


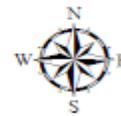
Figure 1 Corridor Improvement Authority Boundary Map Established 2017

MAP 2: EXISTING LAND USE FOR CIA BOUNDARY

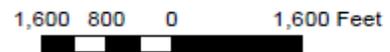
Current Land Use



| Land Use Classes | |
|------------------|-------------------------------|
| | Agriculture |
| | Commercial |
| | Cooperative Agreement |
| | Industrial |
| | Institutional |
| | Mobile Home |
| | Multi-Family Residential |
| | Office |
| | Outdoor Recreation & Cemetery |
| | Reserved Residential |
| | Single Family Residential |
| | T, C, and U |
| | Water |



1:24,550



MAP 3: FUTURE LAND USE OF CORRIDOR IMPROVEMENT AUTHORITY DISTRICT

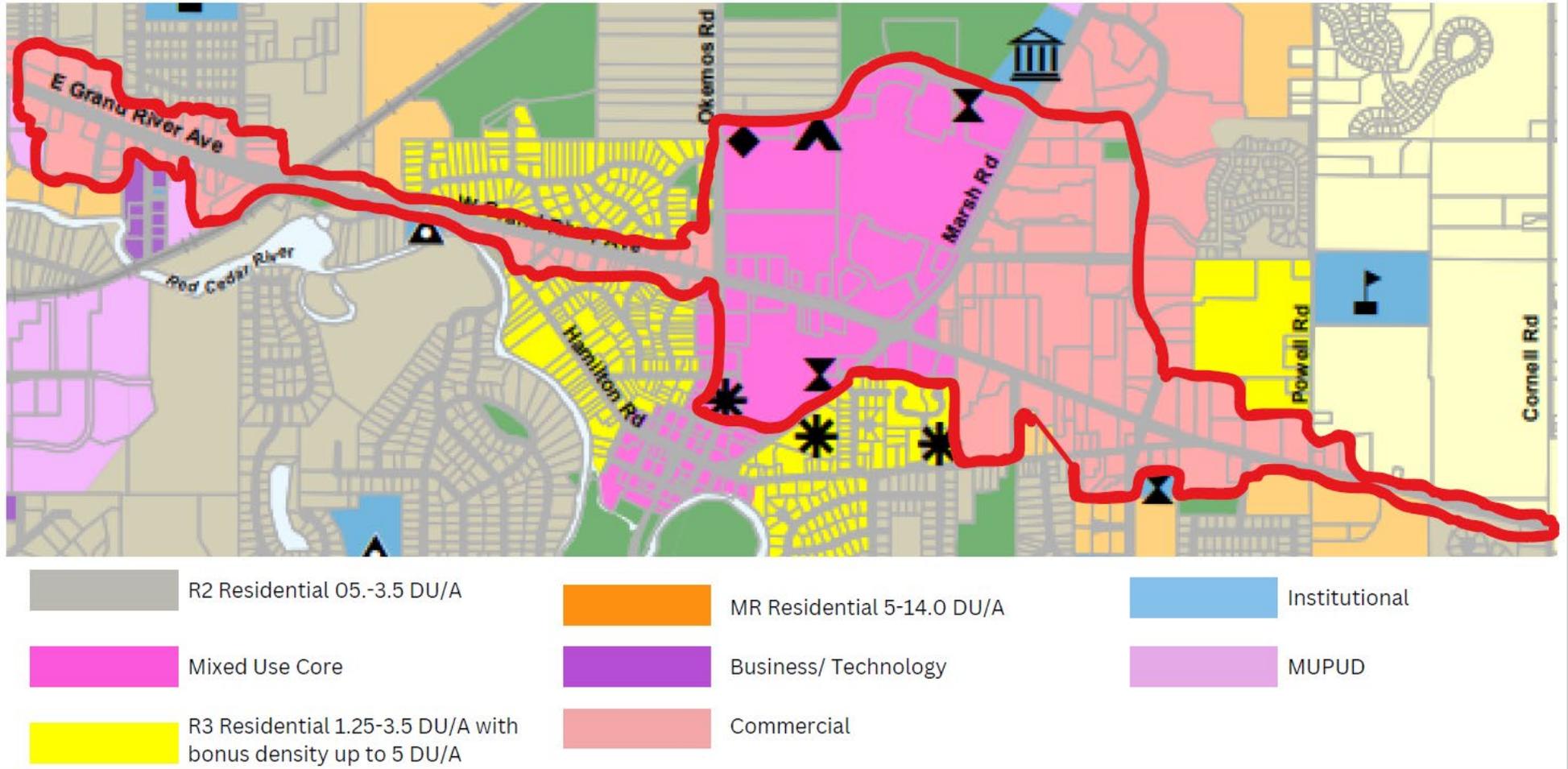


Figure 2 Future Land Use Map of Corridor Improvement Authority Source: Masterplan 2017

TAX INCREMENT FINANCING PLAN

EXPLANATION OF TAX INCREMENT FINANCE PROCEDURES

As provided in the Recodified Act PA 57 of 2018, tax increment financing is a potential tool for financing specified eligible projects, redevelopment and planning of designated development areas within the Authority's district. The incremental increase in funding may be used to acquire land, determine the feasibility of projects, fund facilities, structures, or improvements within the district. The applied eligible projects as defined by the Authority will also allow the financing of:

- 1) Redevelopment of priority sites within the district.
- 2) Marketing/promotion of businesses within the district.
- 3) Plan and financing public improvement projects.
- 4) Acquisition of land in association with a development or redevelopment project.
- 5) Construction of new development.
- 6) Administration of the plan (including continued evaluation of its effectiveness).
- 7) Determine the feasibility of projects through comprehensive data collection.

Tax Increment Financing is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a Development Plan has been prepared by the Corridor Improvement Authority and adopted by the Township Board.

After several discussions with staff and the CIA Board, it was the decision to capture only from a portion of the eligible properties within the district for the base value shown below. The CIA boundary currently covers the parcels at 2055 W Grand River Avenue which includes Chik-Fil-a, Aspen Dental, Verizon Wireless, and Meijer retailers. The potential for capture of these parcels are void as they are included in the Downtown Development Authority taxable capture and TIF Plan. By the Act, there is no allowance to layer two TIF captures based on the specific millages allowed to be included in a capture. In addition the Corridor includes commercial retailers like Kroger, Marshall's and Target that have in past years objected to their taxable value, and may receive a reduction in taxes. This would negatively impact the district's overall capture should large box stores be included in the capture. In addition the decision to remove the Meridian Mall at 1982 W Grand River Avenue was determined as the best option for future development. This will allow the Mall to access other tax abatement incentives and as an included parcel of the district, layer the eligible reimbursements of the CIA TIF Plan for redevelopment.

1. Increase in taxable value. The initial assessed value ("SEV") for this Plan is the assessed value of all real and personal property in the development area as determined on December 31, 2023 and finally equalized by the state in May of 2024. This is commonly considered the SEV for 2023. As shown in Table 1, the base value of real property in the district is **\$49,116,621**.

Table 1
Estimated Taxable Value Increase
 ESTIMATED TAX CAPTURE VALUE 2023- 2043

The below table makes no assumptions on potential commercial developments to occur in the District:

| YEAR | Annual District Taxable Value 2% Estimated Rate of Increase | Total Taxable Value Per Year 2% Estimated Increase | Annual Increase from Previous Year | Annual CIA Estimated Capture Value |
|---------------------|---|--|------------------------------------|------------------------------------|
| BASE YR 2023 | \$54,618,899 | \$ - | 0 | 0 |
| 2024 | \$55,711,277 | \$ 1,092,378 | \$1,092,378 | \$27,196 |
| 2025 | \$56,825,503 | \$ 2,206,604 | \$1,114,226 | \$54,935 |
| 2026 | \$57,962,013 | \$ 3,343,114 | \$1,136,510 | \$83,230 |
| 2027 | \$59,121,253 | \$ 4,502,354 | \$1,159,240 | \$112,090 |
| 2028 | \$60,303,678 | \$ 5,684,779 | \$1,182,425 | \$141,527 |
| 2029 | \$61,509,751 | \$ 6,890,582 | \$1,206,074 | \$171,554 |
| 2030 | \$62,739,946 | \$ 8,121,047 | \$1,230,195 | \$202,180 |
| 2031 | \$63,994,745 | \$ 9,375,846 | \$1,254,799 | \$233,420 |
| 2032 | \$65,274,640 | \$ 10,655,741 | \$1,279,895 | \$265,284 |
| 2033 | \$66,580,133 | \$ 11,961,234 | \$105,493 | \$297,785 |
| 2034 | \$67,911,736 | \$ 13,292,837 | \$1,331,603 | \$330,936 |
| 2035 | \$69,269,970 | \$ 14,651,071 | \$1,358,235 | \$364,751 |
| 2036 | \$70,655,370 | \$ 16,036,471 | \$1,385,399 | \$399,241 |
| 2037 | \$72,068,477 | \$ 17,449,578 | \$1,413,107 | \$434,422 |
| 2038 | \$73,509,847 | \$ 18,890,948 | \$1,441,370 | \$470,306 |
| 2039 | \$74,980,044 | \$ 20,362,145 | \$1,470,197 | \$506,908 |
| 2040 | \$76,479,645 | \$ 21,860,746 | \$1,499,601 | \$544,242 |
| 2041 | \$78,009,238 | \$ 23,390,339 | \$1,529,593 | \$582,322 |
| 2042 | \$79,569,422 | \$ 14,950,523 | \$1,560,185 | \$621,164 |
| 2043 | \$81,160,811 | \$ 26,541,912 | \$1,591,388 | \$660,783 |

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The purpose of the Tax Increment Financing Plan is to ensure that revenue from the capture will support public improvements associated with redevelopment and development of the district. Costs for contracted services increase annually and to address the current infrastructure to raise the standards to 2023 development codes will be higher than anticipated. The adopted Plan will grant a development the incentive to meet the needs of the community, address historic issues of a site in an area that has seen economic distress and downturn. Some assumptions are involved in order to project property values into the future to determine anticipated revenues. These assumptions are identified in the tables below.

2. **Capturable Taxable Value.** Development is expected over the entire CIA District during the life of the Plan. Assuming development of the CIA and using current/potential tax projections, below on page 19, is the table showing the base value and expected increase. For projection purposes the assumption of a 2% Inflation Rate Multiplier on Base Taxable Values is applied each year for 20 years. The Plan does not project any other new development or increases in value due to private investments/improvements beyond the CIA district.

This Plan will include a 20% pass-through to the four other tax jurisdictions to maintain general fund balances throughout the duration of the plan. This will be done based on the direction of the Act, starting with the existing base taxes paid (Base Year 2023) of all parcels in the District. As provided for in the Act, and a portion (2% property value increase) of the increase on the base taxes paid due to any new private development within the District that results in added private investment/improvements thus increasing taxable values on those specific parcels. These payments are subject to certain triggering conditions and would be made from available tax increment revenues, as agreed to between the taxing jurisdictions, the Authority, and Meridian Charter Township, as provided for in the Act. The property value increase used is the current 20-Year Average Inflation Rate Multiplier of 2% growth/year (per the Michigan Department of Treasury Annual Bulletin "Consumer Price Level (CPL/CPI)" Memo).

3. **Tax Increment Capture.** Beginning with the 2024 tax collection, and for each year of the Plan, municipal and county treasurers shall transmit to the CIA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to PA 57 of 2018. Voted and separately identified debt millage revenues do not come to the CIA, but instead go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the CIA must prepare a Development Plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the CIA or the Township. All amendments must follow the procedures of the Act.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The Corridor Improvement Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. There is currently no bonded indebtedness for the CIA. Future Plan updates will consider outstanding debt as it plans for continued investment in the district.

DURATION OF THE DEVELOPMENT PROGRAM

The duration of the tax increment financing plan is twenty (20) years, commencing in 2023 and will cease with tax collections due in December 2043, unless this Plan is amended to extend or shorten its duration.

STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

After review of the available funding from Meridian Charter Township, Ingham County, Capital Area Transportation Authority (CATA), Capital Region Airport Authority (CRAA), and Lansing Community College (LCC). The following is a proposal of the impact of financing on all tax jurisdictions that will be included in the 20-year Plan.

Once the base taxable value of the District is set, the CIA will capture 80% of any increase in property value, particularly through new project development. The base value and 20% of any increase in property value amount would still flow to the appropriate taxing jurisdictions, non-captured. The revenue to each taxing jurisdiction would effectively be frozen at the base value plus the 20% increase in property value for the entire term of the CIA Plan.

Presented below is a summary of the impact to taxing jurisdictions if proposed redevelopment occurs in the district. The impact to each individual taxing jurisdiction will be their proportionate share of the actual amount of the total tax increment revenues captured. For Plan projection purposes, the impact to each individual taxing jurisdiction may be as much as their proportionate share of 20% of the projected tax increment revenue.

CORRIDOR IMPROVEMENT AUTHORITY
 DEVELOPMENT AND TAX INCREMENT FINANCING PLAN
 MERIDIAN CHARTER TOWNSHIP 2023

Table 2
Estimated Tax Increment Revenue Capture by Taxing Jurisdiction 2023-2043
 The below table makes no assumptions on potential commercial developments to occur in the District:

| Estimated Tax Capture w/ 20% Pass Thru Capture Rates- Meridian Township Corridor Improvement Authority | | | | | | | | | |
|--|----------------------------|--------------------|--------------------|--------------------|------------------|------------------|--------------------|------------------------|--------------------|
| Year | Base Tax Value | TIF Capture | Meridian Township | LCC | CATA | CRAA | Ingham County | Jurisdiction Pass Thru | CIA TIF CAPTURE |
| 2023 | \$54,618,899 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$55,711,277 | \$33,995 | \$9,045 | \$8,564 | \$3,266 | \$764 | \$12,356 | \$6,799 | \$27,196 |
| 2025 | \$56,825,503 | \$68,669 | \$18,270 | \$17,300 | \$6,597 | \$1,542 | \$24,960 | \$13,734 | \$54,935 |
| 2026 | \$57,962,013 | \$104,037 | \$27,680 | \$26,210 | \$9,994 | \$2,337 | \$37,816 | \$20,807 | \$83,230 |
| 2027 | \$59,121,253 | \$140,112 | \$37,279 | \$35,298 | \$13,460 | \$3,147 | \$50,928 | \$28,022 | \$112,090 |
| 2028 | \$60,303,678 | \$176,910 | \$47,069 | \$44,569 | \$16,995 | \$3,974 | \$64,303 | \$35,382 | \$141,528 |
| 2029 | \$61,509,751 | \$214,442 | \$57,055 | \$54,024 | \$20,600 | \$4,817 | \$77,946 | \$42,888 | \$171,554 |
| 2030 | \$62,739,946 | \$252,726 | \$67,241 | \$63,669 | \$24,278 | \$5,677 | \$91,861 | \$50,545 | \$202,181 |
| 2031 | \$63,994,745 | \$291,775 | \$77,630 | \$73,507 | \$28,029 | \$6,554 | \$106,055 | \$58,355 | \$233,420 |
| 2032 | \$65,274,640 | \$331,604 | \$88,227 | \$83,541 | \$31,855 | \$7,448 | \$120,533 | \$66,321 | \$265,283 |
| 2033 | \$66,580,133 | \$372,231 | \$99,037 | \$93,776 | \$35,758 | \$8,361 | \$135,299 | \$74,446 | \$297,785 |
| 2034 | \$67,911,736 | \$413,670 | \$110,062 | \$104,216 | \$39,739 | \$9,291 | \$150,362 | \$82,734 | \$330,936 |
| 2035 | \$69,269,970 | \$455,938 | \$121,308 | \$114,864 | \$43,799 | \$10,241 | \$165,726 | \$91,188 | \$364,750 |
| 2036 | \$70,655,370 | \$499,052 | \$132,779 | \$125,726 | \$47,941 | \$11,209 | \$181,397 | \$99,810 | \$399,242 |
| 2037 | \$72,068,477 | \$543,028 | \$144,479 | \$136,805 | \$52,166 | \$12,197 | \$197,381 | \$108,606 | \$434,422 |
| 2038 | \$73,509,847 | \$587,882 | \$156,413 | \$148,105 | \$56,474 | \$13,205 | \$213,685 | \$117,576 | \$470,306 |
| 2039 | \$74,980,044 | \$633,634 | \$168,586 | \$159,631 | \$60,870 | \$14,232 | \$230,315 | \$126,727 | \$506,907 |
| 2040 | \$76,479,645 | \$680,303 | \$181,003 | \$171,388 | \$65,353 | \$15,281 | \$247,278 | \$136,061 | \$544,242 |
| 2041 | \$78,009,238 | \$727,902 | \$193,667 | \$183,380 | \$69,925 | \$16,350 | \$264,580 | \$145,580 | \$582,322 |
| 2042 | \$79,569,422 | \$776,455 | \$206,585 | \$195,612 | \$74,590 | \$17,440 | \$282,228 | \$155,291 | \$621,164 |
| 2043 | \$81,160,811 | \$825,980 | \$219,762 | \$208,089 | \$79,347 | \$18,553 | \$300,229 | \$165,196 | \$660,784 |
| | TOTAL 20 YR CAPTURE | \$8,130,345 | \$2,163,177 | \$2,048,274 | \$781,036 | \$182,620 | \$2,955,238 | \$1,626,069 | \$6,504,276 |

PLAN FOR THE EXPENDITURE OF CAPTURED ASSESSED VALUE BY THE AUTHORITY

1. **Estimate of Tax Increment Revenues.** Table 2 above summarizes the estimated captured tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually for the district and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this Plan but if such increases occur, the tax increment revenues will be captured above the 2% Inflationary Increase and used in accordance to this Plan to accelerate the implementation and success of this Plan and the proposed improvements:
 1. Expenditure of Tax Increment Revenues.
 2. Any additional tax increment revenues beyond those projected in this Plan will:
 - A. be used to expedite any debt service, or
 - B. further the implementation of the proposed improvements.
 3. Should the tax increment revenues be less than projected, the CIA may choose to:
 - A. Collect and hold the captured revenues until a sufficient amount is available to implement specific improvements,
 - B. Consider implementing improvement projects/activities based upon the ability to match existing funds with expenditures while seeking out additional funding sources,
 - C. Amend the Development Plan and/or tax increment financing plan to allow for alternative projects/activities and funding.

APPENDIX

Parcels included in the capture of the Boundary, Map of the parcels included in the tax capture and legal description of the Corridor Improvement Authority.

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**APPENDIX TABLE A
PARCELS IN THE CIA DISTRICT**

| PARCEL MASTER NO. | STREET NUMBER | STREET NAME | ST SUFFIX | PROP CITY | PROP STATE | PROP ZIP | PARCEL OWNER NAME |
|---------------------|---------------|-------------|-----------|--------------|------------|----------|------------------------------------|
| 33-02-02-17-377-012 | 2784 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | TOM'S PARTY STORE INC |
| 33-02-02-17-377-013 | 2784 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | TOM'S PARTY STORE INC |
| 33-02-02-17-377-014 | 2778 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | TOM'S PARTY STORE INC |
| 33-02-02-17-377-020 | 2848 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | A & G ASSOCIATES LLC |
| 33-02-02-17-377-021 | 2838 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | A & G ASSOCIATES LLC |
| 33-02-02-17-377-023 | 2780 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | A & G ASSOCIATES LLC |
| 33-02-02-17-377-032 | 2750 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | G & A ASSOCIATES LLC |
| 33-02-02-17-377-034 | 2800 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | A & G ASSOCIATES LLC |
| 33-02-02-17-379-003 | 2771 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | CHENEGA RESTAURANT PROPERTIES, LLC |
| 33-02-02-17-379-004 | 2763 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | CONSUMERS CREDIT UNION |
| 33-02-02-17-379-010 | 2843 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | PT2 LLC |
| 33-02-02-17-460-003 | 2700 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | LINCOLN STREET COMMERCIAL, LLC |
| 33-02-02-17-460-013 | 5015 | PARK LAKE | RD | EAST LANSING | MI | 48823 | JJV PROPERTIES LLC |
| 33-02-02-17-460-017 | 2736 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | EAST LANSING LODGE, INC. |
| 33-02-02-17-460-019 | 2660 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | BROWN, RICHARD L & MICHELLE |
| 33-02-02-20-126-001 | 2775 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | 2751 STADIUM PLAZA LLC |
| 33-02-02-20-127-001 | 2755 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | SH G2755 LLC |
| 33-02-02-20-127-004 | 4960 | NORTHWIND | DR | EAST LANSING | MI | 48823 | CS & S REAL PROPERTIES LLC |
| 33-02-02-20-127-007 | 4972 | NORTHWIND | DR | EAST LANSING | MI | 48823 | SH G2755 LLC |
| 33-02-02-20-127-008 | 0 | NORTHWIND | DR | OKEMOS | MI | 48864 | GREEN PEAK INDUSTRIES, INC |
| 33-02-02-20-202-001 | 2731 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | MERIDIAN RETAIL MGMT II LLC |
| 33-02-02-20-202-010 | 2717 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | MAYFLY PROPERTIES LLC |
| 33-02-02-20-203-012 | 2703 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | SG ELMS LLC |
| 33-02-02-20-205-001 | 2701 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | LAXMI, LLC |
| 33-02-02-20-205-012 | 2649 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | AUTOZONE DEVELOPMENT LLC |
| 33-02-02-20-205-015 | 2655 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | MERIDIAN GRAND RIVER LLC |
| 33-02-02-20-205-016 | 2661 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | GTY AUTO SERVICE, LLC |
| 33-02-02-20-205-017 | 2643 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | SEAGER, MARY T |
| 33-02-02-20-205-018 | 2671 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | MERIDIAN GRAND RIVER LLC |
| 33-02-02-20-205-019 | 2655 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | MERIDIAN GRAND RIVER LLC |
| 33-02-02-20-226-002 | 4994 | PARK LAKE | RD | EAST LANSING | MI | 48823 | LOTUSVOICE INTEGRATIVE THERAPIES |
| 33-02-02-20-226-003 | 4980 | PARK LAKE | RD | EAST LANSING | MI | 48823 | WOLFE, ALAN J & GAIL S |

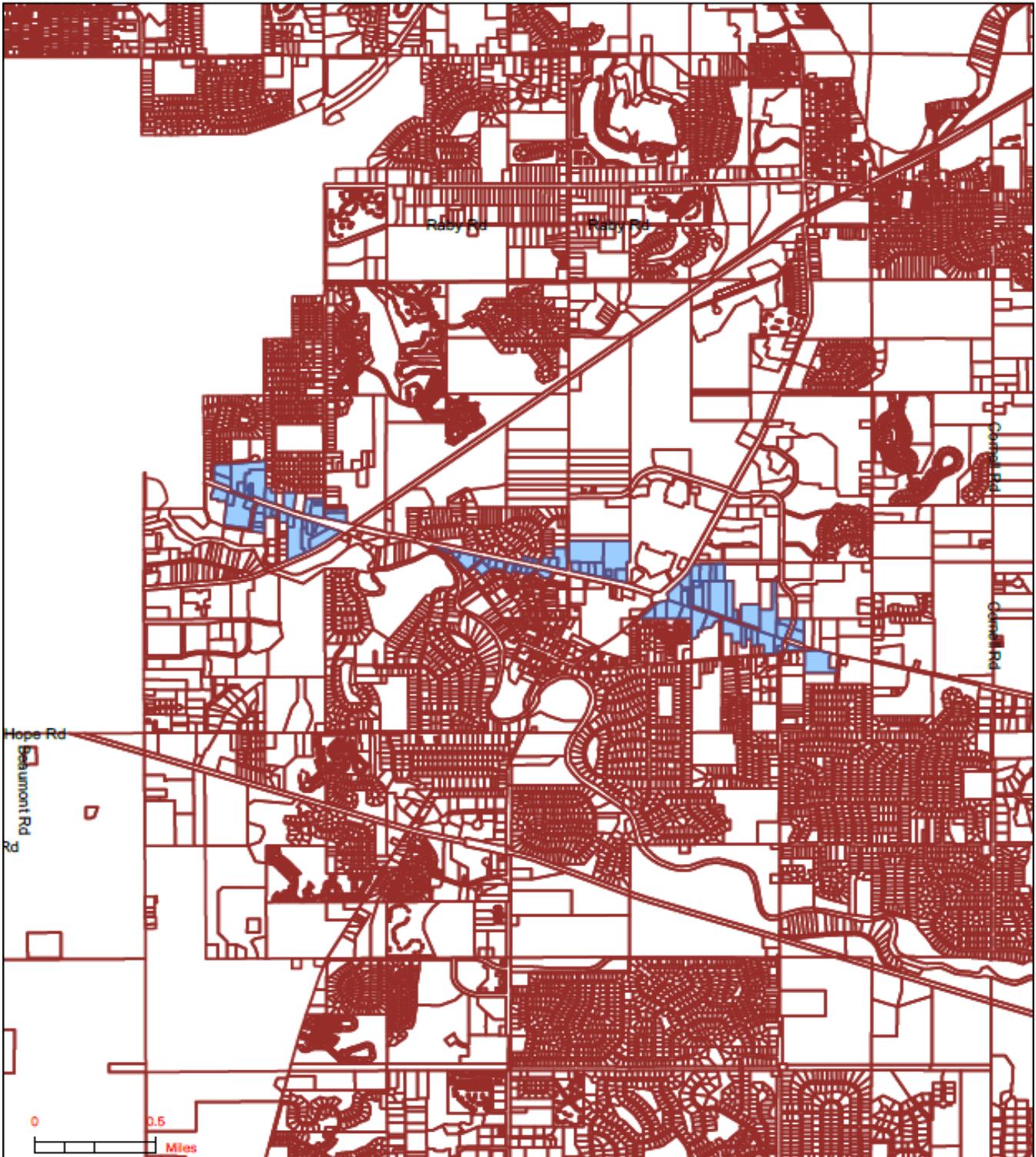
**CORRIDOR IMPROVEMENT AUTHORITY
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| | | | | | | | |
|---------------------|------|-------------|-----|--------|----|-------|-----------------------------------|
| 33-02-02-21-106-002 | 2421 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | TYLIE LLC |
| 33-02-02-21-131-001 | 2359 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | WARD INVESTMENT GROUP LLC |
| 33-02-02-21-131-002 | 2305 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | JJV PROPERTIES LLC |
| 33-02-02-21-131-003 | 2285 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | CAPITOL NATIONAL BANK |
| 33-02-02-21-176-002 | 2287 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | TAYLOR & WILLIAMS LLC |
| 33-02-02-21-176-007 | 2283 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | H & N SOLDAN LLC |
| 33-02-02-21-176-019 | 2289 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | T & W COMMERCIAL LLC |
| 33-02-02-21-176-020 | 4900 | MONTROSE | AVE | OKEMOS | MI | 48864 | MONTROSE PROFESSIONAL CENTRE, LLC |
| 33-02-02-21-177-006 | 2243 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | EBOC, LLC |
| 33-02-02-21-204-010 | 2168 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | PCM DEVELOPMENT LLC |
| 33-02-02-21-204-012 | 2222 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | KLF REAL PROPERTIES LLC |
| 33-02-02-21-204-013 | 2228 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | ZIRKLE RE, LLC |
| 33-02-02-21-205-012 | 2160 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LTG EAST LLC |
| 33-02-02-21-205-027 | 2128 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | NATIONAL CITY BANK OF MI/IL |
| 33-02-02-21-205-033 | 4901 | OKEMOS | RD | OKEMOS | MI | 48864 | GK RETAIL HOLDINGS INC |
| 33-02-02-21-226-003 | 2090 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | SANLYSE LLC |
| 33-02-02-21-226-004 | 2080 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | MAGEDMAN FAMILY LLC |
| 33-02-02-21-226-005 | 2060 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | REINALT THOMAS REALTY CO |
| 33-02-02-21-226-006 | 2040 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | S & S LLC |
| 33-02-02-21-226-009 | 2030 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | OLD WEST PROPERTIES LLC |
| 33-02-02-21-226-014 | 0 | OKEMOS | RD | OKEMOS | MI | 48864 | LANSING MART ASSOCIATES LLC |
| 33-02-02-21-226-015 | 2020 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LANSING MART ASSOCIATES LLC |
| 33-02-02-21-226-016 | 2010 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LANSING MART ASSOCIATES LLC |
| 33-02-02-21-251-002 | 2233 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | DAWSON MANAGEMENT, LLC |
| 33-02-02-21-251-004 | 2167 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | KIM FAMILY TRUST |
| 33-02-02-21-251-013 | 2189 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | KHAR PROPERTIES LLC |
| 33-02-02-21-251-015 | 2227 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | MAX AUTO REAL ESTATE LLC |
| 33-02-02-21-253-036 | 2151 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | HORIZON BANK |
| 33-02-02-22-153-002 | 4790 | MARSH | RD | OKEMOS | MI | 48864 | LEDEBUHR FAMILY LTD PARTNERSHIP & |
| 33-02-02-22-153-003 | 1938 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LEDEBUHR FAMILY LTD PARTNERSHIP & |
| 33-02-02-22-153-004 | 1930 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LEDEBUHR FAMILY LTD PARTNERSHIP & |
| 33-02-02-22-153-005 | 1878 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LEDEBUHR FAMILY LTD PARTNERSHIP & |
| 33-02-02-22-154-001 | 4760 | MARSH | RD | OKEMOS | MI | 48864 | PRETIUM PROPERTIES, LLC |
| 33-02-02-22-154-002 | 1941 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | OKEMOS PLAZA LLC |
| 33-02-02-22-154-006 | 1915 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | COMMERCIAL PROPERTY GROUP |
| 33-02-02-22-154-007 | 1881 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | BOSWORTH PROPERTIES LLC |
| 33-02-02-22-176-001 | 1878 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | LEDEBUHR FAMILY LTD PARTNERSHIP & |
| 33-02-02-22-176-005 | 1842 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | 1842 GRAND RIVER LLC |
| 33-02-02-22-176-010 | 1800 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | KIM, YOUNG O TRUSTEE |
| 33-02-02-22-176-012 | 1780 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | TRAN, HENRY HUNG & |

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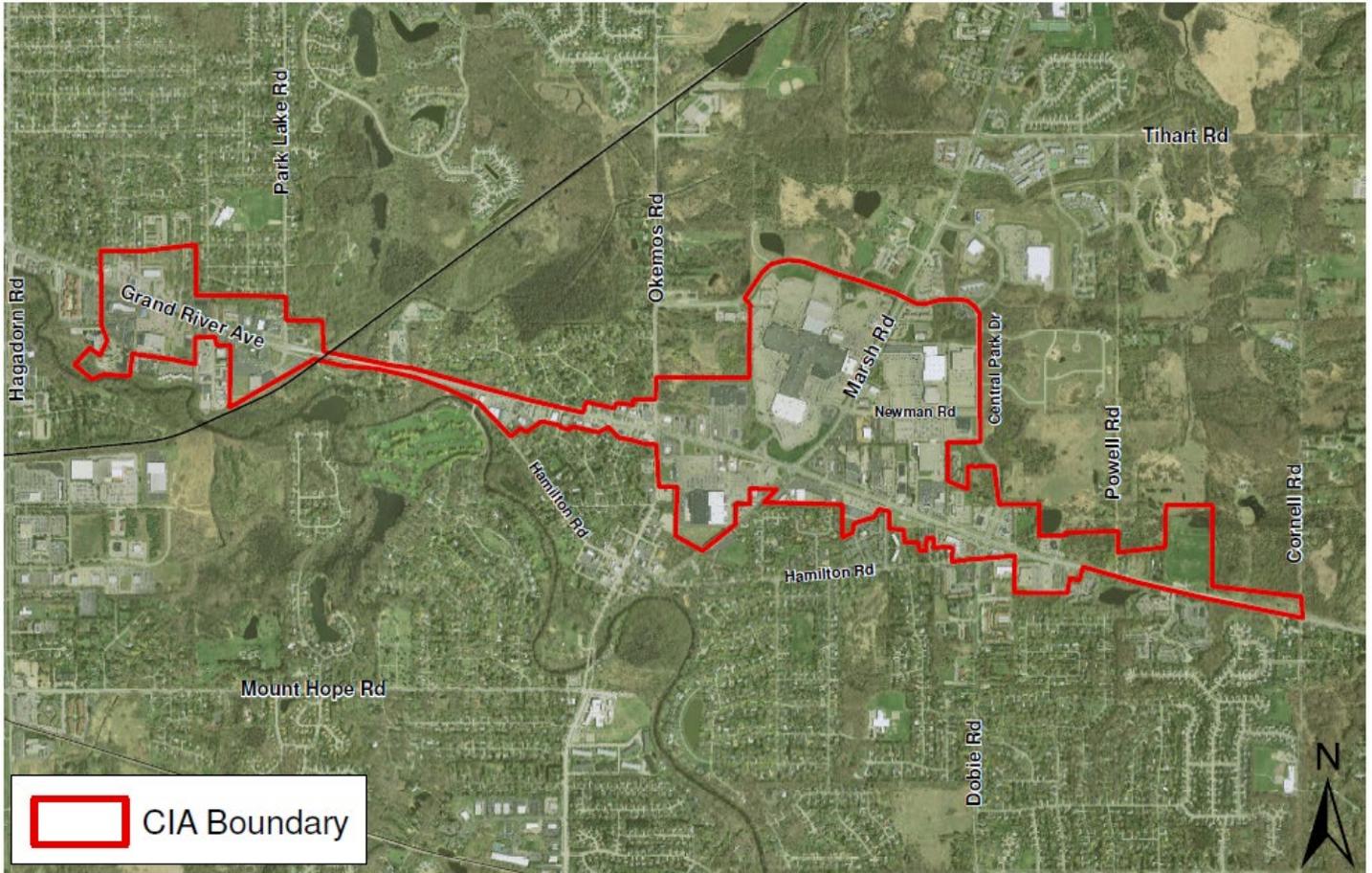
| | | | | | | | |
|---------------------|------|--------------|-----|--------------|----|-------|------------------------------|
| 33-02-02-22-176-017 | 1830 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | MAG OKF RE LLC |
| 33-02-02-22-176-018 | 1870 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | DAVIS' G C LLC |
| 33-02-02-22-176-019 | 1850 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | DAVIS' G C LLC |
| 33-02-02-22-176-020 | 1748 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | OKERE LLC |
| 33-02-02-22-177-002 | 4850 | MARSH | RD | OKEMOS | MI | 48864 | DAVID J STANTON & ASSOCIATES |
| 33-02-02-22-177-003 | 1851 | NEWMAN | RD | OKEMOS | MI | 48864 | GFS MARKETPLACE LLC |
| 33-02-02-22-177-008 | 1821 | NEWMAN | RD | OKEMOS | MI | 48864 | LAKE TRUST CREDIT UNION |
| 33-02-02-22-177-012 | 1841 | NEWMAN | RD | OKEMOS | MI | 48864 | NEWMAN ROAD PROPERTIES LLC |
| 33-02-02-22-177-013 | 1831 | NEWMAN | RD | OKEMOS | MI | 48864 | NEWMAN ROAD PROPERTIES LLC |
| 33-02-02-22-326-003 | 1871 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | NIFAM LLC |
| 33-02-02-22-326-004 | 1839 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | B & G DUSTY INVESTMENT LLC |
| 33-02-02-22-327-008 | 1801 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | FLAGSTAR BANK FSB |
| 33-02-02-22-327-011 | 1761 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | CPO PROPERTIES LLC |
| 33-02-02-22-327-012 | 1755 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | GTU AUTO SERVICE, LLC |
| 33-02-02-22-401-008 | 4749 | CENTRAL PARK | DR | OKEMOS | MI | 48864 | E & T CENTRAL, LLC |
| 33-02-02-22-401-009 | 1664 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | MESSERSMITH, THE TRUST |
| 33-02-02-22-401-010 | 1728 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | OKERE LLC |
| 33-02-02-22-401-011 | 4750 | CENTRAL PARK | DR | OKEMOS | MI | 48864 | CHAPTER 3 HOLDINGS LLC & |
| 33-02-02-22-401-012 | 4738 | CENTRAL PARK | DR | OKEMOS | MI | 48864 | CHAPTER 3 HOLDINGS LLC & |
| 33-02-02-22-402-009 | 1716 | HAMILTON | RD | OKEMOS | MI | 48864 | ALFONSO, HECTOR & CARMEN |
| 33-02-02-22-402-013 | 1753 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | JB REAL ESTATE HOLDINGS LLC |
| 33-02-02-22-402-014 | 1707 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | DOBIE CONVENIENCE CENTER LLC |
| 33-02-02-22-402-015 | 1699 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | FIVE M COMPANY, THE |
| 33-02-02-22-403-001 | 1659 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | EMRO MARKETING COMPANY |
| 33-02-02-22-427-009 | 1619 | GRAND RIVER | AVE | OKEMOS | MI | 48864 | ELLENS PROPERTIES LLC |
| 33-02-02-17-460-018 | 2650 | GRAND RIVER | AVE | EAST LANSING | MI | 48823 | JJV PROPERTIES LLC |

APPENDIX MAP B: CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCE CAPTURE PARCELS
Parcels in blue are captured parcels of the CIA



CIA BOUNDARY MAP BELOW COMPARED TO ABOVE CAPTURE MAP

Note not all parcels in the boundary of the CIA are highlighted for capture. The CIA does include parcels already associated with a TIF Plan (Meridian Township Downtown Development Authority). Other parcels were not selected due to the revi



APPENDIX C: LEGAL DESCRIPTION OF CIA DISTRICT

The Authority shall exercise its power within the boundaries of the Corridor Improvement District, which are described as follows:

MERIDIAN TOWNSHIP CIA BOUNDARY LEGAL DESCRIPTION

A CORRIDOR ALONG AND ADJACENT TO GRAND RIVER AVENUE (M-43) LOCATED IN MERIDIAN TOWNSHIP, T4N, R1W, INGHAM COUNTY, MICHGAN; COMMENCING AT THE SOUTH CORNER OF SECTION 23, THENCE NORTH ALONG THE CENTERLINE OF CORNELL ROAD 1006 FT. +/- TO THE EXTENDED INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE CENTERLINE OF CORNELL ROAD KNOWN AS THE POINT OF BEGINNING, THENCE NORTH ALONG THE CORNELL ROAD CENTERLINE 262.15 +/-, THENCE WLY 1120 FT. TO THE NORTH RIGHT OF WAY LINE OF M-43, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 175 FT. +/- TO THE N-S 1/8 LINE OF THE SW X OF SECTION 23, THENCE NORTH 1280 FT., THENCE WEST 33 FT., THENCE NORTH 590 FT., THENCE WEST 660 FT. +/-, THENCE SOUTH 1201.2 FT., THENCE SWLY (83°37'30") 673 FT. TO THE CENTERLINE OF POWELL ROAD, THENCE NORTH ALONG SAID CENTERLINE 295 FT., THENCE WEST 742 FT., THENCE SOUTH 52 FT., THENCE WEST 381.75 FT., THENCE NORTH 446 FT. TO THE EAST WEST LINE OF SECTION 22, THENCE WEST 586 FT. +/- TO THE CENTERLINE OF CENTRAL PARK DRIVE, THENCE NORTH AND WEST ALONG SAID CENTERLINE 4024 FT. +/- TO THE INTERSECTION OF THE CENTERLINES OF CENTRAL PARK DRIVE AND MARSH ROAD, THENCE CONTINUING NWLY AND SWLY ON CENTRAL PARK DRIVE CENTERLINE 2508 FT. +/- TO THE INTERSECTION OF SAID CENTERLINE AND THE WEST LINE OF SECTION OF SECTION 15, THENCE SOUTH ON SAID WEST LINE 359.5 FT. TO THE NW CORNER OF SECTION 22, THENCE SOUTH ON THE WEST LINE OF SECTION 22, 830 FT., THENCE WEST 1347.49 FT. TO THE CENTERLINE OF OKEMOS ROAD, THENCE SOUTH ON SAID CENTERLINE 232.5 +/-, THENCE WEST 33 FT. TO THE WEST RIGHT OF WAY OF OKEMOS ROAD, THENCE WL Y ALONG THE NORTH LINE OF LOT 132, OTTAWA HILLS, SUBDIVISION, 300 FT., THENCE SOUTH 82.04 FT., THENCE NWLY ALONG THE NORTH LOT LINES OF LOTS 110, 111 & 112 OF OTTAWA HILLS SUBDIVISION 241.69 FT. TO THE CENTERLINE OF HILLCREST AVENUE, THENCE SWLY ALONG SAID CENTERLINE 100.47 +/-, THENCE NWLY ALONG THE NORTH LINES OF LOTS 85, 86, 87 & 88 OF OTTAWA HILLS SUBDIVISION 307.11 FT., THENCE SWLY 95 FT. ALONG WEST LINE OF SAID LOT 85, TO THE NORTH RIGHT OF WAY LINE GRAND RIVER AVENUE, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 2536 FT. +/- TO THE SW CORNER OF LOT 47, OTTAWA HILLS SUBDIVISION, THENCE NWLY ALONG WEST SUBDIVISION LINE 643.29 FT. TO THE NW CORNER OF LOT 41, OTTAWA HILLS SUBDIVISION, THENCE S88°54'30"E ALONG THE NORTH LINE OF SAID SUBDIVISION 550.23 FT., THENCE NORTH 150' FT., THENCE N30°31'24"W 357.18, THENCE WLY 300 FT. TO THE SOUTH RIGHT OF WAY OF THE GTWRR, THENCE SWLY ALONG SAID RIGHT OF WAY LINE 500 FT. +/-, THENCE S01°43'W 152.15, THENCE S01°25'00"W 573.69 FT. TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 1035 FT. +/- TO A POINT 120 FT. NWLY OF THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NORTH 220 FT., THENCE WEST 463 FT. TO THE CENTERLINE OF PARK LAKE ROAD, THENCE NORTH ALONG SAID CENTERLINE 475 FT. +/-, THENCE WEST 33 FT. TO

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THE SE CORNER OF LOT 48 OF EASTWOOD ACRES SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1175 FT+/- TO THE SW CORNER OF THE RIGHT OF WAY OF WARDCLIFF DRIVE, THENCE NORTH 120 FT., THENCE WEST 121 FT., THENCE NORTH 630 FT+/-, THENCE WEST 22 FT, THENCE NORTH 66 FT. THENCE EAST 20 FT., THENCE NORTH 452 +/- TO THE S-SW CORNER OF LOT 4, IRWIN PARK SUBDIVISION, THENCE NORTH 20 FT., THENCE WEST 20 FT. TO THE SE CORNER OF LOT 22, EAST BROOKFIELD SUBDIVISION, THENCE WEST 685.7 FT. TO THE SE CORNER OF LOT 29, EAST BROOKFIELD SUBDIVISION, THENCE SOUTH 600 FT. ALONG THE WEST LINE OF THE SIRHAL SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF SIRHAL DRIVE, THENCE WEST 360 TO THE EAST RIGHT OF WAY LINE OF EAST BROOKFIELD DRIVE, THENCE SOUTH ON SAID RIGHT OF WAY LINE 144.74 FT. +/THENCE WEST 213.46 TO THE NW CORNER OF LOT 13 EAST BROOKFIELD SUBDIVISION, AND WEST BOUNDARY LINE OF MERIDIAN TOWNSHIP IN THE SW QUARTER OF SECTION 17, THENCE SOUTH ALONG SAID BOUNDARY LINE 890 FT. TO THE NORTH LINE OF SECTION 20,, THENCE WEST 668 FT. ALONG SAID NORTH LINE TO THE BANK OF THE RED CEDAR RIVER, THENCE ALONG THE BANK OF THE RED CEDAR 9 COURSES, WHICH INCLUDE, SLY 222.28 FT, THENCE SEL Y 327.42 FT., THENCE SEL Y 429.72 FT., THENCE NEL Y 232.16 FT., THENCE ELY 377.33 FT., THENCE SLY 37 FT., THENCE SEL Y 426.83 FT., THENCE NEL Y 544.16 FT., THENCE SEL Y 574 FT. TO THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NEL Y ALONG THE SAID RIGHT OF WAY 1714 FT. +/- TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SEL Y 136 FT. TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE GTWRR AND THE NORTH RIGHT OF WAY LINE OF SMALL ACRES LANE, THENCE SOUTH AND EAST ALONG THE NORTH RIGHT OF WAY LINE OF SMALL ACRES LANE TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SEL Y ALONG THE SAID RIGHT OF WAY LINE 553 FT. TO THE NORTH RIGHT OF WAY LINE OF HAMIL TON ROAD, THENCE SEL Y 491.5 ALONG SAID RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NAKOMA DRIVE, THENCE CONTINUING ALONG NORTH HAMILTON RIGHT OF WAY LINE 627 FT. TO THE SE CORNER OF LOT 124, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NEL Y 165 FT. TO THE NW CORNER OF LOT 125, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 99 FT. TO THE SE CORNER OF LOT 122, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NEL Y 300 FT., THENCE SEL Y 305 FT. +/- TO THE EAST RIGHT OF WAY OF GRANDVIEW AVENUE, THENCE SWLY ALONG SAID RIGHT OF WAY LINE 27.5 FT. +/- TO THE NW CORNER OF LOT 102, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 139 FT. ALONG SAID NORTH LINE OF LOT 102, THENCE NEL Y 56 FT. TO THE NE CORNER OF LOT 101, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 363.4 FT. +/- TO THE SE CORNER OF LOT 92, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 145 FT. +/- TO THE SW CORNER OF LOT 53, CEDAR BEND HEIGHTS SUBDIVISION AND THE EAST RIGHT OF WAY OF HILLCREST AVENUE, THENCE NEL Y ALONG SAID RIGHT OF WAY LINE 40 FT. THENCE SEL Y 191 FT. TO THE SE CORNER OF LOT 52, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 125.5 FT. TO THE SE CORNER OF LOT 50, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 61 FT. +/- TO THE SW CORNER OF LOT 23, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SEL Y 174.4 TO THE SE CORNER OF LOT 22, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NEL Y 193.4 FT. TO THE SE CORNER OF LOT 20, CEDAR BEND HEIGHTS SUBDIVISION, THENCE EAST 33 FT. TO THE CENTERLINE OF OKEMOS ROAD, THENCE SOUTH 605 FT. +/-, THENCE EAST 227.5 FT. THENCE SOUTH 726.4 FT., THENCE SEL Y 415 FT. +/- TO THE CENTERLINE OF MARSH ROAD, THENCE NEL Y ALONG SAID CENTERLINE 650 FT. +/-, THENCE NORTH 313 FT., THENCE EAST 204 FT., THENCE NORTH 217 FT., THENCE EAST 337 FT. +/- TO THE

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CENTERLINE OF MARSH ROAD, THENCE SEL Y ALONG SAID CENTERLINE 306 FT., THENCE EAST 1121.21 FT. +/- TO THE NE CORNER OF THE MERIDIAN VILLAGE CONDOMINIUMS, THENCE SOUTH 482.17 FT., THENCE NEL Y 171.64 FT., THENCE NEL Y 133 FT., THENCE SEL Y 74.4 FT., THENCE NEL Y 68.21 FT., THENCE NEL Y 267.54 FT., THENCE NEL Y 151.38 FT., THENCE EAST 89.24 TO THE CENTERLINE OF WASHINGTON HEIGHTS, THENCE SOUTH ALONG SAID CENTERLINE 356.86 FT., THENCE EAST 208 FT., THENCE SOUTH 200 FT., THENCE EAST 218.9 FT., THENCE SOUTH 114.98 FT., THENCE EAST 102 FT., THENCE NORTH 182 FT., THENCE EAST 121 FT., THENCE SOUTH 148.89 FT., THENCE NEL Y 262.95 FT., THENCE SOUTH 213.76 FT. TO THE CENTERLINE OF HAMIL TON ROAD, THENCE NEL Y ALONG SAID CENTERLINE 925.53 FT. +/-, THENCE SOUTH 515.91 FT., THENCE EAST 696.31 FT. TO THE CENTERLINE OF NORTHVIEW DRIVE, THENCE SWL Y ALONG SAID CENTERLINE 266.16 FT. +/-, THENCE EAST 750 FT. TO THE WEST LINE OF SECTION 23, THENCE SOUTH 95.6 FT., THENCE EAST 732.37 FT., THENCE SWLY 184.75, THENCE SWLY 155.53 FT., THENCE WEST 470 TO THE WEST LINE OF SECTION 23, THENCE SOUTH ALONG SAID WEST LINE 468 FT. TO THE NW CORNER OF CORNELL WOODS NORTH SUBDIVISION, THENCE EAST 1323.76 FT. TO THE NE CORNER OF CORNELL WOODS NORTH SUBDIVISION, THENCE NL Y 958.88 FT. TO THE INTERSECTION OF THE E 1/8 LINE OF SECTION 23 AND THE SOUTH RIGHT OF WAY OF GRAND RIVER AVENUE, THENCE SEL Y 1365.8 FT. ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.