



Charter Township of Meridian
Brownfield Redevelopment Authority
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Thursday, June 12, 2025– Minutes

Members

**Present: Manager Tim Dempsey, Dave Ledebuhr, Jeff Theuer, Jim Houthoofd,
And John Sarver**

Members

Absent: None

Others Present: Amber Clark Neighborhoods & Economic Development Director, Dave Van Haaren of Triterra, Connor Cook of Triterra, Chad Koster of SP Holding LLC

1. **CALL MEETING TO ORDER**

Chair Theuer called the regular meeting to order at 9:00 a.m.

2. **APPROVAL OF THE AGENDA**

Director Sarver moved to approve the agenda as presented. Supported by Director Ledebuhr.

VOICE VOTE: Motion carried unanimously.

3. **APPROVAL OF THE MINUTES**

Director Sarver moved to approve the May 8, 2025 Meeting Minutes Draft. Supported by Manager Dempsey.

VOICE VOTE: Motion carried unanimously.

4. **FINANCIAL REPORT- April**

Economic Development Director Amber Clark presented the April Financial Report. She noted that no major transactions had occurred since the last BRA meeting. Key updates included: Tax Capture #3 – Elevation Apartments, has received their 2024 winter tax reimbursement. Tax Capture #4 - Joes on Jolly has received their 2024 winter tax reimbursement, tax capture #5 has outstanding Planning item for a required bike rack. Director Clark noted that Planning and Economic Development have been unable to get a hold of the property owner or representative. The Township will withhold issuance to the recipient until we are able to resolve the issue of the bike rack. Tax Capture #6 –American House Meridian has received their winter tax reimbursement, as well as, started the process to appeal their property taxes. This is an issue we will need to resolve. Tax appeal is the process by which a property appeals to the State that the taxable value they are assessed at



is incorrect. A major complication to this process is our established Brownfield Redevelopment Plan that was amended in 2022 with updated project and land values included. American House Meridian will have to prove that their agreed upon value was incorrect. There is a clause in the executed Reimbursement Agreements that forbids a Brownfield TIF recipient from submitting for a tax appeal. Until the process is finalized the Township's Treasury department will hold on to any further reimbursements. It could mean that the Township is finished with reimbursing the property should the appeal be approved. Until all of the elements are determined with the property, no other reimbursements will be issued.

Chair Theuer moved to have a motion to accept the Financial Report. Moved by Director Houthoofd and Supported by Director Ledebuhr.

VOICE VOTE: Motion carried unanimously.

5. **PUBLIC REMARKS**- None

6. **NEW BUSINESS**

a. Haslett Village Square Brownfield Plan Amendment- Request for the use of SET for Housing Construction.

Director Clark provided an introduction to request for the Haslett Village Square Brownfield Plan Amendment. The recent Brownfield Policy updates approved by the Brownfield Authority and the Township Board were in support of what staff believed would be a request from the Haslett Village Square development team. The Developers submitted a letter to the Township in early second quarter, detailing that the site is unable to meet the required financing without the support of a stronger and longer Brownfield Tax Increment Financing (TIF) Plan that would support the infrastructure and construction of housing units.

The Haslett Village Square Redevelopment has an approved Brownfield Plan in support of the mixed used commercial/residential plan for 1655 -1621 Haslett Road. That plan is \$2.4 Million dollars in available capture for 11 years. This is layered with a 10 year PA 210 Commercial property tax abatement on the value of the buildings on the property that will convert to multifamily residential. The project reached "site plan approval", which is the last step in the review process at the Township before approving a site for construction. At that meeting in August of 2023 the Ingham County Drain office halted further development of the site due to a storm water maintenance issue, that was found after all of the plans had been approved. This was two years after the Drain office received notification of the Township's intent to revitalize the area, and we requested comments to address any issues. The remedy for the storm water issue was not determined for another 18 months which has had significant impact on the financial capabilities of the developer and the project in general. Township staff urged the Drain office to come up with an alternative that would allow the project to proceed, and those alternatives were not guaranteed until April of 2025. That includes a provision to allow rain water to flow from the site and



settle on the land preserve to the west of the site that is owned by the Township. The Land Preservation Board was not the most pleased with the idea of additional untreated water flowing into the preservation area, however they understand the importance of this project to the entire community and see the benefit outweighs the cost of a flowage easement. This applies to the critical determination of “but/for” incentive, when deciding if this Plan serves as a Public Purpose. The project site will sit in its current condition if the proposed MUPUD is not developed. The site would be under construction now, if the Drain office had worked with the developer in the early stages of the project’s concept planning. The additional infrastructure required for the storm water management provides an update to public infrastructure and the surrounding environment that will not occur without the development. With the storm water management approved, the project financing needed to be realigned to bring the development to fruition. The approved changes to the Township’s new Brownfield Policy to allow the Meridian Township Brownfield Authority (MTBRA) the ability to request the support of the State of Michigan through the Michigan State Housing Development Authority or MSHDA, will propel the project to a stage ready for construction. The developer along with their consultants are present and prepared to walk the BRA through the proposed changes for the project.

Dave Van Haaren of TriTerra and Chad Koster of SP Holding were called to the stand to begin the presentation of the proposed Brownfield Plan Amendment. Mr. Koster wanted to provide a general thank you for taking into consideration this amendment. Mr. Koster thanked staff for their time and insight to make the project feasible. The site will have not only apartments but townhomes for sale, to create a more completed and layered neighborhood. Mr. Koster noted how excited they are to bring the finished product to the Township and asking for the MTBRA’s support to get the Plan before MSHDA to meet the projects goals. Mr. Van Haaren introduced himself and his team member Connor Cook, as the environmental and BRA consultant for the development. Mr. Van Haaren opened the presentation for the Plan. The presentation included images of the site plan, phased construction, details related to the number of units and housing types. SP Holding LLC is a Michigan real estate development team that bought the property in 2022 and ready to start today. The financing is the last element to keep the project from construction. Total investment is \$62 Million dollars with many amenities and public infrastructure. The dog park amenity will also be granted to the Township in either a land transfer or easement. The site had a previous history of development, with a dry cleaner that was in operation for a limited time. Part of the Brownfield Plan will remediate the area to the point that no long term mitigation system will have to be used for the life of the new project. Asbestos removal was also included in the BRA Plan clean up, that has been completed to date. The total requested is \$14.5 million for 23 years. The amended PA 381, has allowed for the inclusion of housing, as long as the rental rates will support incomes at or below 120% of the area median income. The Community Hub, which is a public space amenity that will provide a rest, relax, and engagement area for members of the community. It surrounds the commercial existing 9,565 sq. ft. building that will be home to three small business retailers, two of which the developers have LOI’s for



suites in the development. The new proposed 14,000 square foot building will enhance the corner of Marsh road with an additional business, hopefully a restaurant.

AKT Peerless the Township's consultant provided an overview which is included in the pack for MTBRA members to review. AKT Peerless has no major issues with the requested ask of the development. The general support of Meridian Township taxes only supports about \$3.8 Million of the reimbursable eligible activities with an additional \$1 million associated with the value of the tax abatement applied to the property. A total of about \$4.8 Million is the amount the Township will spend to have a completed project site in Meridian for 20 years.

Director Ledebuhr asked if the Drain office has given any indication that they are on board with the proposed storm water management changes, and if they will approve that plan to keep the project moving forward.

Chad Koster of SP Holding LLC responded that the Drain Office submitted a package of easements, drain maintenance, and access agreements to the development team to review and sign. That signifies that the storm water proposed plan can be adopted for the project once the developer has signed. This package includes the Township's approval for the flowage easement onto our property, the retention regional basin agreements for the retention basin on the site, and the relocation of the drain. Mr. Koster noted that once their attorneys have reviewed the agreements they can sign them and send them back to the Drain office. The Drain office did submit a letter in April to the developer and Township noting that once these agreements are signed by the developer they would be conditionally approved to being construction.

Director Ledebuhr followed up with a question regarding the State's approval process, particularly if access to the TIF is a competitive approval process.

Mr. Van Haaren reiterated that this is a part of the State's Tax Increment Financing process, that there is no competitive approval process associated with access to the TIF. Parameters need to be met with the project such as, showing how the development will manage the income verification/requirements, how the project supports a public need, the duration of the capture and total capture does not exceed the value of the overall project etc. Once submitted the State will begin review of the Plan and determine if we meet the necessary criteria. Once MSHDA determines the criteria is met, then they will process the TIF request within reason. The approval is specific to the site and possible taxes generated. This is an ongoing approval process for any project statewide.

Director Ledebuhr asked if the owner occupied units are a requirement in order for MSHDA to support the project through the TIF.

Mr. Van Haaren stated no, that the owner occupied is a not a requirement of MSHDA. The requirement for MSHDA is to prove that the income verification will occur with



the affordable for rent units. The 115 rental units will have the 20% (Township Policy Requirement) as the affordable subsidized units in the Plan. The for-sale components will have some of their infrastructure supported by the TIF Plan, but those units won't be subsidized by the Plan. This will allow the Plan to stay near a 20 year duration and keep the project concise.

Director Ledebuhr noted that he appreciates the mix of for-sale, townhomes, of multiple size to be included in the development. Creates a mix of incomes, housing types and families in the 19 acres.

Mr. Van Haaren noted it will be a mix of market rate, affordable units, and creates a missing middle haven of all income types.

Directors requested a simple walk through of the site plan of all of the unit types including the commercial components.

Chad Koster began with the properties that run along Haslett Road to the intersection of Marsh Road. Those buildings are set to be commercial, with the existing 9500 approx. Sq. ft. building to serve as the "community hub". Public/private amenity space for the development. The private spaces will be the three business establishment suites that will be open for commercial use once the development is constructed. The developers currently have two letters of interest from commercial retail parties to take over those spaces. 14,000 square feet is proposed for a new commercial building at the corner of Haslett and Marsh. On the west portion of the development site, the one and two bedroom multifamily units will be constructed. Finally the Townhomes with garages are along the backside of the project site, adjoining the Dog Park and bathrooms near the interurban trail. These units vary from 2 to 3 bedroom units. Some townhomes are built like a brownstone with the garage as the basement and the other levels constructed above. There are ground level garden style ranch townhomes with garages on the site as well.

Chair Theuer asked about the School Education Taxes in the financial component and why it is necessary for this project. Mr. Van Haaren replied that the ability to use SET provides an available taxable increases and capture of the 23 school mills to support the project. Chair Theuer asked if the original approved BRA Plan for this site included the use of SET. Mr. Van Haaren replied, yes, it was the Michigan Strategic Fund (MSF) Board to combine the SET capture with local capture to make the original plan possible. The State will make the millages whole for the schools that are impacted.

Director Clark added that a large portion of the changes requested in this Plan supports the Ingham County Drain requirements for the storm water management. This by itself is the "but-for" related to a public need and purpose. The Township has also submitted a conditional approval to the developer to begin construction of Phase I of the development based on the submitted Plans. The Ingham County Road department has submitted comments related to the project as well. They've requested that one of the drives should be eliminated to maintain traffic efficiency.



Chair Theuer spoke regarding the community's desire to see this project completed.

Manager Dempsey spoke regarding his interview with the township initially, that he suggested that additional incentives may need more support in order to see the project completed. In addition, staff, Township Board and the community wants to see a completed project. It is a bigger number but it is in line with what other developments statewide are requesting.

Director Clark hopes to bring a final Plan and Reimbursement Agreement to the BRA in July.

No vote is required for the BRA at this time. A motion will be presented to the BRA at their next meeting.

- b. Reimbursement to Meridian Township General Fund- Legal Fees Fahey Schultz
Chair Theuer opened the item with a general statement that the attorney fees for Fahey Schultz Burzych and Rhodes are paid for by the Township's General Fund. It is the BRA's policy to review the fees and reimburse the Township's General Fund. Chair Theuer asked the BRA members if there were questions or comments on the items.

None were provided.

Motion made by Director Ledebuhr to approve the following payment to be issued from the MTBRA Administrative dollars and reimburse the General Fund for legal fees, in the amount of \$3,309.00. Supported by Director Houthoofd.

ROLL CALL VOTE: Director Ledebuhr- Yes, Manager Dempsey- Yes, Director Theuer- Yes, Director Sarver- Yes, Director Houthoofd- Yes.

Motion carried unanimously.

7. **OLD BUSINESS - NONE**

8. **PROJECT UPDATES**

Director Clark provided a general project overview during the financial discussion portion of the meeting. Director Clark had no other comments regarding projects at this time.

9. **PUBLIC REMARKS - None**

10. **ADJOURNMENT - 9:43 a.m.**

Respectfully Submitted,

Amber Clark
Economic Development Director

