

MERIDIAN TOWNSHIP CORRIDOR
IMPROVEMENT AUTHORITY



**TAX INCREMENT
FINANCING &
DEVELOPMENT
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 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, 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.

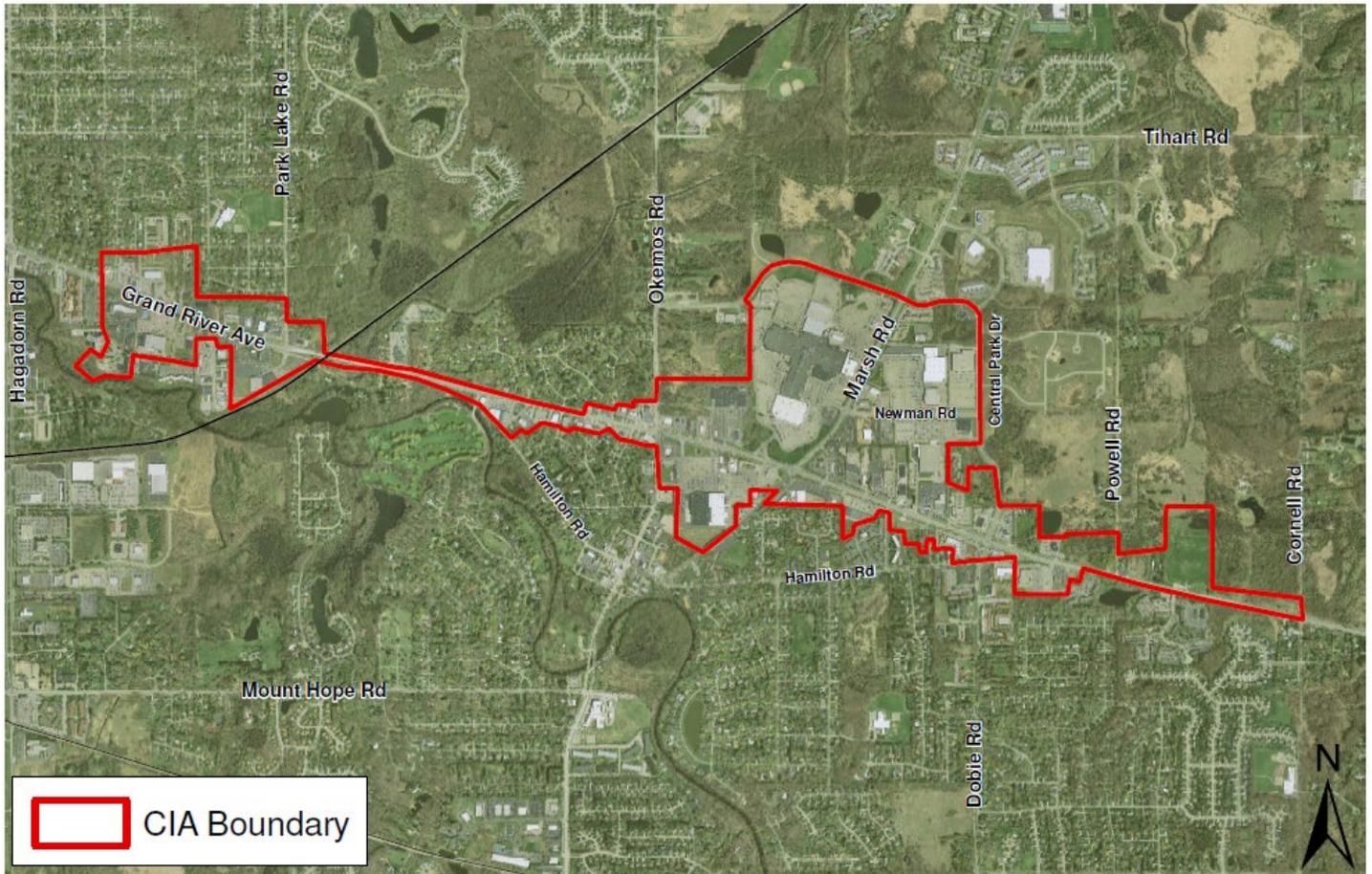
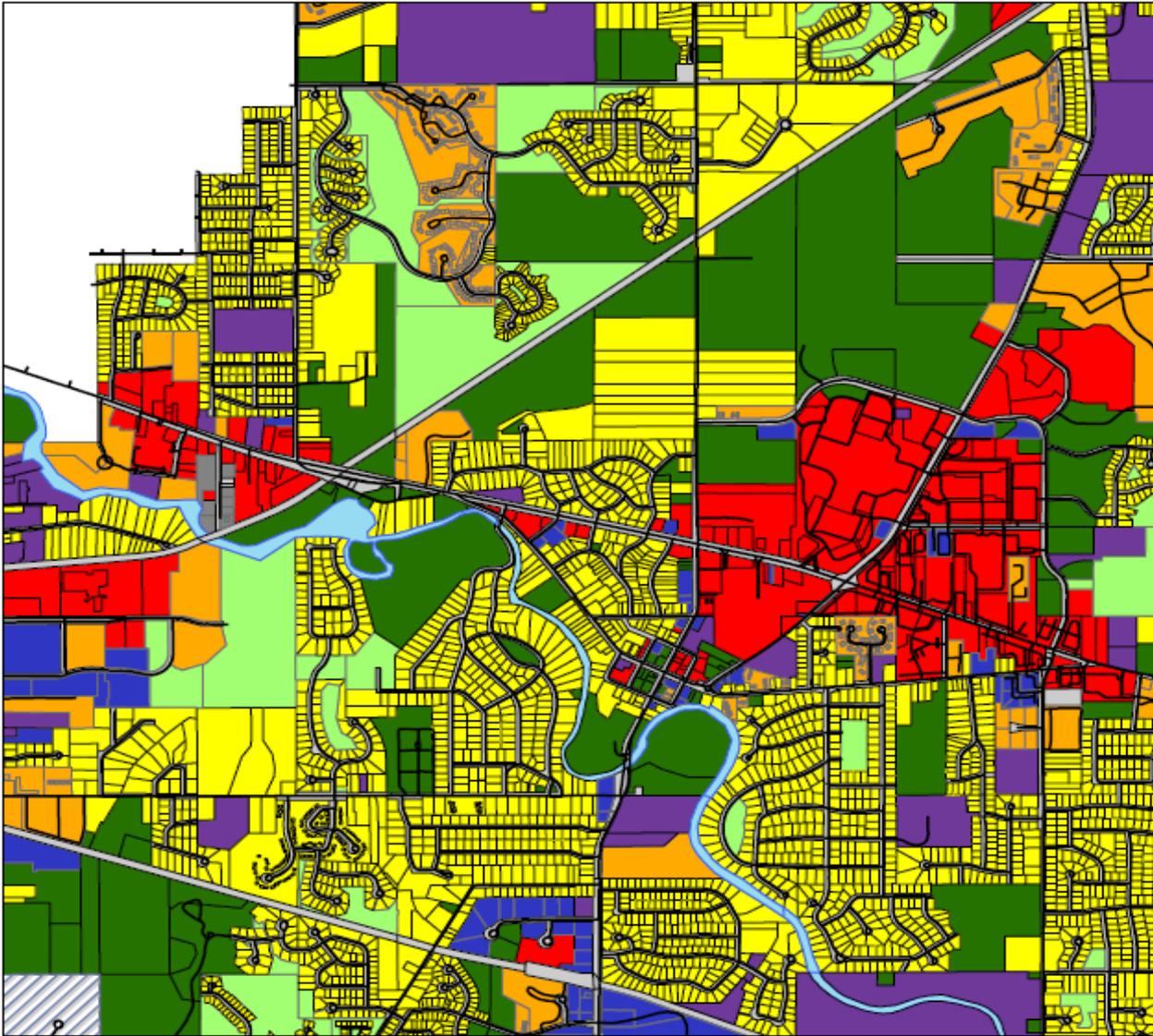


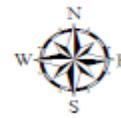
Figure 1 Corridor Improvement Authority Boundary Map Established 2017

MAP 2: EXISTING LAND USE FOR CIA BOUNDARY

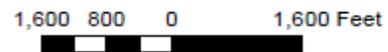
Current Land Use



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

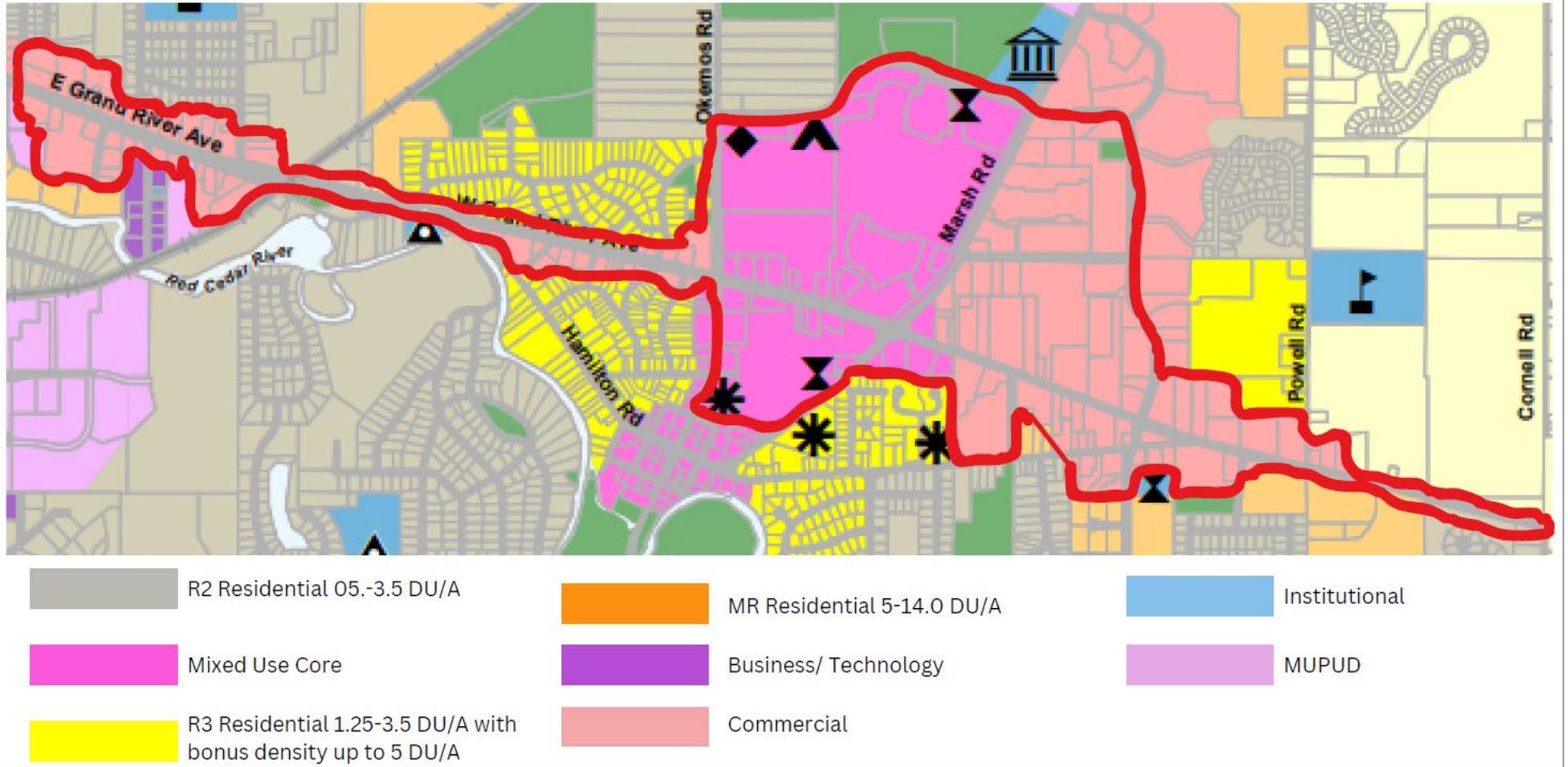


Figure 2 Future Land Use Map of Corridor Improvement Authority Source: Masterplan 2017

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.

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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

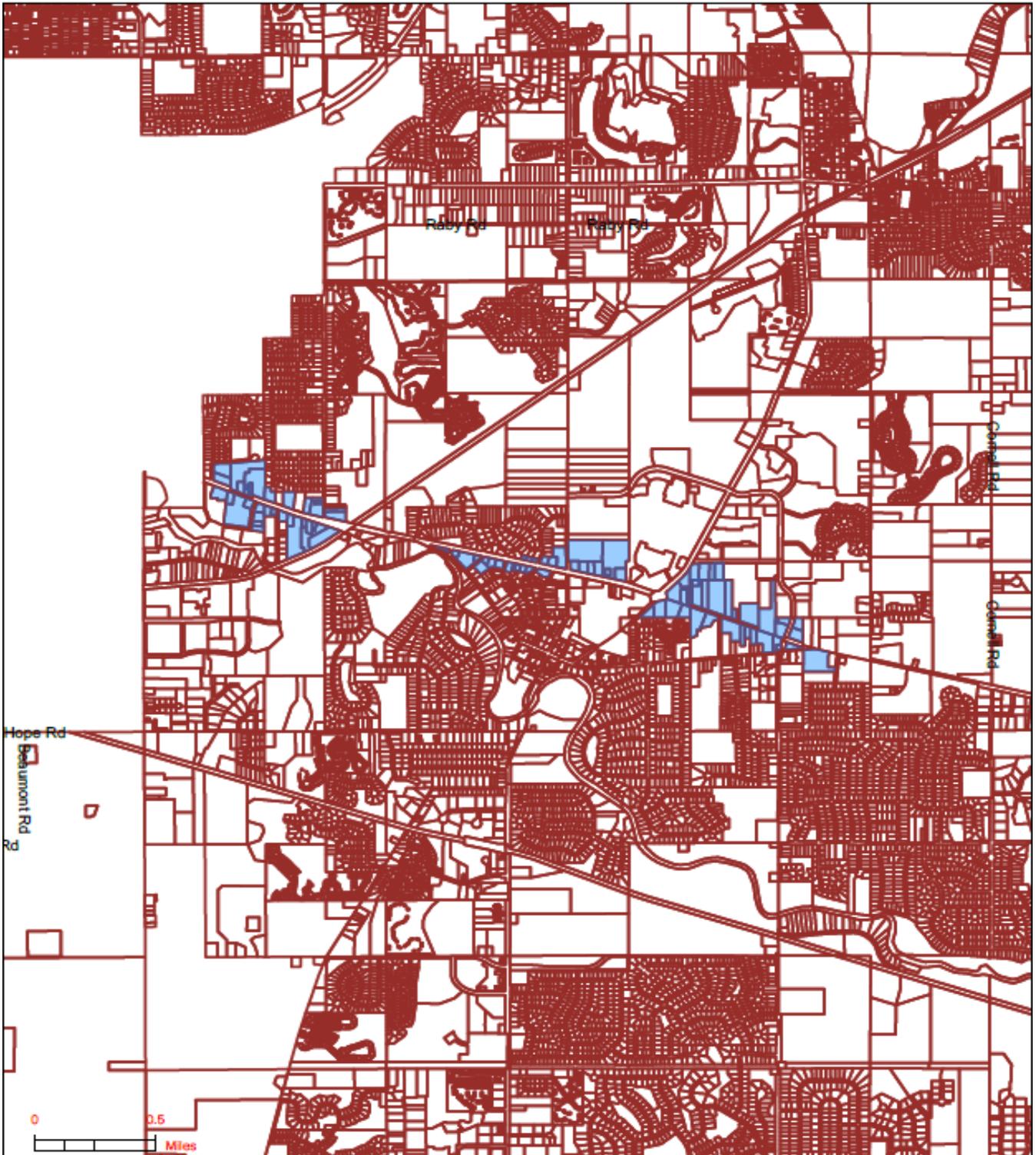
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33-02-02-21-106-002	2421	GRAND RIVER	AVE	OKEMOS	MI	48864	TYLIE LLC
33-02-02-21-131-001	2359	GRAND RIVER	AVE	OKEMOS	MI	48864	WARD INVESTMENT GROUP LLC
33-02-02-21-131-002	2305	GRAND RIVER	AVE	OKEMOS	MI	48864	JJV PROPERTIES LLC
33-02-02-21-131-003	2285	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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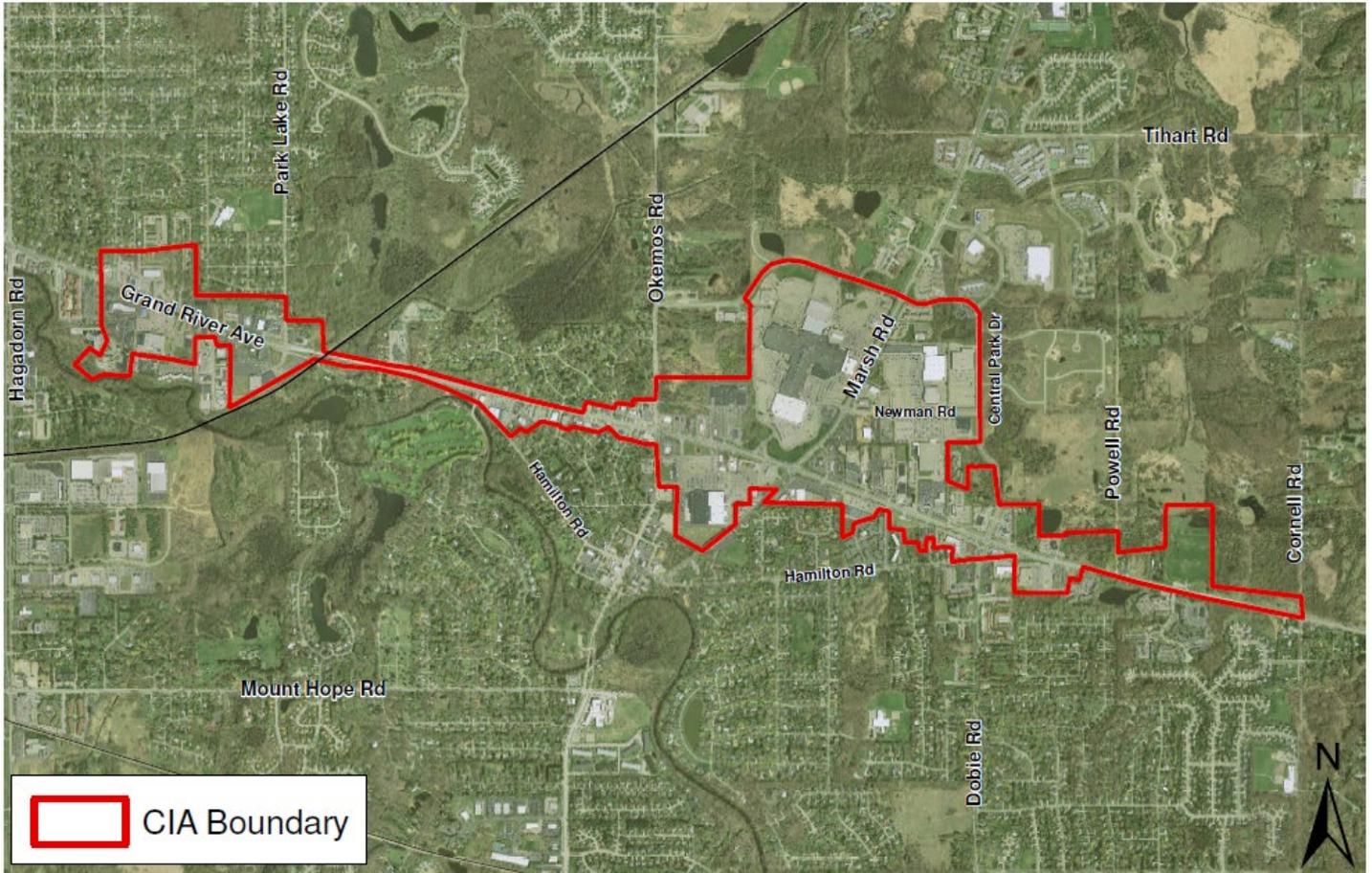
33-02-02-22-176-017	1830	GRAND RIVER	AVE	OKEMOS	MI	48864	MAG OKF RE LLC
33-02-02-22-176-018	1870	GRAND RIVER	AVE	OKEMOS	MI	48864	DAVIS' G C LLC
33-02-02-22-176-019	1850	GRAND RIVER	AVE	OKEMOS	MI	48864	DAVIS' G C LLC
33-02-02-22-176-020	1748	GRAND RIVER	AVE	OKEMOS	MI	48864	OKERE LLC
33-02-02-22-177-002	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	GTY 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, MICHIGAN; 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.